

ORDINANCE 03-13

AN ORDINANCE OF THE CITY OF EVANSTON, WYOMING AMENDING SECTION 24-26 OF THE CITY CODE TO LIMIT THE SIZE OF AN ACCESSORY BUILDING TO A PERCENTAGE OF THE SIZE OF THE MAIN BUILDING IN CERTAIN ZONING DISTRICTS AND TO AMEND SECTION 24-105 OF THE CITY CODE TO DEFINE THE TERM "PRINCIPAL BUILDING'S FOOTPRINT".

WHEREAS, the Planning and Zoning Commission has recommended the governing body amend Section 24-26 of the City Code to limit the size of an accessory building to a percentage of the size of the main building on a lot in certain zoning districts;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EVANSTON, WYOMING THAT:

Section 1: Section 24-26 of the Evanston City Code is hereby amended and re-enacted to provide as follows:

Sec. 24-26. Accessory buildings-Lot coverage and material standards

(a) In all zoning districts, except for community business, highway business, regional business, and the industrial districts, accessory buildings shall comply with the following conditions and restrictions:

(1) The size of any accessory building shall not exceed sixty percent (60%) of the square foot size of the principal building's footprint on a lot or parcel and the total size of all accessory buildings on a lot or parcel shall not exceed seventy five percent (75%) of the square foot size of the principal building's footprint.

(2) Any accessory building larger than one hundred twenty (120) square feet:

a. Shall not be constructed with exterior metal siding except for aluminum or steel siding which is typically used in residential construction.

b. The exterior siding and roof of such accessory building shall be compatible with the exterior siding and roof of the principal building, as approved by the planning and engineering departments.

(b) In community business, highway business, regional business, and industrial zoning districts, no accessory building shall cover more than ten percent (10%) of the lot area, nor shall the total of all accessory buildings on a lot or parcel cover more than twenty percent (20%) of the subject lot or parcel area.

(c) A person may request that an exception to the size limitations set for accessory buildings in subsections (a) (1) and (b) be granted by applying for a conditional use permit pursuant to Article 2 and Article 5 of Chapter 24 of the City Code.

Section 2: Section 24-105 of the Evanston City Code is hereby amended by adding subsection (76.2) to provide as follows:

(76.2) "Principal building's footprint" means the exterior wall dimensions of the main building on a lot or parcel including an attached garage.

PASSED AND APPROVED on First Reading this 1st day of July, 2003.

PASSED AND APPROVED on Second Reading this 15th day of July, 2003.

PASSED AND APPROVED on Third and Final Reading this 5th day of August, 2003.

CITY OF EVANSTON, WYOMING

Mark W Harris
Mark W Harris, Mayor

ATTEST:

James H. Davis
James H. Davis, City Clerk

Sponsored By: Fusselman

Williams	<u>X</u>	Kimble	<u>X</u>	Kimble	<u>X</u>
Barnard	<u>X</u>	Williams	<u>X</u>		
Harris	<u>absent</u>	Barnard	<u>X</u>	Barnard	<u>X</u>
Alkire	<u>X</u>	Harris	<u>X</u>	Harris	<u>X</u>
Bell	<u>X</u>	Alkire	<u>X</u>	Alkire	<u>X</u>
Fusselman	<u>X</u>	Bell	<u>X</u>	Bell	<u>X</u>
		Fusselman	<u>X</u>	Fusselman	<u>X</u>