**City of Beaufort Department of Planning and Development Services**

# MEMORANDUM

**TO:** **Scott Dadson, City Manager**

**FROM:** **Libby Anderson, Planning Director**

**DATE:** **September 2, 2014**

**SUBJECT:** **Setback for Side-Loaded Garages**

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Staff has recently received a number of new house plans with side-loaded attached garages. To ensure there is adequate turning radius for vehicles to access the garage, a side yard setback greater than those required in our residential zoning districts is necessary. Staff is proposing to revise Section 5.4.G, "Setback and Other Yard Requirements for Accessory Structures," (attached) by adding a new paragraph 5 to read as follows:

5. Garages, where automobile garage doors face a side property line, shall be set back a minimum of 22' from the side property line.

b. Is visible from the street;

c. Generates traffic, parking, sewerage, or water use in excess of what is normal in the residential neighborhood;

d. Creates a hazard to persons or property;

e. Results in electrical interference;

f. Is a nuisance; or

g. Results in the outside storage or display of anything.

**4. Prohibited Home Occupations**

The following are prohibited as Home Occupations:

a. Automobile and/or body and fender repairing;

b. Food handling, processing or packing, other than catering services that utilize standard home kitchen equipment;

c. Repair, manufacturing and processing uses; however, this shall not exclude the home occupation of a seamstress where goods are not manufactured for stock, sale or distribution;

d. Restaurants;

e. Uses which entail the harboring, training, raising or treatment of dogs, cats, birds or other animals on-site;

f. Body piercing facilities; and

g. Tattoo facilities.

## G. Setback and Other Yard Requirements for Accessory Uses

All accessory uses operated in structures above ground level, including in-ground or above-ground pools, shall observe all setbacks, yard and other requirements set forth for the district within which they are located, with the following exceptions:

1. Water-oriented facilities such as docks, marinas, boat houses, etc., which shall be allowed to infringe into required setback areas along shorelines and into rivers, lakes, streams and other waterways.

2. On single-family and two-family residential lots, the side and rear yard setbacks for nonhabitable accessory structures less than 500 square feet in size and 15' in height may be reduced to 5'.

3. **On single-family lots the Historic District, the side and rear yard setbacks for accessory structures may be reduced to 5'.**

4. **Garages, where garage doors face the street, shall be set back from any street property line a minimum of 20'.**