



City of Riviera Beach Staff Report Amendment to Accessory Structures Section of the Code

An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending City Code of Ordinances Chapter 31, Zoning, Article VI, Supplemental District Regulations, Section 31-542, Accessory uses, buildings and structures permitted, in order to update the section and provide additional guidance on typical accessory structures including but not limited to sheds, screen rooms, screen enclosures; providing for applicability, conflicts, severability and codification; and providing for an effective date.

- A. Applicant:** This is a staff-initiated revision to the Code of Ordinances. The Applicant is the City of Riviera Beach.
- B. Request:** The application is a proposed amendment to the Code of Ordinances Chapter 31, Zoning, Article VI, Supplemental District Regulations, Section 31-542, Accessory uses, buildings and structures permitted, in order to update the section and provide additional guidance on typical accessory structures including but not limited to sheds, screen rooms, screen enclosures; providing for applicability, conflicts, severability and codification; and providing for an effective date.
- C. Background:** This proposed amendment to the code of ordinances is being brought forward to update and clarify the language relative to frequently installed accessory structures. Having clear language in the code provides better and more efficient customer services and is transparent regarding current procedures and practices. This supports the customers and the staff.

The language before you was drafted collaboratively by staff from the building and planning and zoning divisions, and we consider this a continual improvement/housekeeping item.

- D. Recommendation:** Staff recommends that the Planning and Zoning Board find that it is reasonable and appropriate for the City to amend the Code of Ordinances Section 31-542, Accessory uses, buildings and structures permitted, and recommend approval of this Ordinance as proposed.



Sec. 31-542. Accessory uses, buildings and structures permitted.

- (a) *Uses permitted.* Those uses which because of their nature do not warrant a separate zoning district, and buildings or structures customarily incidental or subordinate to the main use or building and located on the same lot, are permitted uses.
- (b) *Property development standards.*
- (1) Location. All accessory uses, buildings and structures shall be located on the same lot as the principal or main use and not within any required yard setbacks, except as provided in this chapter.
 - (2) Height. No accessory use, building or structure shall exceed the height permitted in the district in which the principal use is located.
 - (3) Use. Such accessory building shall not be rented or otherwise used as a separate unit.
 - (4) Other. An accessory building may occupy not more than 30 percent of a required rear yard.
 - (5) No accessory building shall be erected closer than five feet to the line of the abutting lot to the rear.
 - (6) All accessory structures must maintain a minimum distance of two feet from established easement lines.

(c) Sheds

(1) All sheds require a permit prior to installation.

(2) Storage containers are not considered sheds and are prohibited in residential zones. Storage containers may be permitted for storage in commercial or industrial districts subject to any requirements of those districts.

(d) Screen enclosure

(1) Defined as an area enclosed by screens, and having a screen roof.

(2) Does not have to meet building setbacks.

(c) Screen room

(1) Defined as an area enclosed fully or partially by screens, and having a solid roof.

(2) Must meet building setbacks.