

**PLANNING COMMISSION**  
**CITY OF ORANGE BEACH**

**Work Session**

**April 29, 2015**

**MINUTES**

The members of the Planning Commission met on April 29, 2015, at 10:30 a.m. with Chairman Robert Stuart presiding. The meeting was held in the Engineering & Environmental Services Conference Room.

Board Members Present:

Absent:

Commissioner Bill Jeffries  
Commissioner John Davis  
Commissioner Annette Mitchell  
Vice Chairman Ralph Moore  
Commissioner Lannie Smith  
Commissioner Mark Williams  
Vice Chairman Tim Blackwell  
Chairman Robert Stuart

Commissioner Chris Callaghan

Staff Present:

John Lawler, Attorney  
Kit Alexander, E&ES Director  
Griffin Powell, Planner II  
Paulette Taylor, Planner I

Griffin provided a memo, including comments from members, with the proposed zoning text amendment to Article 5.04 to regulate accessory buildings on residential properties.

1. Accessory structures could be allowed in front yard area if the square footage of the lot is large enough to allow at a distance 130 feet from the property line.
2. Only one power meter shall service both the principal and accessory structures unless approved administratively by staff.
3. Side and rear setbacks shall be 10 feet all the way around up for structures up to 400 square feet. Accessory structures more than 400 square feet or exceeding a height of 10 feet must meet the same setbacks required for the principal structure.
4. Five-foot (5') separation between the principal and accessory structures.
5. The footprint of the accessory structure cannot exceed 30% of the yard area (side or rear) in which it is located or 1,200 square feet, whichever is less. Accessory structures must not exceed 75% of the footprint of the principal structure.
6. Height limit will remain at 20 feet.
7. Accessory structures cannot be habitable.
8. If the principal structure and use is destroyed or removed, the accessory structure shall no longer be allowed, unless a building permit is issued within one year. City Council can approve an extension of time.

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9. Staff will provide definitions for pool houses and boat houses as accessory structures. There will also be a section on pool houses/cabanas. These structures shall be allowed within setbacks.

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Kit Alexander, Secretary

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Robert Stuart, Chairman