

MEETING DATE
August 17, 2017
Subject: Ordinance - Modification of Chapter 21 of the Code (Nonconforming Fences)



AGENDA REPORT

AGENDA
Section:
Item #: 2

Department/Office: Community Development

**Requested Action or Motion:** Forward the proposed ordinance modifying Section 21-5(I)(d) - Nonconforming structures and 21-5(III)(a) - Fences and Walls, directly to City Council for ordinance introduction with a recommendation of approval.

**Summary Explanation & Background:**

The proposed ordinance modifies Chapter 21-5(I)(d) - Nonconforming structures, to provide relief for property owners in areas annexed by the City, to repair or replace pre-existing fences in part, or whole, provided the repair or replacement does not increase the nonconformity with respect to height or setback, and subject to Section 21-6(II) - Visibility at Intersections.

In addition, a modification is proposed for Section 21-5(III)(a) - Fences and walls, to address pre-existing fences in the Winfield Subdivision as that area maintains fence requirements which were in place in Orange County at the time of annexation into the City of Maitland.

These modifications will eliminate the undue burden placed on property owners to seek variances to repair or replace pre-existing fences in an effort to adapt to current City of Maitland Code requirements for fence placement.

**Next Steps**

The DRC will meet on August 17, 2017 and will provide their recommendation at the P&Z meeting. Following the hearing, the P&Z may forward their recommendation to the City Council. City Council may introduce the Ordinance tentatively scheduled for August 28, 2017, with an adoption hearing to follow tentatively scheduled for September 11, 2017.

**Fiscal Impact:**

N/A

Exhibits: Chapter 21-5. Nonconforming and Fences (DOCX)

Contact Person: Sara Blanchard, Chief Planner

Commission/Board: Planning and Zoning Commission

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Reviewed by City Attorney

Yes  N/A