



City of Broken Arrow

Request for Action

File #: 16-875, Version: 1

**Broken Arrow Planning Commission
08-11-2016**

To: Chairman and Commission Members
From: Development Services Department

**Title: Discussion regarding modifications to Section 3.3.D.3 of the City of
Broken Arrow Zoning Ordinance regarding Storage Buildings**

Background:

Periodically, Code Enforcement receives calls regarding issues with the placement of storage buildings. Storage buildings containing 200 square feet or less are not required to obtain a building permit. The Zoning Ordinance currently requires storage buildings containing 200 square feet or less to setback at least five feet from the rear and side property lines and be located outside any utility easement. Since a building permit is not required for these type of buildings, this requirement in the Zoning Ordinance is difficult to enforce. Unknowing, over the years property owners have storage buildings constructed that are in violation of the current Zoning Ordinance requirement. As a result, after the storage building is erected, the property owner is notified they are not in compliance with the Zoning Ordinance, which is sometimes difficult and costly to correct.

Consequently, Staff is recommending that Section 3.3.D.3 of the Zoning Ordinance be modified as per the attachment.

Attachments: Proposed modification to Section 3.3.D.3 of the Zoning Ordinance

Recommendation: This item is for discussion only

Reviewed By: Farhad Daroga

Approved By: Michael W. Skates

FKD: KIF/BDM