

City of Titusville  
"Gateway to Nature and Space"

**REPORT TO COUNCIL**

**To:** The Honorable Mayor and City Council  
**From:** William S. Larese, City Manager  
**Subject:** **Advisability to Amend Code Related to Maximum Size and Location of Landscape Features/Pergolas in Residential Zoning Districts**  
**Department/Office:** Community Development

**Recommended Action:**

Provide direction to staff regarding amending the *Land Development Regulations* relating to the size and location of landscape features/pergolas in residential zoning districts.

**Summary Explanation & Background:**

On June 10, 2014, Council adopted Ordinance 24-2014 to permit landscape features (pergolas) in the front yard of residential structures with the following provisions:

- 1 Accessory structures not exceeding one hundred twenty (120) square feet shall not require a permit. No accessory structure shall encroach into a utility/drainage easement.
- 1 Accessory structures shall not be located in the front yard with the following exception: one detached landscape feature arbor or trellis under one hundred twenty (120) square feet, with a maximum height of twelve (12) feet, a minimum five (5) feet from the property line, and shall not be placed in the sight distance triangle as specified in Section 39-41(e). Such landscape feature shall not be used for storage, including vehicular storage.

On July 14 2015, Kathleen Burson requested that Council reconsider the maximum size of landscape features and their use for vehicular storage. At that meeting, Ms. Burson requested Council consider the following two (2) changes to the existing code:

- 1 Eliminate the maximum size limitation for landscape features/pergolas in the front yard of residential structures; and
- 1 Permit vehicle storage under the landscape feature/pergola if placed over the driveway; if located in the yard, only seating is permitted under the structure.

Staff was also asked to provide information about two (2) issues:

- 1 *What is the difference between the location of landscape features/pergolas in the front yard and the back yard?* Accessory structures located in the back yard generally are not as visible from the street and may be shielded by fenced. Therefore limiting accessory structures in the front yard is intended to reduce visual impacts to neighboring properties.
- 1 *Is there a concern about windload requirements for landscape features/pergolas?* According to the Building Official, a properly anchored pergola without roofing creates less of a windload concern than a wood panel fence. However, if a roof (including screen or lattice work) is installed, the structure should be required to meet structural windload

requirements.

**Alternatives:**

Provide direction to staff as desired.

**Item Budgeted:**

**Source/use of funds/Budget Book Page:**

**Strategic Plan:**

No. 1 – Quality of Life

**Strategic Plan Impact:**

**ATTACHMENTS:**

Description	Upload Date	Type
<input type="checkbox"/> <a href="#">Pictures</a>	7/23/2015	Backup Material



07/16/2015



01/29/2014

City Council Regular - July 28, 2015 - 6:30 PM



07/16/2015



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**FOR SALE**  
\$12,900

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