



MEMORANDUM

DATE: June 18, 2025

TO: Planning and Zoning Board

FROM: Matthew West, AICP, Planning Manager

THRU: Jordan Smith, AICP, PP Planning and Development Services Director

SUBJECT: Ordinance No.20-2025, Amendment to Section 110-814(i) “Metal Buildings” and Section 70-30 “Definitions” of the Land Development Code (Legislative – Public Hearing) (Matthew West, Project Manager)

REFERENCES: Code of Ordinances.

Request: Updating Section 110-814(i) of Article VIII, of Chapter 110 “Zoning” and Section 70-30 “Definitions”, to provide regulations and a definition for metal buildings.

Background: On May 7, 2018, the Mayor and City Commission adopted Ordinance No. 04-2018, which outlines provisions related to permitted principal uses and structures. This section regulates specific uses that are subject to additional design and location requirements. Staff is now proposing amendments to this section as they pertain to metal buildings. The proposed updates include:

1. The addition of a definition for “Metal Building” in Section 70-30, identifying it as any structure over 240 square feet with metal cladding on more 30 percent of its exterior wall surface area (excluding windows, doors, garage doors, and roofs); and
2. The prohibition of metal buildings within residential zoning districts R-1 through RM-2, and the Office Residential (OR) and Professional Business (PB) districts.

These changes aim to provide regulatory clarity and consistency in enforcement while supporting the City’s goal of preserving the character of established neighborhoods. Architectural standards for metal buildings in non-residential zoning districts are currently under development.

STAFF RECOMMENDATION: Staff recommends the Planning and Zoning Board recommend the City Commission approve Ordinance No. 20-2025.

NEXT STEPS: The Mayor and City Commission will hear this item for 1st Reading July 7, 2025.

ATTACHMENTS:

- Ordinance No. 20-2025.