
To: Lodi Plan Commission
From: Stephen Tremlett, AICP, Zoning Administrator
Subject: Issue with Accessory Structures (Chapter 340-20 Design Guidelines Requirements)
Date: August 4th, 2022

Request

Review the use of tarp as a roof material over an accessory structure in the C-2 zoning district.

Background Information

Someone has questioned the allowance of a tarp being used as screening/protection over an accessory structure that stores a motorcycle (as pictured below). This alteration to the accessory structure has been in existing for at least two years, but not approved original with this material over the roof of the structure. The existing zoning ordinance does not directly regulate on this matter except for design review with new construction, additions and remodeling of commercial, industrial and multi-unit residential uses.



Applicable Zoning & Development Code Regulations

- **Chapter 340-11 Accessory buildings and uses.** *[no specific requirements matching this concern]*
- **Chapter 340-87 Wall and fence materials.**
 - A. Durable materials. All walls and fences hereafter erected shall be durable, weather-resistant, rustproof, and easily maintained.
 - D. Fence maintenance. All fences shall be kept in good condition, plumb and true, and without damage.

- **Chapter 340-91 Screening of trash areas.**
All trash, recyclable and/or garbage collection areas for multifamily dwellings and businesses shall be enclosed on at least three sides by screening at least as high as the height of the refuse container(s). Any open side shall not be visible from a street or abutting properties.

- **Chapter 340-92 Screening of outdoor storage in commercial and industrial districts.**
A. Permitted outdoor storage and outdoor storage areas in commercial and industrial districts exposed to view from any street adjacent to the property on which the storage area is located shall be screened by a six-foot-high sight-obscuring fence, wall, or landscape berm or planting strip when approved by the Administrator.

- **Chapter 340-20 Design guideline requirements.**
C. Guiding principles.
(1) Buildings shall be designed to present an inoffensive exterior appearance and to meet generally accepted taste and community standards.
(2) Building design shall not have an exterior appearance which is so similar to those within reasonable proximity as to create an excessive monotony.
(3) Exposed facades shall be constructed or faced with a finished material which is aesthetically compatible with other nearby facades or which presents an attractive appearance to the public and to the surrounding properties.
D. Design guidelines.
(1) Building design.
(a) Architectural style is not restricted; style of structures, however, should be consistent with the surrounding area.
(b) The composition of major building elements, such as massing, roof lines, colors and materials, should complement and contribute to a desirable community identity.
(c) Colors should be harmonious and relate to the overall site and to the City as a whole.
E. Permits, fees, and approval of designs.
(3) Minor projects. Permits for minor projects consisting of additions or remodeling of existing buildings, which consist of less than 50% in area of the square footage of the existing building, shall be reviewed and approved by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the permit approval to the Plan Commission.

Recommendation

It is unclear if a temporary tarp used permanently to the roof of this accessory (enclosure) structure should be reviewed as an “addition”, requiring a design review application and approval. There are several design guideline requirements that would prohibit this particular use of the tarp (highlighted in red above). All other relevant sections of the zoning ordinance are silent on this matter. Two questions I have for Plan Commission.

1. Do you feel this use of temporary material as a permanent roofing material (as it has been up for at least two years) requires a design guideline application and review?
2. Do you want the zoning ordinance to more explicitly restrict this type of material use on accessory structures? If yes, I would recommend altering the design guidelines and/or screening regulations above.

Sincerely,
MSA Professional Services, Inc.



Stephen Tremlett, AICP
Zoning Administrator