



Town of Miami Lakes Memorandum

To: Honorable Chairman and Board Members

From: Board Member Mariam Dehghani Yanes

Subject: Attached Canopies

Date: March 3, 2020

I would like to propose consideration by the Board of the following item for transmittal to the Council as a recommendation for their discussion:

An amendment to section 13-1506(2) of the LDC to allow larger encroachments by attached canopies and porches in rear yards for properties where a stand alone gazebo or accessory structure is unfeasible.

The current regulations read as follows:

Sec. 13-1506(2)(a)

(1) An attached canopy may project into the required rear yard setback a maximum of seven feet provided that no attached canopy projects any closer than three feet to a property line.

Sec. 13-1502. - Accessory buildings.

(1) Each accessory building, and the total of all accessory buildings and any storage shed, located in the rear yard, shall not exceed 350 square feet of roofed area (including roof overhangs) or cover more than 20 percent of the required rear yard, whichever is less. Enclosed storage areas in each individual accessory building shall not exceed 100 square feet (60 square feet in the zero lot line developments).

(2) Accessory buildings shall be set back a minimum of five feet from a rear or interior side property line or for corner lots shall comply with the side street setbacks for the main structure. Roof overhangs shall be permitted to project a maximum of 12 inches into the required five-foot side and rear setbacks.

(3) Accessory buildings shall be detached a minimum of ten feet from the residence and a minimum of six feet from roof overhangs (detached six feet from the main residence and six feet from any roof overhangs in the zero lot line developments). Accessory buildings shall be spaced apart from each other the same distance requirements as from the main residence.

* * * *