



AGENDA MEMORANDUM

Planning Department

City Council Meeting Date June 16, 2026

To: City Council
From: Paula N. C. McMichael, AICP, Planning Director
Date: June 9, 2026

SUBJECT: Allowing accessory structures in front yards, subject to limitations and compliance with front yard setback

BACKGROUND:

Date	Meeting Type	Summary
12/09/2025	Planning Commission	Discussion of 2026 Planning priorities
2/24/2026	LDC Review Subcommittee	Discussion of draft legislative text – recommend to consider at PC by 7-0
3/24/2026	Planning Commission	Review of draft resolution – recommend approval 7-0
5/26/2026	Planning Commission	Review of draft resolution with additional LDC section, revised little library dimensions – recommend approval 6-0
6/16/2026	City Council	Discussion and first reading

PROPOSAL: The amendment is staff-proposed to provide better clarity and consistency in evaluating accessory structures within front yards, including on multiple-frontage lots.

Sec. 126-852 has been revised to include the front yard setbacks for accessory structures so that they are located in the same section as the side and rear yard setbacks for accessory structures rather than in a separate section. Requirements for “little libraries” have been added. A cross-reference to the setbacks applied for fences is also added so that these regulations can be found more easily.

Sec. 126-853 has been revised to delete the front yard setbacks for accessory structures and is now specific to only accessory buildings (i.e. a storage shed) in a front yard and includes a cross-reference to applicable section of the floodplain management ordinance related to accessory storage buildings.

Sanibel is and shall remain a barrier island sanctuary

Sec. 126-933 related to multiple-frontage lots has been revised to remove a restriction that allowed a reduced front yard setback only for an “existing parcel” (as established by Sec. 86-92) to allow it to be more generally applied.

FUNDING SOURCE: N/A

RECOMMENDED ACTION: City Council discussion of Ordinance 26-07 and send to first reading.