



City of Sanibel Planning Commission

Planning Department Agenda Memorandum

Planning Commission Meeting Date: March 24, 2026

To: Planning Commission

From: Paula N. C. McMichael, AICP, Planning Director
Craig J. Chandler, AICP, Deputy Planning Director

Date: March 2, 2026

TITLE: Front Yards (Accessory Structures)

REVIEW TIMELINE

Date	Meeting Type	Summary
12/09/2025	Planning Commission	Discussion of 2026 Planning priorities
02/24/2026	LDC Review Subcommittee	Discussion of draft legislative text
3/24/2026	Planning Commission	Review of draft resolution

PROPOSAL

Amend Section 126-853. – Front yards to allow accessory structures in front yards, subject to compliance with front yard setbacks, except for accessory storage sheds, which will remain prohibited in front yards. Structures listed (1) through (5) in the same section will remain exempt from front yard setback requirements.

Following the LDC Review Subcommittee staff made the following adjustments to the draft legislative text:

- Front yard setback requirements and exceptions have been relocated to Sec. 126-852. – Requirements, alongside other setback requirements and exceptions for accessory structures generally.
- Sec. 126-853. – Front yards title is revised to Accessory storage buildings. The draft section retains prohibition of accessory storage buildings in front yard areas, as requested by the committee. Staff also added a cross reference to Sec. 94-133, as it relates to size and area limitations for non-elevated accessory storage buildings.

RECOMMENDATION

Staff recommend a motion to approve the resolution and proceed to City Council for discussion and first reading.