

ORDINANCE NO. 931

AN ORDINANCE OF THE CITY OF CHIPLEY, FLORIDA AMENDING CHAPTER 20, ENTITLED "ZONING"; AND DECLARING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF CHIPLEY, FLORIDA, AS FOLLOWS:

SECTION 1. **Authority.** The authority for enactment of this Ordinance is Chapter 166.041, Florida Statutes and Section 2-2 of the City Code.

SECTION 2. **Chapter 20, entitled, "Zoning", of the City Code is hereby amended as follows:**

Sec. 20-132. - Residential land use districts.

Residential land uses will be classified as follows:

- (1) *Low density residential.*
 - a. *Purpose:* To provide for single-family residential settings within the city.
 - b. *Density:* 0—4 du/ac.
 - c. *Uses:* Single-family residential units, public utilities, churches, schools of general education and home occupations.
 - d. *Requirements:*
 1. Maximum lot coverage—Thirty-five (35) percent
 2. Maximum height—Two (2) stories or thirty-five (35) feet
 3. Yard setback:
 - i. Front—Thirty (30) feet
 - ii. Side—Ten (10) feet
 - iii. Rear—Twenty (20) feet, principal building
- (2) *Medium density residential.*
 - a. *Purpose:* To provide for residential settings within municipalities or immediately adjacent to their boundaries allowing for medium unit density.
 - b. *Density:* 4—8 du/ac.
 - c. *Uses:* Single-family residential units, duplexes, compatible multi-family units, public utilities, churches, schools of general education and home occupations.
 - d. *Requirements:*
 1. Maximum lot coverage—Thirty-five (35) percent single-family
 2. Maximum height—Two (2) stories or thirty-five (35) feet
 3. Yard setback:
 - i. Front—Twenty-five (25) feet

Codes: Words ~~stricken~~ are deletions; words underlined are additions.

- ii. Side—Seven (7) feet
- iii. Rear—Twenty (20) feet.

(3) *High density residential.*

- a. *Purpose:* To provide for residential settings within the boundaries of municipalities or immediately adjacent to their boundaries allowing for high unit density.
- b. *Density:* 8—15 du/ac.
- c. *Uses:* All types of residential development, public utilities, churches, schools of general education and home occupations.
- d. *Requirements:*
 - 1. Maximum lot coverage—Thirty-five (35) percent single-family
 - 2. Maximum height—Two (2) stories or thirty-five (35) feet
 - 3. Yard setback:
 - i. Front—Twenty-five (25) feet; Thirty (30) feet for three (3) or more units
 - ii. Side—Seven (7) feet
 - iii. Rear—Twenty (20) feet

SECTION 3. Effective Date. This Ordinance shall become effective upon its adoption and approval as provided by law.

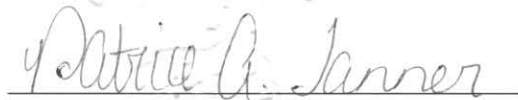
INTRODUCED at a regular meeting at the City Council of the City of Chipley, Florida, held at City Hall on the 9th day of December, 2014 and **PASSED** at a regular meeting of the City Council of the City of Chipley, Florida, held at City Hall on the 13th day of January, 2015.

CITY OF CHIPLEY




Lee Dell Kennedy, Mayor

ATTEST:



Patrice A. Tanner
Assistant City Administrator/City Clerk

The form and legal sufficiency of the foregoing has been reviewed and approved by the City Attorney.


Michelle Blankenship Tagert, City Attorney