

ORDINANCE NO. 2020-006

AN ORDINANCE OF THE TOWN OF MONTVERDE, FLORIDA, AMENDING REGULATIONS IN CHAPTER 10 OF THE TOWN OF MONTVERDE LAND DEVELOPMENT CODE TO INCLUDE DESIGN REQUIREMENTS FOR CERTAIN ACCESSORY BUILDINGS AND IMPOSE LIMITATIONS ON THE NUMBER OF ACCESSORY BUILDINGS PER RESIDENTIAL LOT FOR REAL PROPERTY WITHIN THE TOWN OF MONTVERDE; PROVIDING FOR CODIFICATION AND SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town finds that accessory buildings of a certain square footage should be aesthetically consistent with the architectural style of the principle structure; and

WHEREAS, the Town of Montverde also finds that too many accessory buildings on a parcel is not aesthetically appealing and can create drainage issues as well as other issues when significant amounts of personal property are stored; and

WHEREAS, the Town of Montverde has determined that it is necessary to amend the Town's Land Development Code to protect the health, safety, and welfare of its citizens;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Montverde, Florida, as follows:

SECTION 1. Legislative Findings and Intent. The findings set forth in the recitals above are hereby adopted as legislative findings pertaining to this Ordinance.

SECTION 2. That Section 10-82 of Article III in Chapter 10, Part III (Land Development Code) of the Montverde Code of Ordinances shall be amended to read as follows:

Sec. 10-82. – Location, design and maximum floor area of accessory buildings and uses in residential districts.

- (a) The first floor area of an accessory structure within a residential district shall be no greater than the first floor area of the primary structure.
- (b) When an accessory building is attached to a main structure by a breezeway or any other structure requiring a Lake County Town of Montverde building permit it shall comply with the setback requirements of the main building.
- (c) All accessory buildings must be issued a permit by the town prior to installation or construction.

- (d) Accessory buildings 90 square feet or less shall be set back and located a minimum of 7½ feet from any property line. Accessory buildings greater than 90 square feet shall conform to the applicable zoning setbacks.
- (e) Accessory buildings greater than 150-ft² must be constructed or installed to match be similar to the architectural style of the principle structure.
- (f) Each residential lot (determined by ALT Key or parcel identification number) may have no more than two (2) accessory buildings.
- (e)(g) Temporary storage structures shall be limited to 60 consecutive days and no more than 120 days in any calendar year and shall be located a minimum of ten feet from all property lines.

SECTION 3. Codification. It is the intent of the Town Council of the Town of Montverde that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in renumbering and codifying the provision of this Ordinance.

SECTION 4. Severability. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 5. Conflicts. In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance of this Town, the provision of this Ordinance shall govern.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon adoption.

PASSED AND DULY ADOPTED by the Town of Montverde, Lake County, Florida this 11th day of August, 2020.

Joe Wynkoop, Mayor

Allan Hartle, Council President

Attest:

Brenda Brasher, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading held July 14, 2020

Second Reading held August 11, 2020

Advertised July 20, 2020

Council Member _____ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member _____ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Bill Bates		
Allan Hartle		
Jim Ley		
Jim Peacock		
Judy Smith		