

- 66 (1) Two-family (duplex) residential dwellings. The maximum density permitted shall be
- 67 limited by the future land use designation.
- 68 (2) Multi-Family Residential Dwellings. The maximum density permitted shall be limited by
- 69 the future land use designation.
- 70 (23) Single-family residential dwellings, subject to RS-7 regulations.
- 71 (34) Residential accessory uses.
- 72 (45) Public parks and playgrounds.
- 73 (56) Public utility substations, transformers and transmission facilities.
- 74 (6) ~~Reserved.~~
- 75 (7) ~~Townhouse residential dwellings, provided that any such use shall comply with the~~
- 76 ~~regulations and site development standards set forth in section 32-731.~~

(d) *Site development standards.*

(4) Minimum yard setbacks are as follows:

Yard		Setback (Feet)
a.	Front	25 -20
b.	Rear	
	1. Rear—Principal building	30-20
	2. Rear—Canopies or roof extensions over patios (7)*	15-10
c.	Side:	
	1. Interior	7½-5
	2. Corner	15-10
d.	Accessory structures	7½-5

81

(5) Minimum floor area is as follows:

82

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Single Family Residential Dwelling— 1,000</u>	=
<u>Two-Family Residential Dwelling - 750</u>	=
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

83

- 84 a. Dwelling units with a minimum floor area of 500 sq. ft. or less may be counted as 0.5 dwelling
- 85 units for residential density calculations.
- 86 b. For multi-family residential developments which provide at least 15% of the units as
- 87 affordable housing, the minimum unit size may be reduced to 400 sq. ft.
- 88 c. When affordable housing units are provided, such units shall be proportionately
- 89 distributed amongst unit types and sizes throughout the building(s) and site.
- 90 d. The minimum average floor area may be reduced to 500 sq. ft. for the following
- 91 developments:

Words in ~~striketrough~~ type are deletions from existing text.

Words in underline type are additions

128 **Sec. 32-146. RM-25 residential multi-family (high-density) district.**

129 ***

130 (d) *Site development standards.*

131 ***

132 (7) Minimum floor area is as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

- 133 a. For multi-family residential developments which provide at least 15% of the units as
134 affordable housing, the minimum unit size may be reduced to 400 sq. ft.
135 b. When affordable housing units are provided, such units shall be proportionately
136 distributed amongst unit types and sizes throughout the building(s) and site.
137 c. The minimum average floor area may be reduced to 500 sq. ft. for the following
138 developments:
139 1. Minor Developments on platted development sites that are less than or equal
140 to 7,500 sq. ft.
141 2. Developments where all residential units are made affordable to very-low-income
142 persons as defined in the Florida Statutes and maintained for a period of at
143 least 30 years guaranteed through a restrictive covenant in a form
144 acceptable to the city attorney.
145
146 a. ~~Efficiencies, 500 square feet per unit.~~
147 b. ~~One bedroom, 700 square feet per unit.~~
148 c. ~~Two bedrooms, 850 square feet per unit.~~
149 d. ~~Three or more bedrooms, 1,050 square feet per unit.~~

150 **Sec. 32-147. RM-HD-2 residential multi-family (high-density-2) district.**

151 ***

152 (c) *Site development standards.*

153 ***

154 (7) Minimum floor area shall be as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

- 155 a. For multi-family residential developments which provide at least 15% of the units as
156 affordable housing, the minimum unit size may be reduced to 400 sq. ft.
157 b. When affordable housing units are provided, such units shall be proportionately
158 distributed amongst unit types and sizes throughout the building(s) and site.
159 c. The minimum average floor area may be reduced to 500 sq. ft. for the following
160 developments:
161 1. Minor Developments on platted development sites that are less than or equal
162 to 7,500 sq. ft.

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ARTICLE IV. - DEVELOPMENT STANDARDS

Sec. 32-311. - Limits.

- (a) Density limits are expressed in the maximum number of residential dwelling units permitted per net acre of land.
(b) Density for the RD and RM multi-family residential district shall be computed as follows:

Table with 2 columns: Dwelling Unit Type, Density Unit Count. Rows include Motel/hotel room (0.5), Efficiency Residential dwellings 500 sq. ft. or less (0.7-0.5), and One or more bedrooms Residential dwellings greater than 500 sq. ft. (1.0).

- (c) No plans may be permitted that allow illegal conversions, that create a greater density than that allowed under the applicable regulations. This includes, without being limited to, allowing two outside entrances and easily partitioned interiors in duplex units, and other similar circumstances.

Sec. 32-455. Minimum parking space requirements.

(b) Residential uses.

- (1) Single-family detached and two-family residences: two spaces for every dwelling unit.
(2) Townhouses: two spaces for every dwelling unit, plus townhouse developments of ten units or more have to provide one-half space per unit for guest parking.
(3) Multi-family: 1.5 spaces per unit, plus an additional ten percent of the total number of required spaces for guest parking...
a. New development. 1.75 spaces for every efficiency unit or one-bedroom unit, 2.0 spaces for every two-bedroom unit...
b. Existing development. Properties developed prior to December 7, 2011, with nonconforming parking facilities...
(4) Mobile homes: two spaces for every mobile home unit or space.

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240
241 **SECTION 3. Conflict.** All ordinances, parts of ordinances, resolutions, or parts of
242 resolutions in conflict herewith are hereby repealed, to the extent of the conflict.

243
244 **SECTION 4. Severability.** Should any provision of this Ordinance be declared by a court
245 of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance
246 as a whole or any portion thereof, other than the part that is declared to be invalid.

247 **SECTION 5. Codification.** It is the intention of the Mayor and City Commission that the
248 provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention
249 the words "ordinance" or "section" may be changed to other appropriate words.

250
251 **SECTION 6. Effective Date.** This Ordinance shall take effect immediately upon its
252 passage and adoption.

253
254 PASSED on 1st reading on October 9, 2024.

255 PASSED AND ADOPTED on 2nd reading, on October 30, 2024.

256
257
258 
259 _____
260 JOY E. COOPER
261 MAYOR

261 SPONSORED BY: CITY ADMINISTRATION

262 ATTEST: 
263
264 _____

265 JENORGEN GUILLEN
266 CITY CLERK

267
268 APPROVED AS TO FORM &
269 LEGAL SUFFICIENCY

270 
271 _____

272 JENNIFER MERINO
273 CITY ATTORNEY

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FIRST READING VOTE ON ADOPTION

Mayor Cooper	<u>Yes</u>
Vice Mayor Lima-Taub	<u>Yes</u>
Commissioner Adams	<u>Yes</u>
Commissioner Butler	<u>Yes</u>
Commissioner Lazarow	<u>Yes</u>

FINAL VOTE ON ADOPTION

Mayor Cooper	<u>Yes</u>
Vice Mayor Lima-Taub	<u>Yes</u>
Commissioner Adams	<u>Yes</u>
Commissioner Butler	<u>Yes</u>
Commissioner Lazarow	<u>Yes</u>

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