

CITY OF KEYSTONE HEIGHTS, FLORIDA

ORDINANCE 2015-548

BEFORE THE CITY COUNCIL

AN ORDINANCE OF THE CITY OF KEYSTONE HEIGHTS, FLORIDA, AMENDING CHAPTER 17, THE LAND DEVELOPMENT REGULATIONS, SPECIFICALLY SECTION 17-14 OF ARTICLE II. BASIC DEFINITIONS AND INTERPRETATIONS AND SECTION 17-99 OF ARTICLE IX. ZONING DISTRICTS AND ZONING MAPS TO ALLOW FOR BED AND BREAKFAST ESTABLISHMENTS IN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Keystone Heights seeks to encourage the promotion of the economic vitality of local businesses in an environment while protecting the health, safety and well-being of both the citizens of the City as well as visitors; and

WHEREAS, the City of Keystone Heights has adopted definitions and residential zoning regulations; and

WHEREAS, the City finds and determines that bed and breakfast establishments are consistent with the City's Comprehensive Plan and would be beneficial to the community and its citizens; and

WHEREAS, the City Council of Keystone Heights finds that it is necessary to amend Section 14-14 of Article II. Basic Definitions and Interpretations and Section 17-99 of Article IX. Zoning Districts and Zoning Maps of the Land Development Regulations in order to clarify the restrictions and requirements for bed and breakfast establishments within the City of Keystone Heights;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KEYSTONE HEIGHTS, FLORIDA:

Section 1. Code Amended. That Chapter 17, the Land Development Regulations, Specifically, Section 14-14 of Article II. Basic Definitions and Interpretations and Section 17-99 of Article IX. Zoning Districts and Zoning Maps of the Code of Ordinances of the City of Keystone Heights is hereby amended to read as follows:

Sec. 17-14. - Definitions of basic terms.

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this chapter.

Bed and Breakfast - A private residence of which rooms are used for overnight guests who pay for the accommodation and may or may not include breakfast.

Sec. 17-99. - Residential districts.

(a) Residential single family (RSF).

(1) These districts are intended to provide for single-family residential use. The districts should ordinarily be buffered from areas of substantial industrial, commercial or business development. The districts should be located so as to have available easy access to major transportation routes and governmental services such as schools, firefighting facilities and water and sewer utilities. This district is intended to implement the goals, objectives and policies of the residential single family land use category of the city's comprehensive plan.

(2) Permitted uses. The uses permitted in this district are as follows:

- a. Single-family dwellings;
- b. Accessory uses;
- c. Outbuildings;
- d. Mother-in-law suites.

(3) Uses by exception. In these districts, uses by exception are as follows:

- a. Churches;
- b. Schools;
- c. Home occupations.
- d. Bed and Breakfast

(4) Minimum lot or site requirements. The minimum requirements for lots and sites in these districts are as follows:

- a. Lot or site area: 6,500 square feet;
- b. Lot width: 50 feet;
- c. Lot depth: 135 feet.

(5) Minimum yard requirements. The minimum yard requirements in these districts are as follows:

- a. Front yard: 20 feet;
- b. Rear yard: 20 feet;
- c. Side yard: Five feet; provided that the combined side yards shall not be less than 15 feet.

(6) Building restrictions. The building restrictions in these districts are:

- a. Maximum lot coverage: 35 percent;
- b. Maximum building height: 35 feet.

(b) Residential general (RG).

(1) These districts are intended to provide for single and multiple-family uses and to serve as buffers between low-density single family residential districts and multi-family, commercial or industrial development. These districts are also intended to provide areas for affordable housing. These districts should be located so that the traffic they generate will not adversely impact single family development. These districts are not intended for high rise development and should be located so that they are easily serviced by public and commercial services and have convenient access to thoroughfares and collector streets. This district is intended to implement the goals, objectives and policies of the residential single family land use category of the city's comprehensive plan.

(2) Permitted uses. The uses permitted in this district are as follows:

- a. Single-family dwellings;
- b. Two-family dwellings;
- c. Accessory uses;
- d. Three and four-family townhouses and rowhouses;
- e. Mother-in-law suites;
- f. Government buildings and facilities.

(3) Uses by exception. In these districts, the uses by exception are as follows:

- a. Child care centers;
- b. Family care homes;
- c. Foster care homes.
- d. Bed and Breakfast

(4) Minimum lot or site requirements. The minimum requirements for lots and sites in these districts are as follows:

- a. Lot or site area.
 - 1. 11,200 square feet, one-family; single and two-family;
 - 2. 12,600 square feet, three and four-family.
- b. Lot width.
 - 1. 80 feet, one-family; single and two-family;
 - 2. 90 feet, three and four-family.
- c. Lot depth. 140 feet.

(5) Minimum yard requirements. The minimum requirements for yards in these districts are:

- a. Front yard: 20 feet;
- b. Rear yard: 20 feet;
- c. Side yard: 15 feet total; five feet minimum.

(6) Building restrictions. The building restrictions for these districts are as follows:

- a. Maximum lot coverage: 35 percent;
- b. Maximum building height: 35 feet.

(c) Residential/mobile home (RMH).

(1) This district is a special residential classification for land developed or intended to be developed as lots for

mobile homes. This district should be located to afford easy access to major transportation routes and availability of governmental services such as schools, firefighting facilities and utilities. This district is intended to implement the goals, objectives and policies of the residential single family land use category of the city's comprehensive plan.

(2) Permitted uses. The uses permitted in this district are as follows:

- a. Single-family dwellings;
- b. Accessory uses;
- c. Mobile homes;
- d. Modular homes;
- e. Mother-in-law suites;
- f. Government buildings and facilities.

(3) Uses by exception. In these districts, the uses by exception are as follows:

- a. Churches;
- b. Schools;
- c. Home occupations.

(4) Minimum lot or site requirements. The minimum requirements for lots and sites in these districts are as follows:

- a. Lot or site area: 9,600 square feet;
- b. Lot width: 30 feet;
- c. Lot depth: 120 feet.

(5) Minimum yard requirements. The minimum yard requirements in these districts are as follows:

- a. Front yard: 20 feet;
- b. Rear yard: 20 feet;
- c. Side yard: Ten feet.

(6) Building restrictions. The building restrictions in these districts are as follows:

- a. Maximum lot coverage: 35 percent;
- b. Maximum building height: 35 feet.

Section 2. Conflict. If any portion of this ordinance is in conflict with any portion of any other ordinance, then the provisions of this ordinance shall govern.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 4. Immediate Effective Date. This ordinance shall become effective upon the adoption by the City Council.

DULY APPROVED on First Reading this 6th day of July, 2015, by the City Council of the City of Keystone Heights, Florida.

DULY ADOPTED AND APPROVED on Second Reading this _____ day of _____, 2015, by the City Council of the City of Keystone Heights, Florida.

CITY COUNCIL OF KEYSTONE HEIGHTS, FLORIDA

By: _____
R. Tony Brown, Mayor

ATTEST:

Lynn Rutkowski, Interim City Manager

APPROVED AS TO FORM:

Rich Komando, City Attorney