

**ORDINANCE NO 17-08**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LAKE CLARKE SHORES, FLORIDA, AMENDING SECTIONS OF CHAPTER 86 "ZONING", ARTICLE VI "DISTRICTS", DIVISION 2 "SINGLE-FAMILY RESIDENTIAL DISTRICT" OF THE CODE OF ORDINANCES BY LIMITING SINGLE-FAMILY RESIDENTIAL PROPERTIES TO ONE (1) SHED; AND CHANGING THE MINIMUM SETBACK REQUIREMENTS IN THE SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

**WHEREAS**, the Town Council of the Town of Lake Clarke Shores periodically reviews sections of the Town Code; and

**WHEREAS**, based upon its periodic reviews, the Town Council finds it to be in the public interest to amend certain sections of the Town Code; and

**WHEREAS**, the Town Council finds a need to address the number of sheds allowed on a single-family residential property, and minimum setback requirements in the Single-Family Residential District; and

**WHEREAS**, the Town Council finds a need to amend the regulations and requirements to the zoning code to: (1) allow one shed to be placed on an individual single-family residential property; and (2) revise minimum side yard and rear yard setbacks in the Single-Family Residential District.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE CLARKE SHORES, FLORIDA**, as follows:

**SECTION 1.** Amend Chapter 86 "Zoning" Article VI "Districts" Division 2 "Single-Family Residential (SF) District" as follows:

**Sec. 86-212. - Permitted principal and accessory uses and structures.**

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(b) Permitted accessory uses and structures are as follows:

(6) Detached sheds.

- a. One detached shed shall be allowed per residential lot.
- a: b. Maximum shed size is -160 square feet with no side longer than 16 feet. Shed height shall not exceed nine and one-half feet high. Shed height to be measured from bottom of shed floor to roof peak.
- b: c. Maximum overall height, including placement, shall be ten and one-half feet. Overall height to be measured from surrounding ground level.

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**Sec. 86-216.1 - Minimum setback requirements;**

Minimum setback requirements in the single-family residential (SF) district are as follows:

- (1) *Front.* Twenty-five feet, except Forest Hill Boulevard, which shall be 30 feet.
- (2) *Side.* ~~Fifteen percent of average lot width, but not~~ Not less than ~~15-10~~ feet, ~~unless platted prior to April, 1964, and then 15 percent of average lot width shall apply;~~ provided, however, that the side yard of lots shown upon subdivision plats approved after January 1, 1980 may be a minimum of seven and one-half feet, ~~or ten percent, whichever is greater.~~
- (3) *Rear.* ~~Fifteen percent of average lot depth, but not~~ Not less than 15 feet;~~;~~ provided, however, that the rear yard of lots shown upon subdivision plats approved after January 1, 1980 may be a minimum of 15 feet.

**SECTION 2. CODIFICATION** The provisions of this ordinance shall be made a part of the Code of Ordinances of the Town of Lake Clarke Shores, Florida. The sections of this ordinance may be renumbered or lettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

**SECTION 3. SEVERABILITY.** If any section, paragraph, sentence, clause, phrase or word of this ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of the ordinance.

**SECTION 4. CONFLICT.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.


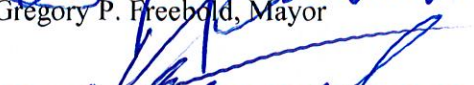
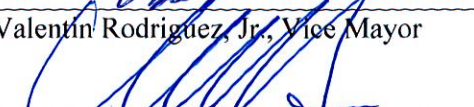
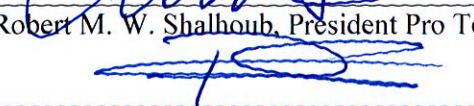



**SECTION 5. EFFECTIVE DATE.** This ordinance shall become effective immediately upon its passage on second and final reading.

**PASSED AND ADOPTED** the 5<sup>th</sup> day of December, 2017, on first reading.

**PUBLISHED** the 28<sup>th</sup> day of December, 2017, in the Lake Worth Herald

**PASSED AND ADOPTED** this 16<sup>th</sup> day of January, 2018, on second and final reading.

	FOR	AGAINST
By: <u></u> Gregory P. Freebold, Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> Valentin Rodriguez, Jr., Vice Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> Robert M. W. Shalhoub, President Pro Tem	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> Paul R. Shalhoub, Council Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> John Studdard, Council Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ATTESTED:  
  
Mary Pinkerman, Town Clerk

Ord. #17-08    *Sponsored by the Town Council.*