

ORDINANCE NO 15-06

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 CHANGING THE MAXIMUM SIZE OF SHEDS; AND BY ALLOWING PLACEMENT OF SHEDS IN THE SIDE YARD OF SINGLE-FAMILY RESIDENTIAL PROPERTIES; CHANGING “MINIMUM YARD REQUIREMENTS” TO “MINIMUM SETBACK REQUIREMENTS” IN THE SINGLE-FAMILY RESIDENTIAL DISTRICT, MULTIPLE-FAMILY RESIDENTIAL DISTRICT AND THE LIMITED COMMERCIAL 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 has periodically reviewed sections of the Town Code; and

WHEREAS, 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 size and placement of sheds on single- family residential properties; and

WHEREAS, the Town Council finds a need to amend the regulations and requirements to the zoning code to allow for larger maximum size for sheds and to allow sheds to be placed in side yards.

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.

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

(6) Detached sheds.

- a. Maximum shed size is ~~144~~ 160 square feet with no side longer than ~~14~~ 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. Maximum overall height, including placement, shall be ten and one-half feet. Overall height to be measured from surrounding ground level.

Sec. 86-216. 1 - Minimum ~~yard~~ setback requirements; ~~placement of sheds.~~

~~(a)~~ Minimum ~~yard~~ 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 less than 15 feet, unless platted prior to April, 1964, and then 15 percent 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 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.

Sec. 86-216. 2 - Placement of sheds.

~~(b)~~ All sheds shall be located behind an imaginary line ~~extended through~~ at least five feet behind the rear front of the house line, at a minimum of three feet from the dwelling, side and rear property lines or easement lines. If the rear property line is on a waterway, the shed shall be placed within 15 feet of the side property line. A shed that is placed within the side yard cannot be placed in front of any exterior opening and shall be concealed from view of the street and neighboring properties according to Sec. 86-348 (h) of the Town Code of Ordinances.

SECTION 2. Amend Chapter 86 “Zoning”, Article VI “Districts”, Division 3 “Multiple-Family Residential (MF) District” as follows:

Sec. 86-242. - Minimum ~~yard~~ setback requirements.

Minimum ~~yard~~ setback requirements in the multiple-family residential (MF) district are as follows:

SECTION 3. Amend Chapter 86 “Zoning”, Article VI “Districts”, Division 4 “Limited Commercial (LC) District” as follows:

Sec. 86-267. - Minimum ~~yard~~ setback requirements.

Minimum ~~yard~~ setback requirements in the limited commercial (LC) district are as follows:

SECTION 4. The provisions of this Ordinance will 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.

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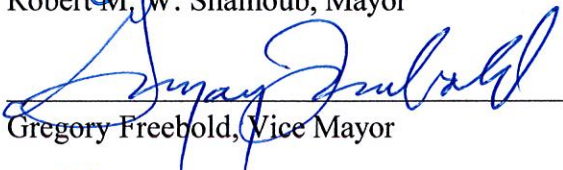
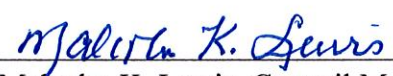
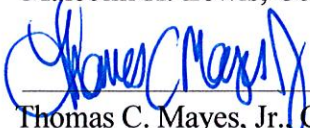
SECTION 5. If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of the Ordinance.

SECTION 6. This ordinance will take effect immediately upon adoption


PASSED this 14th day of July 2015, on first reading.

PUBLISHED this 23rd day of July 2015, in the Lake Worth Herald.

PASSED AND ADOPTED this 11th day of August, 2015, on second and final Reading.

	FOR	AGAINST
By:  Robert M. W. Shalhoub, Mayor	<u>6</u>	_____
 Gregory Freehold, Vice Mayor	<u>X</u>	_____
<u>Absent</u> Valentin Rodriguez Jr., President Pro Tem	_____	_____
 Malcolm K. Lewis, Council Member	<u>X</u>	_____
 Thomas C. Mayes, Jr., Council Member	<u>X</u>	_____

ATTESTED:


Mary Pinkerman, Town Clerk
~~Mary Pinkerman, Town Clerk~~
Tammy House, Deputy Town Clerk

Ordinance #15-06
Sponsored by: the Town Council