ORDINANCE NO. 2619-05

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA,
AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE"
ARTICLE III, "ZONING" SO AS TO AMEND SECTION 58-91
"DEFINITIONS" TO REVISE THE DEFINITION OF FLOOR
AREA RATIO WITHIN SPECIFIC BOUNDARIES IN THE
CENTRAL BUSINESS (C-2) DISTRICT.

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF
WINTER PARK.

of Ordinances is hereby amended by amending within Section 58-91 "Gross Floor Area" the
following paragraph:

ARTICLE III. ZONING

Section 58-91. Definitions

Gross Floor Area:

10. With respect to the gross floor area of residential buildings within the Central
Business District, but limited to properties which front on Morse Boulevard no more than two
blocks east of Park Avenue, and which front on the east side of New York Avenue between
Morse Boulevard and Canton Avenue, the gross floor area shall be measured from the interior
surface of the walls. In addition, structural columns, ground floor garages, ramps, mechanical
rooms, utility rooms, closets, laundry rooms, chases, vertical openings, and bathrooms shall all
be excluded from the calculations of "gross floor area."

Section 2. All ordinances or portions of ordinances in conflict herewith are hereby
repealed.

Section 3. This ordinance shall become effective immediately upon its final passage and
adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park,
Florida, held in City Hall, Winter Park, on this 14th day of February, 2005.

Mayor Kenneth R. Marchman

ATTEST:

City Clerk

- 1 -
ORDINANCE NO. 2620-05

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE III, “ZONING” SO AS TO AMEND THE “GENERAL PROVISIONS” TO PROVIDE SETBACK REGULATIONS FOR CERTAIN RECREATIONAL STRUCTURES. (ZTA 11:04)

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER PARK:

SECTION 1. That Chapter 58 “Land Development Code”, Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adding Section 58-82 “General provisions” subsection (K)(9) to read as follows:

(K) Accessory buildings, structures and uses in residential zones.

(9) Play structures: Play structures, tree forts and similar play structures used by children that incorporate an elevated floor level type of raised or elevated platform for walking or playing upon equal to or greater than six (6) feet above natural grade shall maintain a side and rear setback of at least 15 feet. If attached accessories are incorporated including swings, slides and similar play items used by children that are not six (6) feet in height or over those play structures may be permitted up to a five (5) foot setback. Play structures include playground type equipment, swings, slides, forts and similar structures used by children. All other provisions of accessory building regulations shall also apply.

SECTION 2. All ordinances or portions or ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall become effective immediately upon its final passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 14th day of February, 2005.

Mayor Kenneth R. Marchman

ATTEST:

City Clerk

Page 1