

ORDINANCE NO. 2664-06

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING REGULATIONS" SO AS TO AMEND THE SETBACKS FOR LOTS OF 60 TO 65 FEET IN WIDTH TO PROVIDE CONSISTENCY FOR FIRST AND SECOND FLOOR RESIDENTIAL SETBACKS WITH THE SINGLE FAMILY AND PURD ZONING DISTRICTS.

(ZTA206)

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 amending Sections 58-65 & 66. "R-1AAA lakefront district" & "R-1AA and R-1A districts", to amend (f)(8)d read as follows:

Section 58-65 & 66. "R-1AAA lakefront district" & "R-1AA and R-1A districts"

f) Site and building improvement regulations.

(8) Special setback situations.

d. In order to allow an additional five (5) percent increase in the allowable floor area ratio as described in subsection (f)(1) "floor area ratio", the following standards addressing second floor setbacks must be met:

| Single Family Lot Types# | Villa | Cottage | Manor | Estate ₁ | Estate ₂ |
|----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Lot width at front setback | ≤ <u>6560'</u> | > <u>6560'</u> to 80' | >80' to 125' | >125' to 175' | >175' |
| Side Setback | 7.5' 1st flr wall | 10' 1st flr wall | 10' 1st flr wall | 15' 1st flr wall | 20' 1 st flr wall |
| Architectural Exception | 12.5' 2nd flr wall | 15' 2nd flr wall | 17.5' 2nd flr wall | 25' 2nd flr wall | 25' 2 nd flr wall |
| Setback | 10' | 12.5' | 12.5' | 20' | 22.5' |
| Maximum building height | 30' | 30' | <u>35'</u> | 40** | 40** |
| Rear yard setback | 25' 1 st flr wall | 25' 1 st flr wall | 25' 1 st flr wall | 25' 1 st flr wall | 30' 1 st flr wall |
| | 35' 2 nd flr wall | 35' 2 nd flr wall | 35' 2 nd flr wall | 35' 2 nd flr wall | 40' 2 nd flr wall |

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 All ordinances or portions or ordinances in conflict herewith are hereby repealed.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 27th day of February, 2006.



Mayor Kenneth R. Marchman

ATTEST:



City Clerk