

ORDINANCE NO. 2699-07

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS TO AMEND WITHIN SECTION 58-82 "GENERAL PROVISIONS" TO PROVIDE: LIMITATIONS ON SIZE AND HEIGHT OF RESIDENTIAL GARAGES AND ACCESSORY BUILDINGS, LIMITATIONS ON CHIMNEYS, BAY WINDOWS AND SECOND FLOOR OPEN AREAS AND PORCHES IN RESIDENTIAL BUILDINGS, LIMITATIONS ON FENCES WITH HEIGHTS OF FOUR FEET IN RESIDENTIAL AREAS, CLARIFYING SECOND FLOOR FRONT SETBACK IN R-2 DISTRICT, PROVIDING AN EFFECTIVE DATE. (ZTA 9:06)

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 within Section 58-82 General provisions", subsection (h); subsection (k), paragraphs (3) d. and (4), and subsection (p), paragraph (6) to read as follows:

Section 58-82 "General provisions"

(h) Projections into setbacks. Eaves, roof overhangs, open fire escapes, balconies, canopies, and awnings may project into the minimum yard or setback areas up to three and one-half feet, except as otherwise permitted in the C-2 district. Chimneys and flues may project into the minimum yard or setback area up to three feet. Fabric canopies, awnings, etc. with ground supports are considered a structure and shall observe the setback requirements of the districts in which they are located. Bay windows may project two feet into the front, street side yard and rear setbacks and are limited to a maximum width of eight feet. Second floor open porches, two story high columns or similar features shall not project into the required front setback or street side setback.

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

(3) d. All accessory buildings exceeding 320 square feet in size shall comply with the setback requirements of the principal building, except that a garage not exceeding 900 square feet may be located five feet from the side lot line and ten feet from the rear lot line. Additionally, private garages (attached or detached) shall be limited in size to no greater than 50% of the living area of the dwelling.

(4) No separate accessory building or structure shall be located within five feet of any other building. The building height of any accessory building shall not exceed the building height of the main building or principal residence on the property.

(p) Walls and fences

(6) Additional fence height for certain fencing in front and street side yard areas. Fencing up to a maximum height of four feet shall only be permitted on a case by case basis by the town architect or building official for decorative open fencing such as wrought iron, aluminum, or similar types of fencing in front yards and in street side yard areas with additional requirements such as landscaping and a setback from the lot line as determined for the specific property, and subject to not creating a traffic visibility hazard at points of ingress and egress to the public right-of-way. Wood, pvc (polyvinylchloride) and similar type picket fences are limited to 3.5 feet in height.

SECTION 2. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by amending within Section 58-67 "Low density residential (R-2) district", subsection (f)(1) to read as follows:

Subsection (f)(1) amend "General site development standards" as follows for Minimum building setbacks,

	Single family detached	Duplexes	Cluster housing
Front yard: 1 st Floor	25	25	25
2 nd Floor	30	30	30

SECTION 3. All ordinances or portions or ordinances in conflict herewith are hereby repealed.

SECTION 4. 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 12th day of February, 2007.



Mayor David C. Strong

ATTEST:



City Clerk