

ORDINANCE NO. 2705-07

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS TO AMEND WITHIN SECTION 58-65. R-1AAA LAKEFRONT DISTRICT" AND SECTION 58-66 "R-1AA AND R-1A DISTRICTS" TO ALLOW EXCLUDING UP TO 300 SQUARE FEET FROM THE ALLOWABLE GROSS FLOOR AREA OF A DWELLING FOR REAR AND SIDE PORCHES SUBJECT HAVING 90% OPEN EXTERIOR SIDES. PROVIDING AN EFFECTIVE DATE. (ZTA 9C: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 58-65, "R-1AAA LAKEFRONT DISTRICT" AND SECTION 58-66 "R-1AA AND R-1A DISTRICTS" subsection (f), paragraph (1)g to read as follows:

Section 58-65 "R-1AA Lakefront District"

(f) Site and building improvement regulations.

(1) Floor area ratio.

(g) The area within an open street front porch and entry shall not be included within the "gross floor area." This exclusion shall be limited to a maximum area of 520 square feet. The area on the first floor within an open or screened rear or open side porch, lanai, porte cochere or other covered area shall not be included within the "gross floor area." This exclusion shall be limited to a maximum area of 900 square feet. On the second floor, rear or side porches must have exterior sides that are 90% open in order to utilize up to 300 square feet of the total allowable 900 square feet of excludable gross floor area. Properties utilizing this exemption shall record a deed covenant outlining the restrictions precluding the screening or enclosing of such porch or entry.

Sec. 58-66. R-1AA and R-1A districts

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square feet. The area on the first floor within an open or screened rear or open side porch, lanai, porte cochere or other covered area shall not be included within the "gross floor area." This exclusion shall be limited to a maximum area of 900 square feet. On the second floor, rear or side porches must have exterior sides that are 90% open in order to utilize up to 300 square feet of the total allowable 900 square feet of excludable gross floor area. Properties utilizing this exemption shall record a deed covenant outlining the restrictions precluding the screening or enclosing of such porch or entry.

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 All ordinances or portions or ordinances in conflict herewith are hereby repealed.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 12th day of March, 2007.



Mayor David C. Strong

ATTEST:



City Clerk