



April Fisher, AICP
PRESIDENT
407.494.8789
fisherpds@outlook.com

May 14, 2021

Discussion Item: Land Development Code Language Change

Definition of Kitchen and Wet Bar

Staff Discussion

The City receives applications for new single-family residential development that have “wet bars” and sometimes propose a second kitchen internal to the primary house, which the code prohibits.

To provide a clear, objective definition of what constitutes a kitchen, staff is proposing the following code definitions below be considered by the Board for discussion. If the Board would like to move forward with incorporating these definitions into the code, staff will prepare a draft ordinance for formal consideration in a scheduled public hearing.

Proposed Kitchen definition:

Kitchen shall mean the facilities and equipment or rough in facilities, used in the preparation and serving of food. This may include, but is not limited to, stoves, microwave ovens, hot plates, sinks, refrigerators, cabinets and/or pantry-like shelves, a 220 V outlet or any gas lines (natural gas or propane), a dishwasher, or other food preparation equipment, or any combination thereof; this may not include wet bars, outside grilling facilities, outside sinks or refrigerators, or other items determined by the zoning division manager as not constituting a kitchen.

Proposed Wet Bar definition:

Wet bar shall mean a hand sink and under-the-counter refrigerator with no overhead cabinets.