

ORDINANCE NO. 2026- 1

AN ORDINANCE OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF EATONVILLE, FLORIDA, BY AMENDING SUBPART B, “LAND DEVELOPMENT CODE,” CHAPTER 64, “ZONING,” ARTICLE III “ZONING DISTRICT REGULATIONS,” CHAPTER 65 “USE REGULATIONS” , SECTION 65-1 TO PERMIT DUPLEXES IN R-2 SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Chapter 166, confers upon a local government the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, pursuant to its home rule powers, the Town of Eatonville may regulate land use matters and design standards within the Town limits through the adoption of Land Development regulations; and

WHEREAS, from time to time the Town of Eatonville provides updates and amendments to its Land Development regulations; and

WHEREAS, the Planning and Zoning Board held a public hearing on November 14, 2025, recommended approval of the amendment to permit duplexes in R-2 single-family zoning districts, and found the proposed amendment to be consistent with the Town of Eatonville’s Comprehensive Plan; and

WHEREAS, the Town Council of the Town of Eatonville finds that the amendments to its Land Development Code, as set forth herein, are consistent with the Town of Eatonville’s Comprehensive Plan; and

WHEREAS, the Town Council of the Town of Eatonville has determined that the amendments to its Land Development Code, as set forth herein, advance a public purpose and promote and protect the health, safety, and welfare of the citizens and residents of the Town.

NOW, THEREOFRE, be it ordained by the Town Council of the Town of Eatonville, Florida, as follows:

[Words in ~~strike through~~ type are deletions; words in underscore type are additions; asterisks (***) indicated an omission from the existing text which is intended to remain unchanged.]

SECTION 1. Legislative Findings. The foregoing recitals are hereby adopted as the legislative findings of the Town Council of the Town of Eatonville.

SECTION 2. Amendments. Subpart B, Chapter 64, Section 64-116 “Prohibited Uses,” and Subpart B, Chapter 64, Section 64-418 “Established,” of the Land Development Code, of the Code of Ordinances of the Town of Eatonville, is hereby amended to read as follows:

SUBPART B – LAND DEVELOPMENT CODE

CHAPTER 64 – ZONING

DIVISION 3. – R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 64-110. Purpose and intent.

The purpose of this district is to delineate those areas as defined in the town's comprehensive plan, where existing development and platting patterns dictate low density residential activities that require somewhat less restrictive development regulations than those established for in the R-1 Single-Family Residential District.

DIVISION 14. – DENSITY, INTENSITY, SIZE AND DIMENSION DISTRICT STANDARDS

Sec. 64-418. Established.

The density, intensity, size and dimension standards for each district are as contained in the following table:

District	Min. Lot Width	Min. Lot Area (sq. ft.)	Min. Front Yard	Min. Rear Yard	Min. Both Side Yards	Min. One Side Yard	Min. Corner Side Yard	Minimum Living Floor Area Per Dwelling Unit (sq. ft.)		Max. Building Coverage	Max. Height
								# Bedrooms	Sq. ft.		
R-1 Single Family Residential	75 ft.	7,500	25 ft.	20 ft.	15 ft.	5 ft.	15 ft.	1-2 3 or 2 + den/office 4 or 3 + den/office 5 or more	1,100 1,300 1,600 1,900 (5)	35%	35 ft.
R-2 Single Family Residential	50 ft.	5,000	25 ft.	20 ft.	15 ft.	5 ft.	15 ft.			40%	35 ft.
<u>R-2 Duplex</u>	<u>100 ft.</u>	<u>11,000</u>	<u>25 ft.</u>	<u>20 ft.</u>	<u>15 ft.</u>	<u>5 ft.</u>	<u>15 ft.</u>			<u>40%</u>	<u>35 ft.</u>

R-3 Multi-Family Residential	50 ft.	3 acres (1)	30 ft.	20 ft.	15 ft.	5 ft.	15 ft.	Single-Family Same as R-1 & R-2	40%	40 ft.-%	40 ft.
		2,500 (2)						Efficiency or 1 2 3	600 800 1,200 (4)		
C-1 Planned Office	100 ft.	20,000	15 ft.	20 ft.	30 ft.	5 ft.	20 ft.	None	40%	40 ft.-% 40%	40 ft.
C-2 Planned Office	100 ft.	1 acre	15 ft.	20 ft.	30 ft.	15 ft.	20 ft.	None	40%	60 ft.-% 40%	60 ft.
C-3 General Commercial	50 ft.	5,000	None	20 ft. (3)	None	None	15 ft.	None	65%	48 ft.-% 65%	48 ft.
I-1 Planned Industrial	100 ft.	1 acre	35 ft.	20 ft.	30 ft.	15 ft.	20 ft.	None	50%	48 ft.-% 50%	48 ft.
Lake Weston Overlay District (5)											

¹ Minimum site for additional R-3 Multiple-Family Residential District zoned land.

² Minimum land area per dwelling unit. Maximum density of 17 dwelling units/acre.

³ Through the special exceptions process the rear setback may be reduced to ten feet.

⁴ For each additional bedroom over the maximum herein stated the square footage calculations shall comply with the town's adopted building code and housing code.

⁵ The development standards for the Lake Weston Overlay District adopted in Ord. No 2014-3 as Exhibit C are adopted by reference as if fully incorporated herein and are on file in the town clerk's office.

Chapter 65- Use Regulations

Table 65-1(c): Principal Uses											
P = permitted use SE = allowed use with approval of special exception Blank cell = use is prohibited NP = not permitted (DT HIST)											
Use Category	Use Type	Residential Districts			Non-Residential Districts				Overlays		Use-Specific Standards
		R-1	R-2	R-3	C-1	C-2	C-3	1-1	HD/M/X/O/F	DT/HIS/T/CU/LT	
Residential											
Household Living Uses	Dwelling, single-family detached	P	P						P (1)		

	Dwelling, townhouse			P							
	Dwelling, two-family (duplex)		<u>P</u>	P							

SECTION 3. Codification. The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the Town of Eatonville, as additions or amendments thereto.

SECTION 4. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION 5. Conflicts. All ordinances or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

SECTION 6. Effective Date. This ordinance shall take effect and be in full force and effect immediately upon its passage and adoption.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed and transmitted upon the first reading on the ___ day of _____, 2026.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed and transmitted upon the second reading on the ___ day of _____, 2026.

Attest:

TOWN OF EATONVILLE

Veronica King, Town Clerk

Angie Gardner, Mayor