

# TEXT AMENDMENT LDR 24-04

AMENDING TEXT IN SECTIONS 2.1, 4.2, 4.4, 4.5  
AND 4.6 OF THE LAND DEVELOPMENT  
REGULATIONS OF THE CITY OF LAKE CITY

**LDR 24-04**, AN APPLICATION BY DAVE YOUNG TO AMEND THE TEXT SECTIONS 2.1, 4.2, 4.4, 4.5, AND 4.6 OF THE LAND DEVELOPMENT REGULATIONS BY ADDING PROVISIONS FOR TINY HOMES AND ACCESSORY DWELLING UNITS

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED  
WORDS ~~**BOLDED AND STRUCK THROUGH**~~ HAVE BEEN DELETED

## ARTICLE TWO - DEFINITIONS

**Accessory Dwelling Units (ADU). Accessory Dwelling Units (ADUs) are additional living quarters typically on single-family lots that are independent of the primary dwelling unit including a separate kitchen, bathroom, and sleeping area and are between 900 square feet and 1,100 square feet in size. All ADUs shall be permanently installed on a permanent foundation (concrete slab) or other approved foundation for the use of permanent Affordable Housing.**

**Infill. The allowance, by Special Exception, to place no more that two (2) tiny homes on lots that are deemed to be too small by the current Land Development Regulations to construct conventional residences upon for the use of permanent Affordable Housing.**

**Infill Subdivision. The allowance by Special Exception, to place two or more tiny homes, on permanent foundations, within certain zoning districts for permanent affordable housing. Each tiny home shall have a minimum of 400 square feet to 1,000 square feet of land space, depending on the square footage size of the tiny home.**

**Tiny home (Stationary). A detached, single-family residential dwelling unit between 200 SF and 900 SF set on a permanent foundation that is the primary or accessory structure and shall meets all applicable Florida Building Code standards for the use of permanent Affordable Housing.**

- 1. Tiny Home shall be site constructed and inspected by the local jurisdiction or manufactured in a plant with an approved Florida licensed third party inspection company, recorded on each unit, during the assembly process for compliance with the Florida Building Codes and the National Electric Code**
- 2. Tiny Home shall be delivered on a trailer and set on a permanent foundation (concrete slab) designed by a licensed Florida Design Professional.**

**Tiny home (On Wheels for Permanent Installation). A detached, single-family residential dwelling unit between 200 SF and 900 SF constructed on a trailer frame and when permanently installed for Permanent Affordable Housing and becomes the primary or accessory structure and shall meet all applicable Florida Building Code standards.**

- 1. Anchoring. Each Tiny Home shall be located on a stand permitting each unit to be sufficiently supported and anchored as in compliance with a Florida Licensed Design Professional's design. In addition, each Tiny Home shall have the wheels and axles removed, shall be placed as close to the ground as can be practically accomplished and shall have the tongue or hitch portion of the Tiny Home removed.**
- 2. Skirting. Approved skirt or apron with required ventilation vents and**

which is continually and properly maintained by the owner of the Tiny Home shall surround each Tiny Home between the bottom of the unit and the ground.

*Tiny home (On Wheels for Portable Use).* A unit between 200 SF and 900 SF constructed on a trailer frame designed for use as temporary location shall be determined to be a Recreational Vehicle, and as such shall only be allowed to be located within campgrounds when occupied. The running gear (wheels and axel(s)) and trailer hitch remain in place.

## ARTICLE FOUR – ZONING REGULATIONS

### Section 4.2 SUPPLEMENTARY DISTRICT REGULATIONS

4.2.15.16 Off-Street Parking Requirements; For all zoning districts except C-CBD Commercial Central Business District;

Tiny Home and Accessory Dwelling Units- one (1) parking space for each

#### 4.2.36 REQUIREMENTS FOR ACCESSORY DWELLING UNITS AND TINY HOMES

The cost of rental housing has increased steadily and the cost often exceeds an amount that is affordable to extremely-low-income, very-low-income, low-income, or moderate-income persons and has resulted in a critical shortage of affordable rentals in the City. This shortage of affordable rentals constitutes a threat to the health, safety, and welfare of the residents of the City. Therefore, the City finds that it serves an important public purpose to allow and encourage the permitting of Accessory Dwelling Units and Tiny Homes in single-family residential areas in order to increase the availability of affordable rentals for extremely-low-income, very-low-income, low-income, and moderate-income persons as defined in s.420.004(11), (12), (17), & (9).

An application for a building permit to construct or place an Accessory Dwelling Unit or Tiny Home Dwelling Unit shall include an affidavit provided by the City from the property owner which attests that the dwelling unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons. This affidavit shall be filed with the Columbia County Clerk of the Court as part of the Property Deed.

### SECTION 4.4 “A” AGRICULTURAL

#### Section 4.4.5 SPECIAL EXCEPTIONS

#### 29. Tiny Homes and Accessory Dwelling Units (ADU)

**The living area square footage of Tiny Homes within the LDR land use district of Agricultural (A) shall be 200 square feet minimum to 900 square feet maximum, and Accessory Dwelling Units (ADU) shall be 900 square feet minimum to 1,100 square feet maximum. Tiny Homes and Accessory Dwelling Units shall comply with all code requirements for dwelling units and/or Tiny Homes and be complete with a bathroom, kitchen, sleeping area(s) and comply with all life safety and sanitary codes. Only tiny homes and ADU's on permanent foundations or approved foundations shall be allowed for the use of permanent Affordable Housing.**

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4.4.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard)  
(See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

**Tiny Homes and Accessory Dwelling Units:**

Front 30 feet

Side 10 feet

Rear 10 feet

**\*Note: Separation from existing structures 10 feet**

SECTION 4.5 "RSF" RESIDENTIAL, SINGLE FAMILY

Section 4.4.5 SPECIAL EXCEPTIONS

**14. Tiny Homes and Accessory Dwelling Units (ADU)**

**The living area square footage of Tiny Homes within the LDR land use district of Residential, Single Family (RSF) shall be 200 square feet minimum to 900 square feet maximum, and Accessory Dwelling Units (ADU) shall be 900 square feet minimum to 1,100 square feet maximum. Tiny Homes and Accessory Dwelling Units shall comply with all code requirements for dwelling units and/or Tiny Homes and be complete with a bathroom, kitchen, sleeping area(s) and comply with all life safety and sanitary codes. Only tiny homes and ADU's on permanent foundations or approved foundations shall be allowed for the use of permanent Affordable Housing.**

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4.5.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard) (See Section 4.2 for right-of-way setback requirements.)

**3. Tiny Homes and Accessory Dwelling Units (for RSF-1, RSF-2 and RSF-3)**

Front 30 feet

Side 10 feet

Rear 10 feet

\*Note: Separation from existing structures 10 feet

SECTION 4.6 "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME

Section 4.6.5 SPECIAL EXCEPTIONS

**13. Tiny Homes and Accessory Dwelling Units (ADU)**

**The living area square footage of Tiny Homes within the LDR land use district of Residential, (Mixed) Single Family/Mobile Home (RSF/MH) shall be 200 square feet minimum to 900 square feet maximum, and Accessory Dwelling Units (ADU) shall be 900 square feet minimum to 1,100 square feet maximum. Tiny Homes and Accessory Dwelling Units shall comply with all code requirements for dwelling units and/or Tiny Homes and be complete with a bathroom, kitchen, sleeping area(s) and comply with all life safety and sanitary codes. Only tiny homes and ADU's on permanent foundations or approved foundations shall be allowed for the use of permanent Affordable Housing.**

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4.6.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard) (See Section 4.2 for right-of-way setback requirements.)

**5. Tiny Homes and Accessory Dwelling Units (for RSF/MH-1, RSF/MH-2 and RSF/MH-3)**

Front 25 feet

Side 10 feet

Rear 10 feet

\*Note: Separation from existing structures 10 feet