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LAKE CITY

LDR 26-02 ATTACHMENT A

LDR 26-02, an application by the Growth Management Department of the City of Lake City, Florida to amend the text of the Land Development Regulations by amending Section 2.1 entitled Definitions to add a definition for accessory dwelling units; by adding Section 4.2.36 entitled Provisions for Accessory Dwelling Units; by amending Section 4.4.3 entitled "A" Agricultural, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; by amending Section 4.4.7 entitled "A" Agricultural, Minimum Yard Requirements to add requirements for accessory dwelling units; by amending Section 4.5.3 entitled "RSF" Residential, Single Family, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; by amending Section 4.5.7 entitled "RSF" Residential, Single Family, Minimum Yard Requirements to add requirements for accessory dwelling units; by amending Section 4.6.3 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; by amending Section 4.6.7 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, Minimum Yard Requirements to add requirements for accessory dwelling units; by amending Section 4.7.3 entitled "RMH" Residential, Mobile Home, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; by amending Section 4.7.7 entitled "RMH" Residential, Mobile Home, Minimum Yard Requirements to add requirements for accessory uses and structures and accessory dwelling units; by amending Section 4.9.3 entitled "RMF" Residential, Multiple Family, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; and by amending Section 4.9.7 entitled "RMF" Residential, Multiple Family, Minimum Yard Requirements to add requirements for accessory dwelling units.

amending Section 2.1 entitled Definitions to add a definition for Accessory dwelling units;

Accessory dwelling units. Accessory dwelling units 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. Accessory dwelling units shall meet all requirements of the Florida Building Code or the United States Department of Housing and Urban Development Code for Mobile Homes, Standard Design Manufactured Homes or Residential Design Manufactured Homes depending on the zoning district that the accessory dwelling unit is within. On properties located in the A, RSF, RSF/MH, or RMH zoning districts that an accessory dwelling unit is built on, the property shall be homesteaded.

adding Section 4.2.36 entitled Provisions for Accessory dwelling units;

4.2.36 PROVISIONS FOR ACCESSORY DWELLING UNITS.

Accessory dwelling units as defined in Section 2.1 shall be built as follows:

1. **Built on a permanent foundation.**
 - a. **Note: If located in a zoning district where a residential design manufactured home is allowed, then an accessory dwelling unit that is built to United States Department of Housing and Urban Development Standards may be installed. Accessory dwelling units shall have all transportation equipment removed and underside of the accessory dwelling unit shall be enclosed.**

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2. **Built to a similar building style or architectural style as the primary structure.**
3. **Built to the side or rear of the primary structure.**
4. **Have similar setbacks as the primary structure.**
5. **Have minimum size of at least four hundred (400) square feet.**
6. **Have maximum size of up to eleven-hundred (1,100) square feet but may not exceed fifty percent (50 %) of the size of the primary structure.**
7. **All accessory dwelling units shall have a separate 911 address from the primary dwelling.**
8. **Any accessory dwelling unit constructed or installed in a designated flood prone area shall meet all Federal Emergency Management Agency, Florida, and City requirements.**

amending Section 4.4.3 entitled “A” Agricultural, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units;

SECTION 4.4 “A” AGRICULTURAL

4.4.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure or on a contiguous lot in the same ownership; and
 - c. Uses and structures which involve operations not in keeping with the character of the district.
2. Examples of permitted accessory uses and structures include:
 - a. Barns and stables;
 - b. Private garages;
 - c. Private swimming pools;
 - d. On-site signs (see Section 4.2); and
 - e. Residential facilities for caretakers whose work requires residence on the premises or for employees who will be quartered on the premises.
 - f. Accessory dwelling units (See Section 4.2.36)**

amending Section 4.4.7 entitled “A” Agricultural, Minimum Yard Requirements to add requirements for accessory dwelling units;

SECTION 4.4 “A” AGRICULTURAL

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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):

Front 30 feet
Side 25 feet
Rear 25 feet

2. Accessory Uses and Structures:

Front 30 feet
Side 5 feet
Rear 5 feet

3. **Accessory dwelling units:**

Front 30 feet
Side 25 feet
Rear 25 feet

Special Provisions

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

by amending Section 4.5.3 entitled “RSF” Residential, Single Family, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units;

SECTION 4.5 “RSF RESIDENTIAL, SINGLE FAMILY

4.5.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:

- a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
- b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
- c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
- d. Do not involve operations or structures not in keeping with the character of single family residential development.

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2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools;
 - c. Non-commercial greenhouses and plant nurseries; and
 - d. On-site signs (See Section 4.2).
 - e. **Accessory dwelling units (See Section 4.2.36)**

by amending Section 4.5.7 entitled “RSF” Residential, Single Family, Minimum Yard Requirements to add requirements for accessory dwelling units;

SECTION 4.5 “RSF RESIDENTIAL, SINGLE FAMILY

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

1. Single family dwellings:

RSF-1:	Front	30 feet
	Side	15 feet for each side yard.
	Rear	15 feet
RSF-2:	Front	25 feet
	Side	10 feet for each side yard.
	Rear	15 feet
RSF-3:	Front	20 feet
	Side	10 feet for each side yard.
	Rear	15 feet
2. Public and private schools, accessory dwelling units, care centers, child care centers, churches, other houses of worship, private clubs and lodges, and other all permitted uses unless otherwise specified:

	Front	35 feet
	Side	25 feet for each side yard.
	Rear	35 feet
3. Accessory Uses and Structures:

RSF-1:	Front	30 feet
	Side	5 feet
	Rear	5 feet
RSF-2:	Front	25 feet
	Side	5 feet
	Rear	5 feet

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RSF-3: Front 20 feet
Side 5 feet
Rear 5 feet

4. Accessory dwelling units:

RSF-1: Front 30 feet

Side 15 feet

Rear 15 feet

RSF-2: Front 25 feet

Side 10 feet

Rear 15 feet

RSF-3: Front 20 feet

Side 10 feet

Rear 15 feet

Special Provisions

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

by amending Section 4.6.3 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units;

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

4.6.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
 - d. Do not involve operations or structures not in keeping with the character of residential development.

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2. Examples of permitted accessory uses and structures include:
 - a. Private garages;
 - b. Private swimming pools;
 - c. Noncommercial greenhouses and plant nurseries; and
 - d. On-site signs (see Section 4.2).
 - e. Accessory dwelling units (See Section 4.2.36)**

by amending Section 4.6.7 entitled “RSF/MH” Residential, (Mixed) Single Family/Mobile Home, Minimum Yard Requirements to add requirements for accessory dwelling units;

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

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

1. Single family dwellings and mobile homes:

RSF/MH-1:	Front	30 feet
	Side	15 feet for each side yard
	Rear	15 feet
2. Single family dwellings and mobile homes:

RSF/MH-2:	Front	25 feet
	Side	10 feet for each side yard
	Rear	15 feet
RSF/MH-3:	Front	20 feet
	Side	10 feet for each side yard.
	Rear	15 feet
3. Public and private schools, accessory dwelling units, care centers, child care centers, churches, other houses of worship, private clubs and lodges, and all other permissible uses unless otherwise specified:

	Front	35 feet
	Side	25 feet for each side yard.
	Rear	35 feet
4. Accessory Uses and Structures:

RSF/MH-1:	Front	30 feet
	Side	5 feet
	Rear	5 feet
RSF/MH-2:	Front	25 feet

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Side 5 feet
Rear 5 feet
RSF/MH-3: Front 20 feet
Side 5 feet
Rear 5 feet

5. Accessory dwelling units:

RSF/MH-1: Front 30 feet

Side 15 feet

Rear 15 feet

RSF/MH-2: Front 25 feet

Side 10 feet

Rear 15 feet

RSF/MH-3: Front 20 feet

Side 10 feet

Rear 15 feet

Special Provisions:

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

by amending Section 4.7.3 entitled "RMH" Residential, Mobile Home, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units;

SECTION 4.7 "RMH" RESIDENTIAL, MOBILE HOME

4.7.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;

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- c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
- a. Private garages;
 - b. Private swimming pools;
 - c. Non-commercial greenhouses and plant nurseries; and
 - d. On-site signs (see Section 4.2).
 - e. Accessory dwelling units (See Section 4.2.36)**

by amending Section 4.7.7 entitled “RMH” Residential, Mobile Home, Minimum Yard Requirements to add requirements for accessory uses and structures and accessory dwelling units;

SECTION 4.7 "RMH" RESIDENTIAL, MOBILE HOME

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

1. Mobile homes:

RMH-1:	Front	30 feet
	Side	15 feet for each side yard
	Rear	15 feet
RMH-2:	Front	25 feet
	Side	15 feet for each side yard
	Rear	15 feet
RMH-3:	Front	20 feet
	Side	10 feet for each side yard
	Rear	15 feet
2. Public and private schools, accessory dwelling units, care centers, child care centers, churches, other houses of worship, private clubs and lodges, and all other permitted uses unless otherwise specified:

Front	35 feet
Side	25 feet for each side yard.
Rear	35 feet
- 3. Accessory Uses and Structures:**

<u>RMH-1: Front</u>	<u>30 feet</u>
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Side **5 feet**

Rear **5 feet**

RMH-2: Front **25 feet**

Side **5 feet**

Rear **5 feet**

RMH-3: Front **20 feet**

Side **5 feet**

Rear **5 feet**

4. Accessory dwelling units:

RMH-1: Front **30 feet**

Side **15 feet**

Rear **15 feet**

RMH-2: Front **25 feet**

Side **15 feet**

Rear **15 feet**

RMH-3: Front **20 feet**

Side **10 feet**

Rear **15 feet**

Special Provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.

by amending Section 4.9.3 entitled "RMF" Residential, Multiple Family, Permitted Accessory Uses and Structures to add requirements for accessory dwelling units; and

SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

4.9.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:

- a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;

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- b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
- a. Private garages;
 - b. Private swimming pools;
 - c. Non-commercial greenhouses and plant nurseries;
 - d. For multiple family dwellings: administrative/management offices for the multiple family complex and recreational and laundry facilities intended for use solely by the residents of the multiple family complex and their guests; and
 - e. On-site signs (see Section 4.2).
 - f. Accessory dwelling units (See Section 4.2.36)**

by amending Section 4.9.7 entitled "RMF" Residential, Multiple Family, Minimum Yard Requirements to add requirements for accessory dwelling units.

SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

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

1. Single family dwellings and duplexes:
 - Front 20 feet
 - Side 10 feet for each side yard.
 - Rear 15 feet

Accessory Uses and Structures:

 - RMF-1 Front 20 feet
 - Side 5 feet for each side yard.
 - Rear 5 feet
2. Multiple family dwellings: (to be applied to site perimeter)
 - Front 30 feet
 - Side 15 feet for each side yard.
 - Rear 20 feet

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Special Provisions; Where two (2) or more multiple family structures are located together on one (1) site, no detached residential structure shall be closer than twenty (20) feet to another.

Accessory Structures:

RMF-1 Front 30 feet
 Side 5 feet for each side yard.
 Rear 5 feet

3. Public and private schools, accessory dwelling unitlt and child care centers, churches, other houses of worship, private clubs and lodges, nursing homes, residential homes for the aged, group living facilities, and all other permitted uses unless otherwise specified:

Front 35 feet
Side 25 feet for each side yard.
Rear 35 feet

4. **Accessory dwelling units:**

RMF-1: Front 30 feet

Side 10 feet

Rear 15 feet

RMF-2: Front 30 feet

Side 10 feet

Rear 15 feet

Special Provisions

For lots with double front yards, the side of the residence not acting as the main entrance may be considered as a side yard for accessory uses and structures as long as it does not obstruct the line of sight of any intersection or driveway.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from perennial streams and creeks.