



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		8/5/2025		<b>Submitted By:</b> Planning and Zoning	
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		<b>SECOND READING:</b> Ordinance 2025-06 – Chapters 101, 117, and 119 Zoning Text Amendments (Cottage Homes)			
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Motion to ADOPT of Ordinance 2025-06 – Chapters 101, 117, and 119 Zoning Text Amendments (Cottage Homes)			
<b>SUMMARY and/or JUSTIFICATION:</b>		This Ordinance amends Chapters 101, 117, and 119 of the City Westlake, Code of Ordinances to establish definitions, additional standards and development regulations for cottage homes in the R-1 and R-2 zoning districts, to reduce the minimum side yard setback to five feet for single-family attached units with no more than two attached units, and to establish standards for common driveway access.			
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>	
		<b>STAFF REPORT:</b>		<b>PROCLAMATION:</b>	
		<b>EXHIBIT(S):</b>		<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Exhibit A: Ordinance 2025-06: ZTA-2025-01 Zoning Text Amendment (Cottage Homes ).			
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>		<b>ORDINANCE: 2025-06</b>	
<b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b> <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank) <u>Please keep text indented.</u></i>		<p align="center"><b>ORDINACE NO. 2025-06</b></p> <p><b>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119, "ZONING," OF THE CITY'S CODE OF ORDINANCES; SPECIFICALLY AMENDING SECTION 119-31, "RESIDENTIAL DISTRICTS," UNDER ARTICLE II, "ZONING DISTRICTS AND STANDARDS," TO ESTABLISH DEVELOPMENT STANDARDS FOR COTTAGE HOMES WITHIN THE R-1 AND R-2 ZONING DISTRICTS AND TO ALLOW REDUCED SIDE YARD SETBACKS FOR CERTAIN SINGLE-FAMILY ATTACHED UNITS; AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," UNDER ARTICLE I, SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO INCLUDE DEFINITIONS RELATED TO COTTAGE HOMES; AMENDING CHAPTER 117, "SUBDIVISION AND SITE DEVELOPMENT STANDARDS," UNDER ARTICLE VII, SECTION 117-176, "MINIMUM STANDARDS; ACCESS AND CIRCULATION SYSTEMS," TO ESTABLISH STANDARDS FOR COMMON DRIVEWAY ACCESS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.</b></p>			
<b>FISCAL IMPACT (if any):</b>				\$	

