
1st Reading _____

2nd Reading _____

ORDINANCE 2025-06

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.

WHEREAS, the City Council of the City of Westlake finds it necessary and in the public interest to amend its zoning regulations to provide clearly defined development standards for Cottage Homes; and

WHEREAS, the City Council has determined that it is appropriate to amend the residential zoning regulations to include clearly defined dimensional and design standards for cottage homes, including lot size, setbacks, building height, lot coverage, and minimum pervious area and,

WHEREAS, the City Council of Westlake finds and determines that new Site Design Guidelines will assist property owners with the maximum utilization of their property and allow adequate safety and security measures to be implemented.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA THAT:

SECTION 1. Recitals. The foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

SECTION 2. Amendment to the Code of Ordinances.

Chapter 101, "General and Administrative Provisions," Article I, Section 101-1, "Definitions and Acronyms," is hereby amended to include new definitions related to Cottage Homes;

Chapter 117, "Subdivision and Site Development Standards," Article VII, Section 117-176, "Minimum Standards; Access and Circulation Systems," is hereby amended to include

provisions allowing shared access through common driveways; and

Chapter 119 entitled "Zoning", Article II, specifically Section 119-31, "Residential Districts," is hereby amended to establish development standards for Cottage Homes and to permit reduced side yard setbacks for certain single-family attached units, within the City of Westlake's Code of Ordinances.

Chapter 101 – General and Administrative Provisions - Sec. 101 – 1 Definitions and Acronyms

Cottage Home means a type of -single-family attached dwelling in a 2-lot, Z-lot configuration with a common driveway and parking area in the rear from a public or private access easement or alley. Unless separate standards for Cottage Homes are specified, standards for development of single family attached dwellings shall apply to Cottage Homes.

Chapter 117 – Subdivision and Site Development Standards – Sec. 117-176 Minimum standards

1. Access and circulation systems.

a. Vehicular circulation systems.

- (i) When legal access to a lot is permitted by these LDRs to be by a common parking area which serves more than one (1) parcel, it shall be dimensioned and depicted on the construction plans and reserved on the plat as a "parking tract." Said tract shall be reserved for parking and access purposes to the POA having jurisdiction over the parking area and the abutting lots.
- (ii) A common driveway may, with prior approval by the city engineer, be utilized for legal access to a group of not more than four (4) abutting parcels situated adjacent to a curve on a residential access road where said parcels would otherwise have no reasonable means of obtaining direct access to or required frontage on the adjacent residential access road. Said driveway shall be delineated and reserved on the applicable plat for purposes of perpetual access to the parcels served.
- (iii) A common parking lot may be utilized for legal access to individual parcels created by subdivision of a shopping center or set of parcels under a common plan of development developed solely for commercial or industrial uses where all parcels within the boundary of such subdivision are served by said access and are subject to recorded shared access, maintenance, and use covenants approved by the city. Where such access is utilized, direct lot or parcel access on any road adjacent to the boundary of the subdivision parcel shall be prohibited except at common access points approved for the subdivision parcel as a whole.
- (iv) A common driveway and parking area may be utilized for legal access to a group of not more than eight (8) abutting Cottage Homes (that is, 4 sets of Cottage Homes in 2- lot configurations) sharing a single common driveway and parking area. The common driveway and parking area must be accessible from a residential access road or other approved right-of-way, and shall be delineated and dedicated or reserved on the applicable plat for purposes of perpetual access to the lots served. For purposes of this subsection, lots separated only by the common driveway and parking area shall be considered abutting.

Chapter 119 – Zoning - Sec. 119-31. Residential districts.

(a) Residential-1 District (R-1).

(1) *Permitted uses, density and intensity.* Uses permitted within the R-1 district are identified in Table 119-127.

a. *Density for all residential uses.*

1. Maximum gross density is five (5) dwelling units per gross acre. Accessory dwelling units are not counted towards the maximum gross density.
2. Bonus densities may be permitted up to four (4) dwelling units per gross acre pursuant to section 119-39.

b. *Accessory dwelling units.*

1. Each single-family dwelling unit may have one (1) accessory dwelling unit.
2. Mobile homes are not permitted as accessory dwelling units except in mobile home subdivisions.

c. *Intensity for all nonresidential uses.*

1. Maximum FAR is 0.25.
2. Neighborhood centers shall not exceed ten (10) acres and shall be governed by the requirements of section 119-38.

(2) *Requirements.*

- a. Forty (40) feet is the minimum lot width for a lot containing a single-family detached dwelling.
- b. For any residential parcel within R-1, no more than forty-nine (49) percent of the lots may be less than fifty (50) feet in width.
- c. Development in R-1 is subject to the standards found in the following tables:

Table 119-31-1. R-1 District Residential Standards for Single-Family Detached (Excluding Zero Lot Line Development)

Residential Use Type	Lot Width (Feet)	Minimum Lot Size (Square Feet)	Minimum Front Setback (1) (Feet)	Minimum Side Road Setback (2) (Feet)	Minimum Side Yard Setback (2) (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family detached dwelling	403	4,400	Bldg: 10	Bldg: 10	Bldg: 5	10	36	55%	25%
			Flg: 20	Slg: 15	Slg: 15				
	504	5,500	Bldg: 10	Bldg: 10	Bldg: 5	10	36	55%	25%
			Flg: 20	Slg: 15	Slg: 15				
	More than 705	7,700	Bldg: 10	Bldg: 10	Bldg: 7.5	15	36	45%	25%
			Flg: 20	Slg: 15	Slg: 15				

1. Bldg = building without front-loading garage, or portion of a building a front-loading garage. Flg = front loading garage.
2. Bldg = building without side-loading garage, or portion of a building without a side-loading garage. Slg = side loading garage.
3. If a lot is at least forty (40) feet wide but less than fifty (50) feet wide, the standards in this row apply.
4. If a lot at least fifty (50) feet wide but not more than senty (70) feet wide, the standards in this row apply.
5. If a lot is greater than seventy (70) feet in width, the standards in this row apply unless the lot is part of a residential parcel developed under a common plan of development intended to provide seventy (70) foot (or less) lots.

Table 119-31-2. R-1 District Residential Standards for Detached Zero Lot Line Development

Residential Use Type	Lot Width (Feet)	Minimum Lot Size (Square Feet)	Minimum Front Setback ¹ (Feet)	Minimum Side Road Setback ² (Feet)	Minimum Rear Yard Setback (Feet)	Minimum Building Separation (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage Of Parcel
Single-family detached dwelling ³	404	4,400	Bldg: 10	Bldg: 10	10	10	36	55%	25%
			Flg: 20	Slg: 15					
	505	5,500	Bldg: 10	Bldg: 10	10	10	36	55%	25%
			Flg: 20	Slg: 15					
	More than 706	7,700	Bldg: 10	Bldg: 10	15	15	36	45%	25%
			Flg: 20	Slg: 15					

1. Bldg = building without front-loading garage, or portion of a building without a front-loading garage. Flg = front loading garage.
2. Bldg = building without side-loading garage, or portion of a building without a side-loading garage. Slg = side loading garage.
3. No setback is required (i.e., a 0-foot setback is permitted) for zero lot line development on the zero lot line side.
4. If a lot at least forty (40) feet wide but less than fifty (50) feet wide, the standards in this row apply.
5. If a lot at least fifty (50) feet wide but not more than seventy (70) feet wide, the standards in this row apply.
6. If a lot is greater than seventy (70) feet in width, the standards in this row apply unless the lot is part of a residential parcel developed under a common plan of development intended to provide seventy (70) foot (or less) lots.

Table 119-31-3. R-1 District Residential Standards for Attached Dwelling Units and Mobile Homes

Residential Use Type	Minimum Lot Width per Dwelling Unit (feet)	Minimum Lot Square Footage per Dwelling Unit	Minimum Front Setback ¹ (feet)	Minimum Side Road Setback ² (feet)	Minimum Side Yard Setback ^{2, 3} (feet)	Minimum Building Separation (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel Lot
Single-family attached dwellings ⁴	25	2,500	Bldg:10	Bldg: 10	Bldg: 5	10	10	36	60%	25% 20%
			Flg: 20	Slg: 10	Slg: 15					
<u>Cottage Homes</u>	<u>25</u>	<u>2,500</u>	<u>Bldg: 10</u>	<u>Bldg: 10</u>	<u>Bldg: 5</u>	<u>10</u>	<u>10'</u>	<u>36</u>	<u>65%</u>	<u>20% *5</u>
Mobile homes	-	-	-	-	-	-	-	-	60%	25%

1. Bldg = building without front-loading garage, or portion of a building without a front-loading garage. Flg = front loading garage.

2. Bldg = building without side-loading garage, or portion of a building without a side-loading garage. Slg = side loading garage.

3. No setback is required (i.e. A 0-foot setback is permitted) for zero lot line development on the zero lot line side.

4. Single-family attached dwellings may be zero lot line. No more than 8 single-family dwelling units may be attached without a separation.

5. The minimum pervious percentage of each residential lot shall be 20%. The minimum pervious percentage of the parcel's total land area, as set forth in the Master Site Plan (or Site Plan if not subject to a Master Site Plan), shall be 25%.

Table 119-31-4. R-1 District Nonresidential Standards

Nonresidential Use Type	Minimum Parcel Size (square feet)	Minimum Parcel Width (feet)	Minimum Front Setback (feet)	Minimum Side Road Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Setback (feet)	Maximum Building Height ² (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Religious uses	43,560	100	30	20	30	301	50	35%	25%
Child or adult care centers	43,560	100	301	20	30	301	36	35%	25%

Neighborhood parks	-	-	15	15	15	15	36	30%	40%
Residential amenity center	20,000		20	30	30	30	30	40%	25%
Conservation uses	-	-	-	-	-	-	-	-	-

1. Where the rear of a neighborhood park abuts a lake or open space tract, a five (5) foot setback is required.
2. All mechanical equipment located on rooftops must be screened by parapets or other architectural features.

Table 119-31-5. R-2 district residential standards for single-family detached (excluding zero lot line)

Residential Use Type	Lot Width	Minimum Lot Size (square feet)	Minimum Front Setback ¹ (feet)	Minimum Side Road Setback ² (feet)	Minimum Side Yard Setback ² (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family detached dwellings	403	3,600	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg: 20	Slg: 10	Slg: 10				
	504	4,500	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg: 20	Slg: 10	Slg: 10				
	More than 705	6,300	Bldg: 10	Bldg: 10	Bldg: 5	10	40	55%	25%
			Flg: 20	Slg: 10	Slg: 10				

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.
2. Bldg = building without side-loading garage, or portion of building without side-loading garage. Slg = side loading garage.
3. If a lot is at least 40 feet wide but less than 50 feet wide, the standards in this row apply.
4. If a lot is at least 50 feet wide but not more than 70 feet wide, the standards in this row apply.
5. If a lot is greater than 70 feet in width, the standards in this row apply unless the lot is part of a residential parcel developed under a common plan of development intended to provide 70 foot (or less) lots.

Table 119-31-6. R-2 District Residential Standards for Detached Zero Lot Line Development

Residential Use Type	Minimum Lot Width (feet)	Minimum Lot Size (square feet)	Minimum Front Setback ¹ (feet)	Minimum Side Road Setback On Non-Zero-Lot-Line ^{2,3} (feet)	Minimum Building Separation (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Zero lot line single-family detached dwellings	40	3,600	Bldg:10	Bldg: 10	10	10	40	60%	25%
			Flg:20	Slg: 15					

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.

2. No setback is required (i.e., a 0-foot setback is permitted) for zero lot line development on the zero lot line side.

3. Bldg = building without side-loading garage, or portion of building without side-loading garage. Slg = side loading garage.

Table 119-31-7. R-2 District Other Residential Standards

Residential Use Type	Minimum Lot or Parcel Width (feet)	Minimum Lot or Parcel Size (square feet)	Minimum Front Road Setback ¹ (feet)	Minimum Side Road Setback ² (feet)	Minimum Side Yard Setback ² (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height ³ (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family attached	20	1,600	Bldg: 10	Bldg: 10 / 5 *5	Bldg: 10	10	40	65%	20%
			Flg: 20	Slg: 10	Flg: 20				
<u>Cottage Homes</u>	<u>20</u>	<u>1,600</u>	<u>Bldg: 10</u>	<u>Bldg: 10</u>	<u>Bldg: 5</u>	<u>Bldg: 10</u>	<u>36</u>	<u>65%</u>	<u>20%</u>
Multifamily dwellings ⁴	-	10,000	15	10	10	20	60	50%	25%
Assisted living facilities	-	-	20	20	20	20	75	50%	25%
Foster care facilities and group homes	50	3,500	Bldg: 10	Bldg: 10	Bldg: 10	10	40	60%	25%
			Flg: 20	Slg: 10	Flg: 20				

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.

2. Bldg = building without side-loading garage, or portion of building without side-loading garage. Slg = side loading garage. No setback is required for single-family attached dwelling units along the shared wall.

3. The maximum building height for buildings abutting lots containing single-family detached dwellings shall be 40 feet, regardless of the number in this column.

4. For multifamily developments, setbacks shall be measured from the boundary of the parcel. No other setbacks apply to buildings within the parcel, except buildings are subject to building separation requirements in the Florida Building Code and fire safety codes.

5. The minimum side yard setback for Single-family attached and cottage homes with no more than two attached units shall be reduced to five feet (5').

Table 119-31-8. R-2 District Nonresidential Standards

Nonresidential Use Type	Minimum Parcel Size (square feet)	Minimum Parcel Width (feet)	Minimum Front Setback (feet)	Minimum Side Road Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Setback (feet)	Maximum Building Height ² (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Religious uses	43,560	100	20	20	30	30	50	35%	25%
Educational uses	43,560	100	20	20	30	30	40	35%	25%
Recreational	N/A	-	15	15	15	151	40	30%	40%
Residential amenity center	20,000	-	20	30	30	301	30	40%	25%
Conservation uses	-	-	-	-	-	-	-	-	-

1. No setback required if abutting a lake or open space tract.

2. All mechanical equipment located on rooftops must be screened by parapets or other architectural features.

SECTION 3. Codification. It is the intention of the City Council of the City of Westlake that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

SECTION 4. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 5. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

SECTION 7. Effective Date. This ordinance shall be effective upon adoption on second reading.

PASSED this__ day of ____, 2025, on first reading.

PUBLISHED on this __ day of ____, 2025 in the Sun Sentinel

PASSED AND ADOPTED this __ day of____, 2025, on second reading.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY