



Meeting Agenda Item Coversheet

MEETING DATE:		7/1/2025		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		LPA: Ordinance 2025-XX – Chapter 119 Zoning Text Amendment (Cottage Homes)			
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of First Reading of Ordinance 2025-XX – Chapter 119 Zoning Text Amendment (Cottage Homes).			
SUMMARY and/or JUSTIFICATION:		This Ordinance amends Chapter 119 of the City Westlake, Code of Ordinances to establish additional standards and development regulations for cottage homes in the R-1 and R-2 zoning districts, and to reduce the minimum side yard setback to five feet for single-family attached units with no more than two attached units			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Exhibit A: Ordinance 2025-XX: Chapter 119 Zoning Text Amendment (Cottage Homes).			
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2025-XX	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>		<p style="text-align: center;">ORDINACE NO. 2025-XX</p> <p>AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ZONING", SPECIFICALLY AMENDING SECTION 119-31 ENTITLED "RESIDENTIAL DISTRICTS" UNDER ARTICLE II ENTITLED "ZONING DISTRICTS AND STANDARDS"; TO ESTABLISH ADDITIONAL STANDARDS AND DEVELOPMENT REGULATIONS FOR COTTAGE HOMES IN THE R-1 AND R-2 ZONING DISTRICTS, AND TO REDUCE THE MINIMUM SIDE YARD SETBACK TO FIVE FEET FOR SINGLE-FAMILY ATTACHED UNITS WITH NO MORE THAN TWO ATTACHED UNITS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE..</p>			
FISCAL IMPACT (if any):					\$