LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)
Document:Ordinance LDR Lot Widths to 60FT
Date: 01-27-17
Date requested back by: 02-09-2017
Requested by:
Phone Number:
(LEGAL USE ONLY)
Legal Review by M. Crawford
Date Received: $\frac{10017}{1017}$
Approved as to form and legal sufficiency.
Not approved.
Make subject to legal signoff.
Additional comments:
-see note page 2-should reference FL statutes 2016

-See changes to language in Witterents clause

1	ORDINANCE NUMBER 2017
2 3 4 5 6 7 8 9	AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING CHAPTER 3, SECTION 3-2.5 "LOW DENSITY RESIDENTIAL DISTRICT (LDR)," TO MODIFY "SITE AND BUILDING REQUIREMENTS; LOT WIDTH" PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.
10 11 12 13 14	WHEREAS, Section 125.01, Florida Statutes, authorizes the Board of County Commissioners to establish regulations for site and building requirements, lot width in the unincorporated areas of the County pursuant to general law; and
14 15 16 17 18	WHEREAS , through its Land Development Code, the Escambia County Board of County Commissioners desires to preserve the county as a desirable community in which to live, vacation and do business; and
19 20 21	WHEREAS, the Escambia County Board of County Commissioners further finds that modifying the lot width requirements throughout the unincorporated areas of the County promotes the efficient regulation of land use;
22 23	NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:
24 25	
25 26 27 28 29	<u>Section 1.</u> Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Chapter 3, Article 2, Section 3-2.3 "Low density Residential District (LDR)," is hereby amended as follows (words <u>underlined</u> are additions and words stricken are deletions):
26 27 28	Code of Escambia County, Chapter 3, Article 2, Section 3-2.3 "Low density Residential District (LDR)," is hereby amended as follows (words <u>underlined</u> are additions and
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26 27 28 29 30 31 32	 Code of Escambia County, Chapter 3, Article 2, Section 3-2.3 "Low density Residential District (LDR)," is hereby amended as follows (words <u>underlined</u> are additions and words stricken are deletions): Sec. 3-2.5 Low Density Residential district (LDR). (d) Site and building requirements. The following site and building requirements apply to uses within the LDR district:
26 27 28 29 30 31 32 33	 Code of Escambia County, Chapter 3, Article 2, Section 3-2.3 "Low density Residential District (LDR)," is hereby amended as follows (words <u>underlined</u> are additions and words stricken are deletions): Sec. 3-2.5 Low Density Residential district (LDR). (d) Site and building requirements. The following site and building requirements apply to uses within the LDR district: (1) Density. A maximum density of four dwelling units per acre.
26 27 28 29 30 31 32 33 34	 Code of Escambia County, Chapter 3, Article 2, Section 3-2.3 "Low density Residential District (LDR)," is hereby amended as follows (words <u>underlined</u> are additions and words stricken are deletions): Sec. 3-2.5 Low Density Residential district (LDR). (d) Site and building requirements. The following site and building requirements apply to uses within the LDR district: (1) Density. A maximum density of four dwelling units per acre. (2) Floor area ratio. A maximum floor area ratio of 1.0 for all uses.
26 27 28 29 30 31 32 33 34 35	 Code of Escambia County, Chapter 3, Article 2, Section 3-2.3 "Low density Residential District (LDR)," is hereby amended as follows (words <u>underlined</u> are additions and words stricken are deletions): Sec. 3-2.5 Low Density Residential district (LDR). (d) Site and building requirements. The following site and building requirements apply to uses within the LDR district: (1) Density. A maximum density of four dwelling units per acre. (2) Floor area ratio. A maximum floor area ratio of 1.0 for all uses. (3) Structure height. A maximum structure height of 45 feet. See height definition.

 b. Sides. On each side, five feet or 10 percent of the lot width at the front building line, whichever is greater, but not required to exceed 15 feet. c. Corner lots. Will have one front setback and one side setback. (8) Other requirements. a. Horse shelters. Stables or other structures for sheltering horses or other domesticated <i>equines</i> shall be at least 50 feet from any property line and at least 130 feet from any dwelling on the property of another landowner. b. Chapters 4 and 5. Refer to chapters 4 and 5 for additional development regulations and standards. Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance. Section 3. Inclusion in Code. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by F.S. § 125.68 (2016); and that the sections, subsections and other provisions of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "chapter," or such other appropriate word or phrase in order to accomplish such intentions. 	1	(7) St	ructure setbacks. For all principal structures, minimum setbacks are:				
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1	Section 4.	Effective	Date.

2				
3	This Ordinance shall become effective upon filing with the Department of State.			
4				
5	DONE AND ENAC	TED this day of _		, 2017.
6				
7			BC	OARD OF COUNTY COMMISSIONERS
8				OF ESCAMBIA COUNTY, FLORIDA
9				
10			By:	D.D. Underkill, Cheirmen
11 12				D.B. Underhill, Chairman
13	ATTEST: PAM			
-		of the Circuit Court		
14	Clerr	tor the Circuit Court		
15 16	Bv-			
17		Deputy Clerk		_
18	(SEAL)			
19				
20	ENACTED:			
21	FILED WITH THE	DEPARTMENT OF STA	TE:	
22	EFFECTIVE DATE			