

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: John C Fisher

Phone Number: 595-4651

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(LEGAL USE ONLY)

Legal Review by M. Crawford

Date Received: 1/30/2017

X 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
not 2015.

- See changes to language in WITNESS clause

ORDINANCE NUMBER 2017-_____

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.

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

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

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;

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. 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 underlined 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.
- (4) Lot area. No minimum lot area unless prescribed by use.
- (5) Lot width. A minimum lot width of 20 feet at the street right-of-way for cul-de-sac lots and ~~70~~ 60 feet at the street right-of-way for all other lots.

1 (6) **Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
2 maximum semi-impervious and impervious cover) for all uses.

3 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:

4 a. **Front and rear.** Twenty-five feet in the front and rear.

5 b. **Sides.** On each side, five feet or 10 percent of the lot width at the front
6 building line, whichever is greater, but not required to exceed 15 feet.

7 c. **Corner lots.** Will have one front setback and one side setback.

8 (8) **Other requirements.**

9 a. **Horse shelters.** Stables or other structures for sheltering horses or other
10 domesticated *equines* shall be at least 50 feet from any property line and at
11 least 130 feet from any dwelling on the property of another landowner.

12 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
13 regulations and standards.

14 **Section 2. Severability.**

15 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
16 unconstitutional by any Court of competent jurisdiction, then said holding shall in no way
17 affect the validity of the remaining portions of this Ordinance.

18
19 **Section3. Inclusion in Code.**

20 It is the intention of the Board of County Commissioners that the provisions of this
21 Ordinance shall be codified as required by F.S. § 125.68 (2016); and that the sections,
22 subsections and other provisions of this Ordinance may be renumbered or re-lettered
23 and the word "ordinance" may be changed to "section," "chapter," or such other
24 appropriate word or phrase in order to accomplish such intentions.

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29 **INTENTIONALLY LEFT BLANK**

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Section 4. Effective Date.

This Ordinance shall become effective upon filing with the Department of State.

DONE AND ENACTED this _____ day of _____, 2017.

**BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA**

By: _____
D.B. Underhill, Chairman

**ATTEST: PAM CHILDERS
Clerk of the Circuit Court**

By: _____
Deputy Clerk

(SEAL)

**ENACTED:
FILED WITH THE DEPARTMENT OF STATE:
EFFECTIVE DATE:**