

ORDINANCE NO. _____

PROPOSED ORDINANCE NO. 18-044

AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE; AMENDING ARTICLE 3 OF THE LAND DEVELOPMENT CODE TO INCREASE THE MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY RESIDENTIAL USES IN MF-12, MF-16, AND MF-22 ZONING DISTRICTS WITH AN URBAN CONTEXT DESIGNATION; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Ordinance 5425, adopted on December 16, 2013, the City Commission of the City of Lakeland, Florida adopted the Land Development Code for the City of Lakeland; and

WHEREAS, it has been determined that amendments are necessary to update the regulations contained within the Land Development Code; and

WHEREAS, the City Commission, upon recommendation by the Planning and Zoning Board, wishes to adopt the amendments to the Land Development Code set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA:

SECTION 1. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION 2. The amendments to the Land Development Code set forth in Attachment "A," attached hereto and made a part hereof, are hereby adopted.

SECTION 3. The City Commission does hereby expressly find that the provisions of this ordinance are in conformity with the Comprehensive Plan of the

City of Lakeland adopted by Ordinance 5188, and that all procedures for the enactment of this ordinance have been complied with.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. If any word, sentence, clause, phrase, or provision of this ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this ordinance shall not be affected thereby.

SECTION 6. This ordinance shall take effect immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this 16th day of July, A.D. 2018.

H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____
TIMOTHY J. McCAUSLAND
CITY ATTORNEY

Table 3.4-1 Urban Neighborhood Standards

Urban Neighborhood UNH ¹	Context sub-district: RA-1, RA-2		Context sub-district: RA-3, RA-4, RB		Context sub-district: MF-12, MF-16, MF-22		Context sub-district: O-1, C-1	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Block Requirements								
Block Face		700'		650'		650'		650'
Block Perimeter		2,000'		1,900'		1,900'		1,900'
Building Types	Detached		Detached, Attached by Conditional Use within RA-3 and RA-4 (Special: SFA, ZLL ,CT) ⁵		Detached, Attached (Special: SFA, ZLL , CT)		Detached, Attached (Special: SFA, ZLL ,CT)	
Lot Requirements								
Lot Width	75'	150'	50'	100'	60'	200'	50'	100'
Lot Area	9,000 sf	22,500 sf	5,000 sf	15,000 sf	8,100 sf	60,000 sf	5,000 sf	15,000 sf
Lot Coverage ²		55%		55%		80%		60% Detached 90% Attached
Principal Building Requirements								
Street Setback								
Arterial	20'	35'	15'	25'	15'	25'	15'	25'
Collector	15'	35'	15'	25'	10'	25'	10'	25'
Main Street	0'	15'	0'	15'	0'	15'	0'	15'
Local Street	15'	30'	15'	20'	10'	20'	10'	20'
Interior Side Setback (Minimum)	7' Detached		0' SFA or ZLL 5' Detached		0' SFA or ZLL 10' Detached		0' Attached, SFA or ZLL 5' Detached	
Rear Setback	20'		15'		20'		20'	
Frontage Buildout	50%		50%		60% ³		60% ³	
Building Height		35'		35'		40' ⁶		36' ⁶
Parking Location	Zone 1, 2, 3, 4		Zone 1, 2, 3, 4		Zone 2, 3 ⁴		Zone 2, 3 ⁴	
Entrance Feature	Porch, Stoop		Porch, Stoop		Porch, Stoop, Forecourt		Commercial	
Other	Civic Open Space Requirements in accordance with Sub-Section 3.4.6 ; Design Standards for Principal Buildings in accordance with Sub-Section 3.4.7 ; Other Standards in accordance with Sub-Section 3.4.8							

¹For **sub-district MH**, the maximum block face shall be 650' and the maximum block perimeter shall be 1,900'. Urban form standards shall be as set forth in [Section 5.11](#).
²Subject to applicable Floor Area Ratio limits. See [Table 1.4-2](#). Maximum lot coverage may be higher where single-family attached uses are permitted by right or as a conditional use.
³The required frontage buildout may be reduced only as required to accommodate access to a rear parking area for which no other access is available. In which case access shall be limited to a single 20' wide drive.
⁴Parking permitted in Zone 1 only if parking in other zones is not feasible due to physical site constraints or where necessary to maintain pre-existing cross-access connections.
⁵The ZLL and CT special building types are subject to establishment procedures for single-family sub-districts in accordance with Sub-Section 3.4.3.2.
⁶For properties located outside of designated historic districts, maximum height of 55' if the principal use is multi-family residential or residential located above a 1st floor non-residential use where permitted in accordance with [Table 2.3-1](#).