

ORDINANCE NO. 140

AN ORDINANCE OF THE TOWN OF CINCO BAYOU, FLORIDA, AMENDING APPENDIX A, SECTION 3, CODE OF ORDINANCES OF THE TOWN OF CINCO BAYOU, FLORIDA, ADDING A FOURTH DISTRICT TO BE KNOWN AS THE MIXED RESIDENTIAL FAMILY DWELLING DISTRICT, MR-1, REPEALING ORDINANCES INCONSISTENT WITH SAID ORDINANCE, SEVERING INVALID PORTIONS OF SAID ORDINANCE; PRESCRIBING AN EFFECTIVE DATE THEREOF.

WHEREAS, the Mayor and members of the Town Council of the Town of Cinco Bayou, Florida, deem it to be in the best interests of the Town to establish a zoning district that will allow the construction/placement of mixed residential housing unit; and,

WHEREAS, an area exists within the Town where mixed housing units, i.e., single family houses, single and duplex apartments and mobile homes, have been situated since the Town was chartered in 1950; and,

WHEREAS, the present zoning ordinance does not provide guidelines for the placement and occupancy of mobile homes within the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CINCO BAYOU, FLORIDA. THAT:

SECTION 1. Appendix A, "Zoning" of the Code of Ordinances, Town of Cinco Bayou, Florida, is hereby amended to read as follows:

A. Section 3. The first paragraph is amended to read:

In order to classify and regulate the uses of land and buildings, the height and bulk of buildings, the area of yards and other open spaces about the buildings, and the intensity of land use, the Town of Cinco Bayou is divided into four (4) districts to be known as follows:

R-1 Multiple Family Dwelling District

MR-1 Mixed Residential Family Dwelling District

C-1 Limited Commercial District

C-2 General Commercial District

(The remaining paragraphs of Section 3 are unchanged)

B. Following Section 5, add the following:

Section 5.5. MR-1 MIXED RESIDENTIAL FAMILY DWELLING DISTRICT.

(a) Uses permitted: Within any MR-1 Mixed Residential Family Dwelling District, no building, structure, land or water shall be used except for one (1) or more of the following uses:

(1) Any uses permitted in R-1 district.

(2) Mobile homes.

(3) Mobile home parks.

(b) Building height regulations: No building or structure shall exceed thirty-five (35) feet in height.

(c) Building site area required: The minimum building site area shall be one lot or a parcel of land five thousand (5,000) square feet in area for each one (single) family dwelling; for each two-family dwelling three thousand (3,000) square feet; for each multiple-family dwelling one thousand five hundred (1,500) square feet; for each mobile home two thousand five hundred (2,500) square feet. Such parcels or lots shall have a minimum front width of at least fifty (50) feet for permanent structures and twenty five (25) feet for mobile homes. Where a lot or parcel of land has an area of less than the above required minimum and was recorded as such at the time of the passage of this ordinance, said lot may be occupied by a single-family dwelling, provided however that the minimum side and front yard requirements set out in this section are conformed with.

(d) Front yard required: There shall be a front yard of a depth not less than the average depths of the front yards of the lots within the same block fronting the same street whether immediately adjacent thereto or not. In case there is no dwelling in the block, the front yard shall be not less than twenty (20) feet.

(e) Side yard required: There shall be a side yard on each side of the main building/mobile home having a width of not less than five (5) feet.

(f) Rear yard required: There shall be a rear yard not less than twenty-five (25) feet in depth, for principal building on the lot and not less than seven and one-half (7- 1/2) feet for accessory buildings.

(g) Lot Coverage: Fifty (50) per cent of the lot area is the maximum which may be covered by structures.

(h) Off-street parking regulations: Where a lot is occupied by a multiple dwelling, there shall be provided accessible parking space on the lot, either garage or surfaced area, adequate to accommodate one (1) car for every dwelling unit on the lot. See Section 9.

(i) Mobile Home Parks: A mobile home park will have sufficient space as defined in paragraphs (c) through (h) for a minimum of four (4) mobile homes.

SECTION 2. SEVERABILITY. If any word, sentence, phrase, clause, section or portion of this ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion of words shall be deemed a separate and independent provision and such holding shall not effect the validity of the remaining portion thereof.

SECTION 3. REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS. All ordinances and resolutions of the governing body in conflict herewith are hereby repealed.

SECTION 4. EFFECTIVE DATE. This ordinance shall become effective immediately upon its final passage and adoption.

Adopted this 20th day of August, 1990.

Approved:


Mayor



Attest:


Town Manager/Clerk