

1 **ORDINANCE SUMMARY**

2 No current regulations apply to temporary portable storage containers within Lake County. This
3 ordinance would define what temporary portable storage containers are as well as regulate temporary
4 portable storage containers, including the location, duration, and numbers of containers allowed on
5 properties within Lake County.

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7 Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code
8 sections. The notation “* * *” indicates that all preceding or subsequent text remains unchanged.
9 Renumbering and/or relettering were added as needed.

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11 **ORDINANCE 2015 – 55**

12
13 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY,**
14 **FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAKE COUNTY LAND**
15 **DEVELOPMENT REGULATIONS, CHAPTER II, ENTITLED “DEFINITIONS”, TO CREATE**
16 **DEFINITIONS RELATED TO TEMPORARY PORTABLE STORAGE CONTAINERS, AMENDING**
17 **CHAPTER III, LAKE COUNTY LAND DEVELOPMENT REGULATIONS, ENTITLED “ZONING**
18 **DISTRICT REGULATIONS”, TO CREATE SECTION 3.14.00, ENTITLED “TEMPORARY**
19 **PORTABLE STORAGE CONTAINERS” AND TO AMEND CHAPTER X, LAKE COUNTY LAND**
20 **DEVELOPMENT REGULATIONS, ENTITLED “ACCESSORY AND TEMPORARY STRUCTURES**
21 **AND USES”, SECTION 10.01.01 “GENERAL REQUIREMENTS FOR ACCESSORY**
22 **STRUCTURES” TO PROHIBIT CARGO CONTAINERS IN RESIDENTIAL ZONING DISTRICTS;**
23 **PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING**
24 **FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE**
25 **DATE.**

26
27 **WHEREAS,** the Lake County Board of County Commissioners (the “Board”) determines that it is
28 in the best interest of its residents, business and visitors to enact sufficient zoning regulations to ensure
29 their health, safety and welfare in regards to temporary portable storage containers; and
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31 **WHEREAS,** the Board desires to establish regulations for temporary portable storage containers
32 that are streamlined and appropriate for Lake County; and
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34 **WHEREAS,** the Planning & Zoning Board, in its capacity as the Local Planning Agency, considered
35 this ordinance and recommended approval at a properly advertised public hearing on November 25,
36 2015; and
37

38 **WHEREAS,** on December 1, 2015 and December 15, 2015, this Ordinance was heard at a public
39 hearing before the Lake County Board of County Commissioners;
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41 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
42 Florida, as follows:
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44 **Section 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by
45 reference.
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2 5. A TPSC shall not be permitted in a manner that impairs a motor vehicles operator's
3 view of other vehicles, bicycle or pedestrian ways, entering or exiting a sidewalk or
4 right-of-way, or in a manner that obstructs the flow of pedestrian or vehicular
5 traffic.

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7 C. Duration. TPSCs may remain on a parcel or lot for a maximum of one hundred and twenty
8 (120) days during a calendar year.

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10 3.14.04 Exemptions. The following shall be exempt from the provisions of this Section:

- 11
12 A. Structures such as storage sheds that are assembled on site or pre-manufactured, roll off
13 trash bins, trucks, or trailers.
14
15 B. Properly permitted businesses that sell, rent or lease TPSCs.
16
17 C. A TPSC used in conjunction with an agricultural use on land classified as agricultural by the
18 Lake County Property Appraiser pursuant to Chapter 193, Florida Statutes.
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20 **Section 4. Amendment.** Section 10.01.01. Lake County Code, Appendix E, Lake County Land
21 Development Regulations, entitled "General Requirements for Accessory Structures," is hereby
22 amended to read as follows:

23
24 **10.01.01 General Requirements for Accessory Structures.** Accessory Structures used in conjunction
25 with a residential dwelling unit may be allowed on a Lot, provided that the following requirements are
26 met. This section does not apply to nonresidential farm structures used for agricultural purposes on a
27 bona-fide farm.

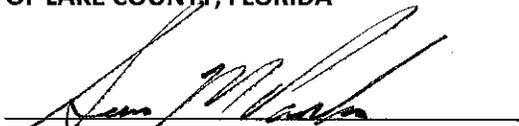
- 28 A. There Shall be a lawful dwelling unit on the Lot;
- 29 B. An Accessory Structure(s) Shall comply with applicable standards and Codes, unless
30 exempted or superseded elsewhere in these Regulations;
- 31 C. An Accessory Structure(s) Shall not be located in a required Buffer area, Landscape Buffer,
32 wetland buffers or minimum Building Setback area;
- 33 D. For lots less than one (1) acre in size, the square footage of an Accessory Structure(s) shall
34 not exceed eighty (80) percent of the main floor square footage of the enclosed living area
35 of the dwelling unit, which excludes features such as garages, patios, and porches. If there is
36 more than one (1) Accessory Structure, the combined square footage shall apply;
- 37 E. An Accessory Structure(s) shall not exceed the height of the dwelling unit or twenty-five (25)
38 feet, whichever is greater.
- 39 F. Accessory structures that are buildings shall be located in side and rear yards, unless:
- 40 1. The accessory building is the same architectural style and the exterior walls and
41 roof are the same material and color as the principal dwelling unit; or

1 Section 8. Effective Date. This Ordinance shall become effective as provided for by law.

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3 Enacted this 15th day of December, 2015.

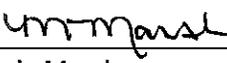
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5 Filed with the Secretary of State December 28, 2015.

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10 ATTEST:
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14 Neil Kelly, Clerk of the
15 Board of County Commissioners
16 of Lake County, Florida
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BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

Sean M. Parks, Chairman

This 17 day of December, 2015.

24 Approved as to form and legality:

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26 
27
28 Melanie Marsh
29 County Attorney



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 28, 2015

Honorable Neil Kelly
Clerk of the Circuit Court
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Ms. Susan Boyajan, Board Support

Dear Mr. Kelly:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your electronic copy of Lake County Ordinance No. 2015-55, which was filed in this office on December 28, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb