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3 **Staff Summary**

4 This ordinance amends Section 3.01.02(A), Land Development Regulations, to  
5 reduce the minimum width requirement for single family dwelling units from twenty-  
6 three feet six inches (23'6") to twenty-three feet four inches (23'4"). This ordinance was  
7 considered by the Local Planning Agency on October 26, 2007 and recommended for  
8 approval 5-1.

9 **ORDINANCE NO. 2007-\_\_\_\_\_**

10 **4**

11 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE**  
12 **COUNTY, FLORIDA; AMENDING SECTION 3.01.02(A) LAKE COUNTY**  
13 **CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED**  
14 **CLASSIFICATION OF USES, TO CHANGE THE MINIMUM WIDTH FOR**  
15 **SINGLE FAMILY DWELLING UNITS; PROVIDING FOR SEVERABILITY;**  
16 **PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN**  
17 **EFFECTIVE DATE.**

18  
19 **WHEREAS,** the Board of County Commissioners has adopted Land  
20 Development Regulations governing the minimum width of single family dwelling units;  
21 and

22  
23 **WHEREAS,** it has been noted that many mobile homes are now constructed at a  
24 slightly smaller width than is currently permitted; and

25  
26 **WHEREAS,** in order to accommodate certain types of standardized  
27 constructions, it is necessary to reduce slightly the minimum width of single family  
28 dwelling units; and

29  
30 **NOW THEREFORE, BE IT ORDAINED** by the Board of County  
31 Commissioners of Lake County, Florida, as follows:

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33 **Section 1. Recitals.** The foregoing recitals are true and correct and  
34 incorporated herein by reference.

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36 **Section 2. Amendment.** Section 3.01.02(A) Lake County Code, Appendix E,  
37 Land Development Regulations, entitled Classification of Uses, is amended to read as  
38 follows:

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40 **3.01.02 Classification of Uses.**

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42 **A. Residential Uses:**

- 43  
44 1. Single-Family Dwelling Unit. One (1) Dwelling Unit, including  
45 modular and mobile homes, that may be detached from any other  
46 Dwelling Unit or may be attached to another single-family

1 Dwelling Unit on an adjacent Lot by a common party wall.

- 2
- 3 a. Single-Family Dwelling Units Shall have a minimum width
- 4 of 23 feet ~~six~~ four inches at the narrowest point, excluding
- 5 any attached screened room, architectural design features,
- 6 garages, Carports or utility area. Prior to the issuance of
- 7 any Building or use Permits, site plans set forth under the
- 8 general provision section shall be submitted to the County
- 9 Manager or designee for his approval.
- 10
- 11 b. The pitch of the main roof shall not be less than one (1)
- 12 foot of rise for each four (4) feet of horizontal run and a
- 13 minimal overhang of six (6) inches. Installed gutter may be
- 14 counted as part of the six (6) inch overhang.
- 15
- 16 c. A solid foundation or permanent skirting shall be required
- 17 around the perimeter of the unit.
- 18
- 19 d. Any wheels, tongue or any transportation apparatus must
- 20 be removed or enclosed.
- 21

22 *(The remainder of this section remains unchanged)*

23

24 **Section 3. Severability.** If any section, subsection, sentence, clause, phrase,

25 word or provision of this ordinance is for any reason held invalid or unconstitutional by

26 any court of competent jurisdiction, whether for substantive, procedural, or any other

27 reason, such portion shall be deemed a separate, distinct and independent provision, and

28 such holding shall not affect the validity of the remaining portions of this ordinance.

29

30 **Section 4. Inclusion in the Code.** It is the intention of the Board and it

31 is hereby provided that the provisions of this ordinance shall be made a part of the Lake

32 County Code; that the sections of this ordinance may be renumbered or relettered to

33 accomplish such intention; and that the word "ordinance" may be changed to "section",

34 "article", or other appropriate designation.

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36 **Section 5. Effective Date.** This Ordinance shall become effective as provided

37 for by law.

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40 Enacted this \_\_\_\_ day of \_\_\_\_\_, 2007.

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42 Filed with the Secretary of State \_\_\_\_\_2007.

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44 Effective \_\_\_\_\_.

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47 ATTEST:

BOARD OF COUNTY COMMISSIONERS

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OF LAKE COUNTY, FLORIDA

\_\_\_\_\_  
James C. Watkins, Clerk of the  
Board of County Commissioners  
of Lake County, Florida

\_\_\_\_\_  
Welton G. Cadwell, Chairman

This \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Approved as to form and legality:

\_\_\_\_\_  
Sanford A. Minkoff  
County Attorney