

ORDINANCE 01-2022

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-66 OF CHAPTER 78, ARTICLE III, SECTION 78-66 PERTAINING TO THE R-2 RESIDENTIAL ZONING DISTRICT TO INCLUDE PROVISIONS RELATED TO TOWNHOUSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Code establishes zoning districts, and has codified these zoning districts in Chapter 78, of the Town's Code of Ordinances; and

WHEREAS, Article III, Section 78-66 of the Town's Code of Ordinances sets forth certain residential uses that are permitted in this zoning district; and

WHEREAS, the Community Development Director has recommended that the Town Commission amend Chapter 78, Article III, Section 78-66, to expressly identify townhouses as a use permitted within this zoning district.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:

Section 1. The whereas clauses are incorporated herein as true and correct and as the legislative findings of the Town Commission.

Section 2. Chapter 78, Article III, Section 78-66 (3) and (5) of the Town Code is hereby amended to read as follows:

Sec. 78-66. R-2 residence districts.

- (3) *Building site area.* Every parcel of land on which a dwelling structure is erected shall have an area of not less than the following:
 - a. Single-family dwellings, 7,500 square feet.
 - b. Two-family duplex dwellings, 10,000 square feet.
 - c. Three-family dwelling, 12,000 square feet.

- d. Structures have more than three dwelling units, 2,000 square feet for each additional unit added to the base of 12,000 square feet.
 - 1. ~~The minimum width of lot at the building line shall be 75 feet for interior lots and 100 for corner lots.~~
 - 2. ~~No building structure with its accessory buildings shall occupy more than 60 percent of the lot or parcel area, exclusive of front and side yards.~~
- (5) Yard Regulations.
- a. *Front yard.* There shall be a front yard of not less than 30 feet measured from the street or highway or highway right-of-way line to the front wall of the building or structure except in those blocks in which a 25-foot front yard has already been established. On "thru" lots having frontages on two streets, the required front yard shall be provided on both street.
 - b. *Side yard.* There shall be a side yard on each side of the principal building having a width of not less than ten feet. On a corner lot, there shall be a side yard of not less than 15 feet from the property line of the intersecting street. For townhouses, the interior lot lines resulting from the interior townhouse lot lines shall not have a required setback.
 - c. *Rear yard.* There shall be a rear yard of not less than seven feet measured from the rear lot line to the rear wall of the building, or to a permanent part of the building which projects from or over the rear wall of the building, if such projection occurs.
 - d. *Lot size.* The minimum width of the lot at the building line shall be 75 feet for interior lots and 100 feet for corner lots, except in townhouse developments whereby these standards shall apply to the overall townhouse development site (or building site area). Individual townhouse lots shall not be limited.
 - e. *Coverage.* No building or structure with its accessory buildings shall occupy more than 50 percent of the lot or parcel area.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Codification.

The Sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinance" may be changed to "section", "article", or any other appropriate word.

Section 5. Repeal of Laws in Conflict.

All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon adoption by the Town Commission.

Upon First Reading this 6 day of April, 2022, the foregoing Ordinance was offered by Commissioner Linden, who moved its approval. The motion was seconded by Commissioner Michaud and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	_____
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>Absent</u>	_____
COMMISSIONER JOHN LINDEN	<u>/</u>	_____
COMMISSIONER ROGER MICHAUD	<u>/</u>	_____
COMMISSIONER MARY BETH TAYLOR	<u>/</u>	_____

PUBLISHED IN THE PALM BEACH POST THIS 10 DAY OF April, 2022

Upon Second Reading this 20 day of April, 2022, the foregoing Ordinance, was offered by Commissioner Linden, who moved its adoption. The motion was seconded by Commissioner Taylor and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	_____
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>Via Zoom</u>	_____
COMMISSIONER JOHN LINDEN	<u>/</u>	_____
COMMISSIONER ROGER MICHAUD	<u>/</u>	_____
COMMISSIONER MARY BETH TAYLOR	<u>/</u>	_____

The Mayor thereupon declared **Ordinance No.** 01-2022 duly passed and adopted this 20 day of April, 2022.

TOWN OF LAKE PARK, FLORIDA

BY: [Signature]
Mayor, Michael O'Rourke

ATTEST:

Approved as to form and legal sufficiency:

[Signature]
Town Clerk, Vivian Mendez

[Signature]
Town Attorney, Thomas J. Baird



Town of Lake Park Code of Ordinances

Sec. 78-2. Definitions.

(...)

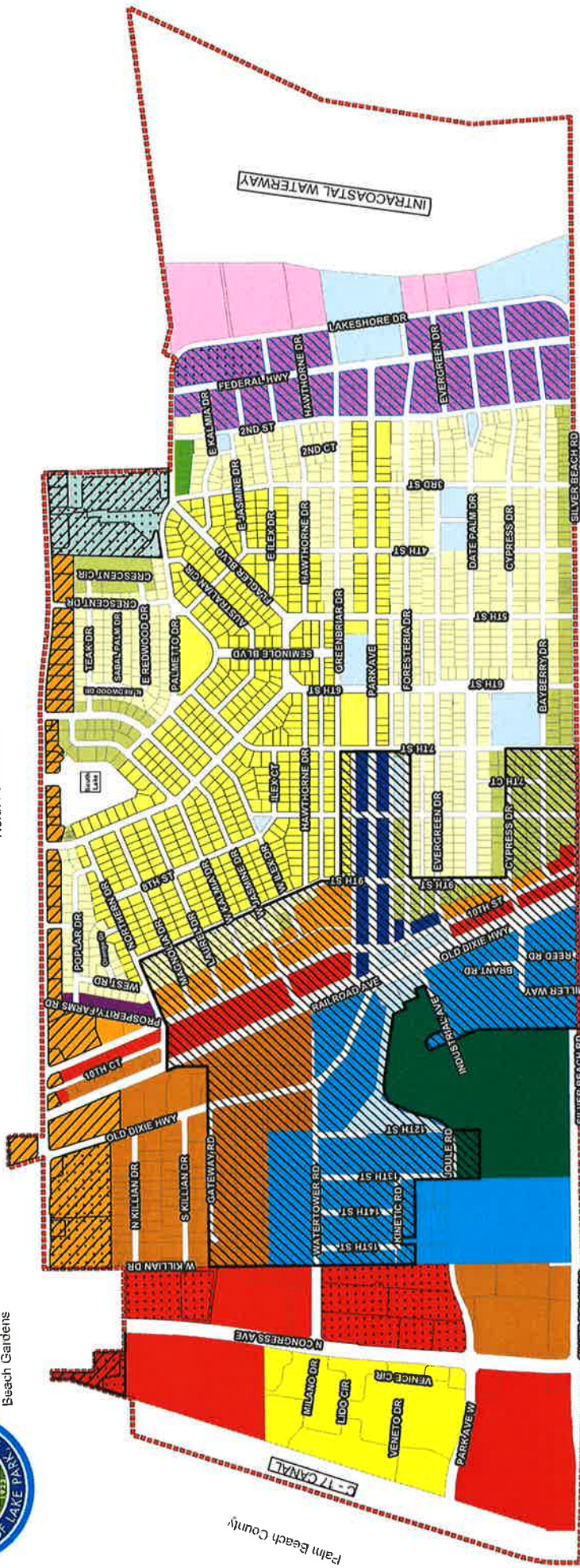
Townhouse means a single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling.

Lake Park Zoning Map



City of
Beach Gardens

Village of
North Palm Beach



Palm Beach County

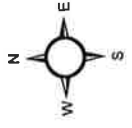
- Legend**
- NBOZ Overlay
 - TOWN BOUNDARY
 - Planned Unit Development Overlay
 - CRA Overlay
 - FHIMUDO Federal Highway Mixed Use District Overlay

- Zoning**
- C1 BUSINESS DISTRICT
 - C1B NEIGHBORHOOD COMMERCIAL DISTRICT
 - C2 BUSINESS DISTRICT
 - C3 BUSINESS DISTRICT

- City of
Riviera Beach
- C4 BUSINESS DISTRICT
 - CLUC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL
 - CONSERVATION
 - MU MIXED USE
 - P PUBLIC DISTRICT

- PADD PARK AVENUE DOWNTOWN DISTRICT
- R1 SINGLE FAMILY RESIDENCE DISTRICT
- R1A SINGLE FAMILY RESIDENCE DISTRICT
- R1AA RESIDENCE DISTRICT
- R1B TWO FAMILY RESIDENCE DISTRICT

- R2 MULTIPLE FAMILY RESIDENCE DISTRICT
- R2A MULTIPLE FAMILY RESIDENCE DISTRICT
- TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT



Map Date: 10/18/2021



Nadia Di Tommaso - Director
Community Development Department
Town of Lake Park
535 Park Ave, Lake Park, FL 33403
561-881-3319 561-881-3323 (fax)
ndiommasso@lakeparkflorida.gov