

ORDINANCE NO. 6050

PROPOSED ORDINANCE NO. 24-034

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC24-002 TO ARTICLE 3 (URBAN FORM STANDARDS), SECTION 3.5 (EXCEPTIONS TO URBAN FORM STANDARDS) OF THE LAND DEVELOPMENT CODE TO REVISE THE DEVELOPMENT STANDARDS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES TO REDUCE THE MAXIMUM LOT COVERAGE FROM 55% TO 45% IN URBAN NEIGHBORHOOD CONTEXT SUB-DISTRICTS, DEFINE THE MINIMUM FRONT YARD SETBACK FOR INFILL PROPERTIES LOCATED WITHIN ESTABLISHED RESIDENTIAL NEIGHBORHOODS, AND DEFINE THE FRONTAGE BUILDOUT AS A PERCENTAGE OF THE OVERALL WIDTH OF THE PRINCIPAL STRUCTURE; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; 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, the Planning and Zoning Board held a public hearing on July 16, 2024, to consider Text Amendment LDC24-002 to Article 3 (Urban Form Standards), Section 3.5 (Exceptions to Urban Form Standards) of the Land Development Code to revise the development standards for single-family and two-family residential uses to reduce the maximum lot coverage from 55% to 45% in Urban Neighborhood Context sub-districts, define the minimum front yard setback for infill properties located within established residential neighborhoods, and define

the frontage buildout as a percentage of the overall width of the principal structure;
and

WHEREAS, the Planning and Zoning Board, at the conclusion of its regular meeting on August 20, 2024, approved and recommended to the City Commission that Text Amendment LDC24-002 to the Land Development Code be adopted; and

WHEREAS, the City Commission, after conducting a duly-advertised public hearing at which all interested persons were afforded the opportunity to be heard, finds that it is in furtherance of the public health, safety and welfare of the citizens of the City of Lakeland to adopt Text Amendment LDC24-002 as described above;

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

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

SECTION 2. Text Amendment LDC24-002 to the Land Development Code, as set forth in Attachment "A," attached hereto and made a part hereof, is hereby adopted and made a part of the City's Land Development Code.

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 5885, 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 September, A.D. 2024.



H. William Mutz

H. WILLIAM MUTZ, MAYOR

ATTEST: *Heather S. Bradman*
for KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

Palmer C. Davis

PALMER C. DAVIS
CITY ATTORNEY

ATTACHMENT "A"

ARTICLE 3.5: EXCEPTIONS TO URBAN FORM STANDARDS

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% 45%		55% 45%		80%		60% Detached 90% Attached
Principal Building Requirements								
Street Setback								
Arterial	20'	50'	15'	40'	15'	25'	15'	25'
Collector	15' ²	50'	15' ²	35'	10'	25'	10'	25'
Main Street	0' ²	15'	0' ²	15'	0'	15'	0'	15'
Local Street	15' ²	40'	15' ²	30'	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 ⁸	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.			
<p>¹ For 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. ² Subject 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.</p> <p>³ The 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.</p> <p>⁴ Parking 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.</p> <p>⁵ The 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.</p> <p>⁶ For 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.</p> <p>⁷ For infill properties located within established residential neighborhoods, the minimum front yard setback shall be the average front yard setback for existing buildings located on the same side of the street, within the same conventional zoning district, and within two hundred (200) feet on either side on the lot or parcel to be built upon.</p> <p>⁸ For Single-Family Detached and Two-Family Uses, frontage buildout shall be defined as the percentage of the overall width of a principal dwelling which must be built to or within front setback range specified.</p>				

(Ord. No. 5455, 07-21-14; Ord. No. 5522, 07-20-15; Ord. No. 5582, 05-16-16; Ord. No. 5734, 07-16-18; Ord. No. 19-007, § 1.2(Att. A), 11-18-19)

Table 3.4-5 Suburban Neighborhood Standards

Suburban Neighborhood SNH 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'		700'		700'		700'
Block Perimeter		2,000'		2,000'		2,000'		2,000'
Allowable Building Types	Detached		Detached, Attached by Conditional Use within RA-3 and RA-4 (Special: SFA)		Detached, Attached (Special: SFA)		Detached	
Lot Requirements								
Lot Width	75'		60'		200'		60'	

Lot Area	10,000 sf		7,000 sf		60,000 sf		7,000'	
Lot Coverage ²		35%		35%		50%		35%
Principal Building Requirements								
Street Setback								
Arterial	25'	55'	20'	45'	25'	55'	20'	45'
Collector	20' ⁴	50'	15' ⁴	45'	20'	50'	15'	45'
Main Street	0' ⁴	25'	0' ⁴	25'	0'	25'	0'	25'
Local Street	15' ⁴	50'	15' ⁴	40'	15'	50'	15'	40'
Interior Side Setback	9'		7'		7' 1 story 9' 2+ stories		7'	
Rear Setback	25'		20'		30'		20'	
Frontage Buildout ³	25%		25%		25%		50% ³	
Building Height		35'		35'		40'		36'
Parking Location	Zone 1, 2, 3, 4		Zone 1, 2, 3, 4		Zone 1, 2, 3, 4		Zone 1, 2, 3, 4	
Entrance Feature	Optional		Optional		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.							
¹ For Context sub-district MH, the maximum block face shall be 700' and the maximum block perimeter shall be 2,000'. Development standards shall be as set forth in Section 5.11. ² Subject 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. ³ The 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. ⁴ For infill properties located within established residential neighborhoods, the minimum front yard setback shall be the average front yard setback for existing buildings located on the same side of the street, within the same conventional zoning district, and within two hundred (200) feet on either side on the lot or parcel to be built upon. ⁵ For Single-Family Detached and Two-Family Uses, frontage buildout shall be defined as the percentage of the overall width of a principal dwelling which must be built to or within the front setback range specified.								

(Ord. No. 5455, 07-21-14; Ord. No. 5582, 05-16-16; Ord. No. 19-007, § 1.2(Att. A), 11-18-19)