

ORDINANCE NO. 2017-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, ALLOWING THE RECONSTRUCTION OF SINGLE-FAMILY HOMES ON 50' WIDE LOTS IN THE R-1B ZONING DISTRICT, AS LONG AS AN OCCUPIED SINGLE-FAMILY HOME EXISTED ON THE SAME LOT WITHIN THE LAST FIVE YEARS, AMENDING SECTION 110-218, LOT AND BUILDING REQUIREMENTS, PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES, CONFLICT, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the City of Clewiston, Florida, has encountered numerous requests for variances from the lot-size requirements provided in Section 110-218; and

WHEREAS, the City has determined that allowing the rebuilding of single-family homes that existed on 50' lots is in the best Planning and Zoning interests of the City and is consistent with the City of Clewiston Comprehensive Land Use Plan.

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

SECTION 1. The Code of Ordinances of the City of Clewiston, Section 110-218, is hereby amended as follows:

The principal building, accessory buildings and other land uses in the R-1B Single-Family Residential District shall be located so as to comply with the following requirements:

- (1) Minimum lot area: 14,000 square feet.
- (2) Minimum lot width at building line: 90 feet, 50 feet*.
- (3) Minimum lot depth: 125 feet.
- (4) Minimum front yard: 30 feet.
- (5) Minimum rear yard: 20 feet.
- (6) Minimum side yard (interior): ten feet.

- (7) Minimum side yard (corner): 15 feet.
- (8) Minimum setback from lot line for accessory structures:
 - a. Front: 60 feet.
 - b. Rear: ten feet.
 - c. Side (interior): 7.5 feet.
 - d. Side (corner): 15 feet.
- (9) Minimum living area of residences: 1,300 square feet.

*If an occupied single-family residence existed on the lot in the previous five years.

SECTION 2. INCLUSION IN THE CODE OF ORDINANCES. The provisions of this ordinance shall become and be made a part of the City Code of Ordinances and the sections of this ordinance may be renumbered and codified to accomplish this end.

SECTION 3. CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed. All ordinances or parts of ordinances not specifically in conflict herewith are hereby continued in full force and effect.

SECTION 4. SEVERABILITY. If any part of this ordinance is declared invalid by a court of competent jurisdiction, such part or parts shall be severable, and the remaining part or parts shall continue to be in full force and effect.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and approval consistent with all requirements of general law.

PASSED on first reading by the City Commission on March 20, 2017.

PASSED AND ADOPTED on second and final reading by the City Commission on April 17, 2017.

ATTEST:

CITY OF CLEWISTON, FLORIDA

Mary K. Combass, Interim City Clerk

Mali Gardner, Mayor

(MUNICIPAL SEAL)

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: _____
Gary M. Brandenburg, City Attorney