

1 **ORDINANCE SUMMARY**
2 **ACCESSORY AND TEMPORARY STRUCTURES AND USES**
3

4 This ordinance proposes to amend Chapter X of the Lake County Land Development Regulations
5 (LDR), entitled "Accessory and Temporary Structures and Uses", to update the LDR for clarity and to
6 meet all requirements of the 2030 Comprehensive Plan relating to accessory and temporary
7 structures and uses. Generally this ordinance does the following:

- 8
- 9 • Allows accessory structures in the front yard, if requirements are met.
 - 10 • Adds product consultants, internet based businesses and cottage food operations as allowed
11 uses as a home occupation.
 - 12 • Creates a section for the use of temporary sales offices and temporary construction offices.
 - 13 • Reorganized the Chapter to separate accessory structures/buildings and accessory uses for
14 clarity.

15
16 Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing
17 Code sections. Renumbering and re-lettering shown as needed.

18
19 **Ordinance No. 2013-_____**

20 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY,**
21 **FLORIDA; AMENDING THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT**
22 **REGULATIONS; AMENDING CHAPTER X, ENTITLED "ACCESSORY AND TEMPORARY**
23 **STRUCTURES AND USES" IN ORDER TO UPDATE CHAPTER X PURSUANT TO THE LAKE**
24 **COUNTY 2030 COMPREHENSIVE PLAN, REORGANIZE IT AND ADD TWO NEW SECTIONS;**
25 **ADDING SECTION 10.02.05 "TEMPORARY SALES OFFICE" AND SECTION 10.02.06**
26 **"TEMPORARY CONSTRUCTION OFFICE"; PROVIDING FOR SEVERABILITY; PROVIDING FOR**
27 **INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE;**
28 **AND PROVIDING FOR AN EFFECTIVE DATE.**

29 **WHEREAS**, on September 22, 2011, the Lake County 2030 Comprehensive Plan became
30 effective, requiring the Land Development Regulations to be updated; and

31 **WHEREAS**, on November 8, 2011, the Board of County Commissioners approved the Land
32 Development Regulation Work Program; and

33 **WHEREAS**, the amendments to Chapter X of the LDR, entitled "Accessory and Temporary
34 Structures and Uses", is scheduled for year two of the Land Development Regulations Work
35 Program; and

36 **WHEREAS**, the Planning & Zoning Board, in its capacity as the Local Planning Agency,
37 considered this ordinance and recommended approval at a properly advertised public hearing on
38 February 6, 2013; and

1 **WHEREAS**, the Board of County Commissioners (the "Board") desires to amend Chapter X,
2 LDR, to bring the LDR into conformity with the 2030 Comprehensive Plan by adding and amending
3 regulations pertaining to accessory and temporary structures and uses;

4 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake
5 County, Florida, that:
6

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

9 **Section 2. Amendment.** Chapter X, Lake County Code, Appendix E, Land
10 Development Regulations, entitled "Accessory and Temporary Structures and Uses", shall be
11 amended to read as follows:
12

13 **CHAPTER X Accessory and Temporary Structures and Uses**

14 10.00.00 Generally.

15 It is the purpose of this Chapter to regulate the installation, configuration, and use of Accessory and
16 temporary Structures and uses , ~~and the conduct of Accessory and temporary uses~~ in order to
17 preserve the community and property values and to protect the community character ~~ensure that they~~
18 are not harmful either aesthetically or physically to residents and surrounding areas.

19 10.01.00 Residential Accessory and Temporary Structures and Uses, ~~and Structures.~~

20 10.01.01 General ~~Standards And Requirements~~ for Accessory Structures. Accessory Structures
21 used in conjunction with ~~in a~~ residential dwelling unit ~~and agricultural zoning districts~~ may be allowed
22 on a Lot, provided that the following requirements are met. This section does not apply to
23 nonresidential farm structures used for agricultural purposes on a bona-fide farm.

24 A. There Shall be a lawful Permitted dwelling unit Principal Structure ~~on the Lot; that is in full~~
25 compliance with all standards and requirements of these Regulations.
26

27 ~~B. A structure for agricultural purposes (General and Non-Intensive), on conforming Lots in~~
28 ~~Agriculture (A), Ranchette (RA) and Agricultural Residential (AR) Zoning Districts shall be~~
29 ~~considered the Principal Structure.~~

30
31 B.C. An All Accessory Structure(s) Shall comply with applicable standards and Codes, unless
32 exempted or superseded elsewhere in these Regulations. ;

33
34 C.D. An Accessory Structure(s) Shall not be located in a required Buffer area, Landscape
35 Buffer Strips, wetland buffers or minimum Building Setback area. ;

36
37 D.E. For lots less than one acre in size, the square footage of an Accessory Structure(s) square
38 footage shall not exceed 80% of the main floor square footage of the enclosed living area of

1 | the dwelling unit~~Permitted Principal Structure~~, which excludes~~excluding~~ features such as
2 | garages, patios, and porches. If there is more than one Accessory Structure, the combined
3 | square footage shall apply; ~~:-~~

4 |
5 | ~~E.F.~~ An Accessory Structure(s) Shall not exceed the height of the dwelling unit~~Principal Structure~~
6 | or twenty-five (25) feet, whichever is greater.

7 |
8 | F. Accessory structures that are buildings shall be located in side and rear yards, unless:

9 |
10 | 1. The accessory building is the same architectural style and the exterior walls and roof are
11 | the same material and color as the principal dwelling unit; or

12 |
13 | 2. The accessory building is the type typically found in the front yard, such as gazebos, well
14 | coverings, or mailbox enclosures. Such building shall be no greater than one hundred
15 | (100) square feet or of the minimum size and height to accomplish the use, whichever is
16 | less; or

17 |
18 | 3. The accessory building is located a minimum of one hundred (100) feet from the front
19 | property line.

20 |
21 | G. Vehicles, Manufactured Housing and Mobile Homes, Shall not be used as storage Buildings,
22 | utility Buildings, or other such uses.

23 |
24 | ~~G. Conforming Lots within the Agriculture (A), Ranchette (R) and Agricultural Residential (AR)~~
25 | ~~Zoning Districts that are two (2) acres in size or larger shall be exempt from Sections E. and~~
26 | ~~F. above.~~

27 |
28 | ~~10.01.02 Storage Buildings, Utility Buildings, and Non-Commercial Greenhouses.~~

29 | ~~A. No Accessory Buildings used for industrial storage of hazardous, incendiary, noxious, or~~
30 | ~~pernicious materials Shall be located nearer than one hundred (100) feet from any property~~
31 | ~~line.~~

32 |
33 | ~~B. Storage Buildings, non-commercial greenhouses, and the like Shall be Permitted only in~~
34 | ~~compliance with standards for distance between Buildings, and Setbacks, if any, from~~
35 | ~~property lines.~~

36 |
37 | ~~C. Storage Buildings, non-commercial greenhouses and the like Shall be Permitted only in side~~
38 | ~~and rear yards, and Shall not encroach into any required Building Setback from an abutting~~
39 | ~~Right-of-Way.~~

40 | ~~D. Vehicles, including Manufactured Housing and Mobile Homes, Shall not be used as storage~~
41 | ~~Buildings, utility Buildings, or other such uses.~~

42 |
43 | ~~10.01.02~~²³ Swimming Pools, Hot Tubs, and Similar Structures.

44 |
45 | A. Setbacks for Sswimming pools, hot tubs and similar structures shall ~~not encroach into any~~
46 | ~~required building setbacks established within these regulations or buffers required by Chapter~~
47 | ~~VI. For swimming pools, hot tubs, and similar structures, setbacks shall be measured from~~
48 | ~~the edge of the deck or enclosure; and shall maintain the~~ a minimum setback shall be of five
49 | (5) feet from the property line or the setback required by the zoning district. ~~ongoing~~

development setback, whichever is greater.

~~B. Enclosures for pools, hot tubs and similar structures shall be considered a part of the principal structure and shall comply with standards for minimum distance between buildings, yard requirements, and other building location requirements of these regulations.~~

~~C. All pools, hot tubs and similar structures shall be completely enclosed with an approved wall, fence or other substantial structure not less than four (4) feet in height. The enclosure shall meet the requirements of the Florida Building Code and state statutes.~~

~~10.01.04 Satellite Dish Antenna.~~

~~A. Standards.~~

~~1. All satellite dish antenna installations for residential satellite dishes more than one (1) meter in diameter, and commercial dishes more than two (2) meters in diameter shall meet the following requirements:~~

~~a. The satellite dish antenna shall be considered an Accessory Structure requiring a Building Permit to be issued prior to installation. Subsequent to installation, the antenna shall be maintained in compliance with all applicable Building and Electrical Codes.~~

~~b. The satellite dish antenna installation and any part thereof shall maintain vertical and horizontal clearances from any electric lines and shall conform to the County adopted National Electric Code.~~

~~c. The satellite dish antenna installation shall meet all FCC and manufacturer specifications, rules, and requirements.~~

~~d. The installer of any satellite dish antenna, prior to permit approval, shall submit detailed blueprints/drawings of the proposed satellite dish antenna installation and foundation which shall be certified by the manufacturer or a Professional Engineer or Architect.~~

~~e. The satellite dish antenna installation, whenever possible, shall be permitted to be placed in side and rear areas of the main Dwelling or commercial Structure or shall be screened from sight.~~

~~f. The satellite dish antenna shall, to the maximum extent possible, be screened from view from a Right-of-Way.~~

10.01.035 Accessory Structures that are Dwellings.

A. Purpose. The purpose of this Section is to provide for less expensive housing units to accommodate growth, provide housing for relatives and to provide for security.

B. Standards. Accessory Dwellings may be allowed in agricultural and residential zoning districts provided that all of the following requirements are met:

1. The Lot must be a Lot of Record or a legally created Lot and must be one (1) acre 43,560

1 | ~~square feet in area~~ or greater ~~in size~~.

- 2 |
- 3 | 2. No more than one (1) principal ~~dwelling unit structure~~ and one (1) Accessory Dwelling
- 4 | Shall be permitted on any Lot of Record, or legally created Lot. Prior to the date a
- 5 | Building Permit is issued for an Accessory ~~Dwelling Structure~~ or prior to the use of an
- 6 | existing Structure as an Accessory Dwelling, the Owner Shall execute and the County
- 7 | Manager or designee Shall record in the public records of Lake County, Florida, at the
- 8 | Owner's expense, a legal document that requires the principal ~~dwelling Structure~~ and the
- 9 | Accessory Dwelling to remain in the same ownership.
- 10 |
- 11 | 3. ~~An~~ Accessory Dwellings may be attached to a principal ~~dwelling Structure~~, an apartment
- 12 | unit within the principal ~~dwelling structure~~, or a stand-alone building.
- 13 |
- 14 | 4. An Accessory Dwelling unit Shall not exceed one thousand two hundred (1,200) square
- 15 | feet or forty (40) percent of the air conditioned, enclosed living area of the principal
- 16 | dwelling (~~excludes excluding~~ garages, patios, porches and the like), whichever is greater.
- 17 | of the principal dwelling.
- 18 |
- 19 | 5. The Accessory Dwelling Shall be located and designed not to interfere with the
- 20 | appearance of the principal ~~dwelling Structure~~ as a one-family Dwelling Unit.
- 21 |
- 22 | 6. ~~An~~ Accessory Dwelling units must meet the setback requirements of the principal
- 23 | ~~dwelling Structure~~.
- 24 |
- 25 | 7. The principal dwelling unit and the accessory dwelling unit shall share a common
- 26 | driveway if access to the accessory dwelling unit is from the same right-of-way or
- 27 | easement.
- 28 |
- 29 | ~~8~~7. Impact fees Shall be paid on ~~an~~ Accessory dwelling units as if ~~it they was were~~ a separate
- 30 | dwelling.
- 31 |

32 | ~~10.01.06 Home Occupations. A Home Occupation Shall be allowed as an Accessory use in a bona~~

33 | ~~fade Dwelling Unit or Accessory Building on the same Lot as the main Building in the Agricultural or~~

34 | ~~Residential zoning districts, subject to the following requirements:-~~

35 | ~~A. Permitted Home Occupations.~~

- 36 | ~~1. Professions such as physician, veterinarian, attorney, Architect, Engineer, accountant,~~
- 37 | ~~clergyman, and other professional Persons for consultation, but not general office~~
- 38 | ~~practice of the profession.~~
- 39 | ~~2. The Creation of arts and crafts when such activities do not create noise, vibration, smoke,~~
- 40 | ~~heat, dust, glare, odors, electrical interference, any of which is offensive to Persons in the~~
- 41 | ~~neighborhood.~~
- 42 | ~~3. Domestic crafts such as sewing, weaving, washing and ironing.~~
- 43 | ~~4. Educational activities such as private tutoring and instruction (limited to three (3) pupils at~~
- 44 | ~~any one (1) time).~~
- 45 | ~~5. Artistic and handicrafts such as painting, sculpture, pottery, and stained glass.~~
- 46 | ~~6. Day care limited to five (5) children at any one (1) time.~~

1 ~~7. Telephone for an address of convenience.~~

2
3 ~~B. One individual outside the immediate family may assist in the operation of the Home~~
4 ~~Occupation.—~~

5
6 ~~C. The use of the Dwelling Unit for the Home Occupation Shall be clearly incidental and~~
7 ~~subordinate to its use for residential purposes by its Occupants, and Shall under no~~
8 ~~circumstances change the residential character of the Structure.—~~

9
10 ~~D. There Shall be no change in the outside appearance of the Building or premises, or other~~
11 ~~visible evidence of the conduct of such Home Occupation, other than one (1) Sign not~~
12 ~~exceeding one (1) square foot in area, non-illuminated, mounted flat against the wall or~~
13 ~~window of the Principal Building at a position not more than two (2) feet from the main~~
14 ~~entrance of the residence.—~~

15
16 ~~E. The area devoted to the Home Occupation Shall not be the dominant use of the Building.~~

17
18 ~~F. No traffic Shall be generated by such occupation in greater volumes than would normally be~~
19 ~~expected in a residential neighborhood.~~

20
21 ~~G. No chemical, electrical or mechanical equipment is to be stored except that which is normally~~
22 ~~used for purely domestic, household purposes.—~~

23
24 ~~H. Outdoor storage of materials Shall not be Permitted nor Shall a display of products be visible~~
25 ~~from the Street.~~

26
27 ~~I. The following Shall not be considered Home Occupations: beauty shops, barbershops, public~~
28 ~~dining facility or tea room, antique or gift shops, photographic studio, fortune telling or similar~~
29 ~~activity, outdoor repair, auto repair, food processing, or Retail sales.—~~

30
31 ~~J. A Home Occupation Shall be subject to all applicable County business tax requirements,~~
32 ~~fees, and other business taxes.~~

33
34 ~~10.01.07 Tube and Canvas Structures. Tube and canvas structures shall not be required to have~~
35 ~~building permits providing the following conditions are satisfied:~~

36 ~~A. The structure shall be located in residential and agricultural zoning districts only.~~

37
38 ~~B. The structure shall not exceed two hundred (200) square feet in size.~~

39
40 ~~C. The structure Shall be located in the side or rear of the property and shall meet all setback~~
41 ~~requirements for the residential or agricultural zoning district.~~

42
43 10.01.04 Boat Docks and Ramps.

44
45 A. Private Boat Docks and Ramps.

- 1
2 1. Private boat docks and ramps shall be permitted as an accessory use within all
3 residential zoning districts. Private boat docks and ramps shall meet the front and side
4 setback requirements of the residential zoning district in which they are located.
5
- 6 2. A common private boat dock or ramp for the private use of two (2) or more lots shall be
7 encouraged and shall meet the setback requirements of the zoning district in which it is
8 located. However, the setbacks shall be applied from the two (2) outermost property lines
9 of the lots upon which the dock or ramp is located, i.e., not from the internal property lines
10 of the lots that are sharing the dock or ramp.
11
- 12 3. Private boat docks and ramps shall only be permitted as an accessory use on the
13 residential lot on which the main principal dwelling is located or on a lot owned by the
14 property owner and adjacent and contiguous to the residential lot on which their
15 residential structure is located. A lot shall be considered adjacent and contiguous if a
16 substantial part of the lot actually touches the developed residential lot or is separated by
17 a road right-of-way, which physically divides both lots. Private boat docks and ramps shall
18 not be permitted on lots that are not adjacent and contiguous to the residential lot
19 developed with a residence.
20

21 B. Boat Docks and Boat Ramps placed on Common Areas. Boat docks and boat ramps placed
22 on common areas shall only be permitted as part of a platted residential subdivision and only
23 under the following conditions:
24

- 25 1. The boat dock or boat ramp is placed on a tract of land entirely within the subdivision,
26 which is specifically designated for a common area on the recorded plat. The boat dock
27 or boat ramp shall be set back a minimum of one hundred (100) feet from property not
28 within the subdivision and a minimum of ten (10) feet within the 100-foot setback shall be
29 landscaped to provide a visual screen and reduce noise. However, an applicant with a
30 recorded plat as of May 19, 1992, which designates a parcel for recreational uses,
31 common elements or common areas, shall be permitted at a minimum setback of
32 twenty-five (25) feet in lieu of the one-hundred-foot setback otherwise required.
33
- 34 2. Access to the boat dock or boat ramp shall be located entirely within the platted
35 subdivision within which the boat dock or boat ramp is to be located.
36

37 10.01.05 Home Occupations. A home occupation shall be allowed as an accessory use in a bona
38 fide dwelling unit or accessory building on the same lot as the dwelling unit in all Future Land Use
39 Categories that allow residential uses, subject to the following requirements:
40

41 A. Permitted Home Occupations.
42

- 43 1. Professions such as physician, veterinarian, attorney, architect, engineer, accountant,
44 clergyman, and other professional persons for consultation, but not general office practice
45 of the profession.
46
- 47 2. The creation or assembly of arts and crafts when such activities do not create noise,
48 vibration, smoke, heat, dust, glare, odors, electrical interference, any of which is offensive

1 | to persons in the neighborhood.

2 |
3 | 3. Domestic crafts such as sewing, weaving, washing and ironing.

4 |
5 | 4. Educational activities such as private tutoring and instruction (limited to three (3) pupils at
6 | any one (1) time).

7 |
8 | 5. Artistic crafts and handicrafts such as painting, sculpture, pottery, and stained glass.

9 |
10 | 6. Family day care home, in compliance with Florida Statutes.

11 |
12 | 7. Group home, limited to five (5) people at any one (1) time.

13 |
14 | 8. Telephone for an address of convenience.

15 |
16 | 9. Internet based business.

17 |
18 | 10. Product consultants.

19 |
20 | 11. Uses that would qualify as a cottage food operation under the Florida Food Safety Act.

21 |
22 | B. One individual outside the immediate family may assist in the operation of the home
23 | occupation. One additional vehicle may be parked on the site to accommodate the one
24 | individual outside of the immediate family assisting in the operation of the home occupation,
25 | provided that all parking requirements as set forth in Chapter IX are met.

26 |
27 | C. The use of the dwelling unit for the home occupation shall be clearly incidental and
28 | subordinate to its use for residential purposes by its occupants, and shall under no
29 | circumstances change the residential character of the structure. The area devoted to the
30 | home occupation shall not be the dominant use of the property or structure(s).

31 |
32 | D. There shall be no change in the outside appearance of the building or premises, or other
33 | visible evidence of the conduct of such home occupation, other than one (1) sign not
34 | exceeding one (1) square foot in area, non-illuminated, and mounted flat against the wall or
35 | window of the principal building at a position not more than two (2) feet from the main
36 | entrance of the residence.

37 |
38 | E. No traffic shall be generated by such occupation in greater volumes than would normally be
39 | expected from the residential use.

40 |
41 | F. No chemical, electrical or mechanical equipment is to be stored except that which is normally
42 | used for purely domestic, household purposes.

43 |
44 | G. Outdoor storage of materials shall not be permitted nor shall a display of products be visible
45 | from the street.

46 |
47 | H. The following shall not be considered home occupations: beauty shops, barbershops, public
48 | dining facilities or tea rooms, antique or gift shops, photographic studios, fortune telling or

1 similar activities, outdoor repair, auto repair, food processing (other than allowed as a cottage
2 food operation under the Florida Food Safety Act), warehousing or retail sales.

3
4 I. A home occupation shall be subject to all applicable County business tax requirements, fees,
5 and other business taxes.

6 J. No outdoor activities shall occur between the hours of 9:00 p.m. to 6:00 a.m.

7 10.01.06 Reserved.

8 10.01.07 Reserved.

9 10.01.08 Reserved.

10
11 10.02.00 - Temporary Housing and Structures.

12
13 10.02.01 Generally. The purpose of this Section is to provide interim housing for residents of Lake
14 County. Housing is provided in this Section for special purposes or during construction of a
15 permanent residence. The County Manager or designee is authorized to give approval ~~for~~ the
16 use/maintenance of a mobile home, ~~Department of Community Affairs (DCA)~~-approved manufactured
17 home, travel trailer, or recreational vehicle ~~for use~~ as a temporary residence during construction of a
18 permanent residence if the requirements of 10.02.02 or 10.02.03 below are met.

19
20 10.02.02 Temporary Housing During Construction. A single-wide mobile home, ~~or~~ travel trailer, or
21 recreational vehicle may be occupied as a temporary residence in agricultural ~~and~~ residential
22 zoning districts for one (1) family only on a lot of record or legally created lot that is one acre
23 ~~forty-three thousand five hundred sixty (43,560) square feet or greater~~ in size area or greater while a
24 permanent residence is being constructed thereon under the following conditions:

25
26 A. ~~That a~~ Building Permit has been obtained for a permanent residential Building on the Site
27 on which the mobile home, ~~or~~ travel trailer, or recreational vehicle is to be temporarily
28 located.

29
30 B. ~~That t~~he mobile home, ~~or~~ travel trailer, or recreational vehicle Shall not be placed on such
31 Site until health department authorized sanitary waste facilities have been installed thereon.

32
33 C. ~~That t~~he mobile home will be removed from the premises within thirty (30) days after the
34 completion of the residential structure, upon cancellation or expiration of the building permit
35 for the permanent residence, or when any provisions hereof have been violated. If a travel
36 trailer or recreational vehicle was used, ~~that~~ it Shall be removed or properly stored in
37 accordance with Zoning district rules within thirty (30) days after the completion of the
38 residential structure, upon cancellation or expiration of the building permit for the permanent
39 residence, or when any provisions hereof have been violated.

40
41 D. ~~That a~~ letter shall be submitted by the holder of the building permit explaining in detail the
42 means of financing the construction of the primary residence, which will assure expeditious
43 completion; such letter ~~shall~~ also give assurance that the mobile home travel trailer, or
44 recreational vehicle will be maintained and occupied on the subject premises only so-as long

1 as the original building permit is in full force and effect, ~~which shall be an additional condition~~
2 ~~of the bond thereafter mentioned.~~

3
4 E. ~~That~~ The applicant shall give the County a cash or surety bond in the amount of five
5 thousand dollars (\$5,000.00) guaranteeing that the mobile home, ~~or~~ travel trailer or
6 recreational vehicle shall remain on the building site only ~~so~~ as long as the building permit is
7 in full force and effect. It will be ~~and~~ subject to the condition that no extension of time of the
8 building permit shall extend the time for maintain~~ing~~ ance ~~of~~ the mobile home, travel trailer
9 or recreational vehicle on the property, unless substantial progress has been made on the
10 construction of ~~the~~ permanent residential building. Substantial progress ~~as~~ shall be
11 evidenced by ~~progressive~~ required inspections having been completed within the time limit
12 permitted.
13

14 F. The applicant shall pay an application fee. The Board of County Commissioners shall set
15 such fees by resolution.
16

17 10.02.03 Temporary Residential, Commercial and Industrial Use Housing Following a Disaster.

18
19 A. Purpose. The purpose of this Section is to provide for the regulation of temporary structures
20 following a natural or man-made disaster in the Residential, Commercial and Industrial Use
21 zoning districts.
22

23 B. When a natural or man-made disaster has rendered a single-family residence unfit for human
24 habitation, as determined by the County Manager or designee, the temporary use of a mobile
25 home, travel trailer or recreational vehicle located on the single-family lot during rehabilitation
26 of the original residence, or the construction of a new residence, may be permitted through
27 the issuance of a temporary housing permit regardless of the zoning district requirements set
28 forth in these regulations. The maximum length of use Shall be one (1) year from the date of
29 issuance of the temporary housing permit. The County Manager or designee may require
30 temporary housing permits to include additional conditions in order to ensure that property
31 owners are taking steps to build a permanent residence within a reasonable amount of time.
32 The County Manager or designee may grant extensions of the temporary housing permit if
33 the property owner can demonstrate that the delay in completing the permanent residence
34 was due to unavailability of construction materials, or delays in receiving financial assistance
35 for the reconstruction or rehabilitation of the residence from private insurance or state or
36 federal disaster assistance programs.
37

38 C. When a natural or man-made disaster has rendered a commercial or industrial structure unfit
39 for occupancy, as determined by the County Manager or designee, the temporary use of an
40 ~~DCA~~ approved manufactured home to carry out the commercial or industrial use during the
41 rehabilitation of the original structure, or the construction of a new structure, may be
42 permitted. Such temporary nonresidential structures may be permitted only for use on the site
43 of the damaged structure. The Board of County Commissioners Shall make a finding that this
44 provision Shall be enacted as the use of the temporary nonresidential structure(s) is
45 necessary to preserve the public interest, and to allow for the rehabilitation of the area's
46 economic base. At the time of enactment of this provision, the Board Shall additionally
47 determine the maximum length of use from the date of issuance of the temporary
48 structure ~~housing~~ permit. The Board may additionally authorize the County Manager or

1 | designee to impose conditions as part of temporary ~~structure~~housing permit that will ensure a
2 | permanent structure Shall be constructed within a reasonable amount of time.

3 |
4 | D. Minimum Standards For Temporary Housing/~~Structure~~ Permit Issuance. For all temporary
5 | structures allowed under this subsection, the following apply:
6 |

- 7 | 1. That the mobile home, ~~DCA~~-manufactured home, travel trailer or recreational vehicle
8 | Shall not be placed on the site until the Health Department authorized sanitary waste
9 | facilities have been installed thereon.
10 |
11 | 2. Mobile homes, ~~DCA~~-manufactured homes, travel trailers or recreational vehicles must be
12 | placed in a way as to minimize impact on wetland areas and shorelines.
13 |
14 | 3. Mobile homes or ~~DCA~~-manufactured homes Shall not be placed in the 100-year flood
15 | zone unless the requirements of the Land Development Regulations are met. If a
16 | temporary structure is required to be placed in the 100-year flood zone, it must be a travel
17 | trailer or recreational vehicle.
18 |
19 | 4. For temporary structures placed in Commercial or Industrial Zoning Districts, parking
20 | Shall be provided based upon the square footage of the temporary structure, including
21 | handicapped parking. Additionally, the temporary structure must meet the Florida
22 | Accessibility Code for building construction amenities.
23 |
24 | 5. More than one (1) temporary structure may be placed on a residential Lot so long as the
25 | capacity (based on bedrooms or such other measure determined by the building official)
26 | of all the temporary structures does not exceed the capacity of the original Structure by
27 | more than one hundred and twenty-five percent (125%).
28 |
29 | 6. The mobile home or manufactured home Shall be removed from the premises within
30 | thirty (30) days after the cancellation or expiration of the temporary housing permit. If a
31 | travel trailer or recreational vehicle is used, it Shall be properly stored in accordance with
32 | Zoning District rules or removed from the premises within thirty (30) days after the
33 | cancellation or expiration of the temporary housing permit.
34 |
35 | 7. Failure to ~~so~~remove the temporary structure(s) as described herein Shall permit the
36 | County to avail itself of all legal remedies to have the structure removed, and assess the
37 | cost thereof to the property owner.
38 |
39 | 8. All temporary structures Shall be permitted and installed in accordance with all other
40 | applicable codes and standards.
41 |

42 | 10.02.04 Temporary Housing for the Care of Infirm, Terminally Ill, or Disabled Persons.

43 |
44 | A. Generally. The purpose of this Section is to provide temporary housing to allow family
45 | members to provide care for persons who are infirm, terminally ill or disabled, and who need
46 | assistance with health care or daily living. Such temporary housing may be a mobile home,

1 including a single-wide mobile home; the caregiver or the person who is in need of
2 assistance shall reside within the temporary housing unit and it shall be located on a lot that
3 is developed with a primary dwelling unit. The caregiver(s) and the person in need of
4 assistance shall be related by blood or marriage and whichever individual(s) will reside in the
5 temporary residence, shall make it their fulltime residence. Members of the immediate family
6 of the person in need of assistance or the caregiver will also be allowed to reside in the
7 temporary housing unit.

8
9 B. Requirements. Upon application from an individual seeking to locate a temporary dwelling as
10 allowed by this Section, the County Manager or designee is authorized to grant approval for
11 such temporary use for a period not to exceed one (1) year if the application meets the
12 requirements of 10.02.04.A and if the following conditions are met:

13
14 1. Zoning District and Parcel Size. The lot or parcel on which the mobile home is to be
15 placed must be located within an Agricultural or Residential zoning district and contain a
16 minimum of five (5) acres. Such lot or parcel must meet all other requirements of the
17 applicable zoning district.

18
19 2. Required Documentation. Documentation of the need for health care or living assistance
20 shall be supplied by a physician's affidavit on a form provided by the County. The affidavit
21 must be signed and dated by a physician who is licensed to practice medicine in the
22 State of Florida. Such affidavit shall certify that the individual seeking approval under this
23 Section must be infirm, terminally ill or disabled and requires assistance with health care
24 or daily living.

25
26 3. Access. The Lot or parcel must have adequate access to a public right-of-way. Such
27 access must be in existence at the time of application for approval and shall not be
28 established for the sole purpose of serving the second temporary residence.

29
30 4. Agreement. The applicant shall execute an agreement with the County, which shall be
31 signed by the County Manager or designee on behalf of the County, in which the
32 applicant agrees to all of the terms and conditions of this Section. This agreement must
33 be recorded in the public records of Lake County, prior to issuance of a Building Permit.

34
35 5. Setbacks. The temporary dwelling shall be located behind the established front building
36 line of the primary residence and shall be set back from side and rear property lines a
37 minimum of fifty (50) feet.

38
39 C. Building Permit; Impact Fees.

40
41 1. After approval of the temporary dwelling by the County Manager or designee, the
42 applicant shall obtain a Building Permit prior to any development or construction on the
43 Site.

44
45 2. The applicant shall post a bond for removal of the temporary housing. The applicant
46 may give the County cash or a surety bond in the amount of five thousand dollars
47 (\$5,000.00) guaranteeing that: (1) the mobile home shall remain on the site only as long
48 as the mobile home qualifies under this section for placement upon the property; and (2)

1 the mobile home shall be removed when the need for the temporary housing ceases to
2 exist. The cash or bond shall be used to remove the mobile home if the applicant fails to
3 do so upon the ending of the need for the temporary housing.

4
5 3. No impact fees will be assessed for this temporary use.

6
7 D. Extension of Approval; Termination of Temporary Use.

8
9 1. Extension of Approval. Sixty (60) days prior to the expiration of the approval granted by
10 the County Manager or designee, the applicant Shall be notified of the pending expiration
11 and advised that in order for the temporary use to continue, a renewal request must be
12 filed along with an updated physician's affidavit of continued hardship. If the applicant
13 desires to renew the approval for temporary housing, such request and affidavit should
14 be filed prior to the expiration of the existing approval. The County Manager or designee
15 shall grant a one (1) year extension if all the requirements of 10.02.04.B continue to be
16 met. The applicant shall be entitled to successive one (1) year extensions if all the
17 requirements of 10.02.04.B are met each year and if an application and updated
18 physician's affidavit are filed.

19
20 2. Notification by Applicant; Termination of Temporary Use; Removal of Mobile Home.
21 When there is no further need for the temporary use, the applicant shall notify the County
22 within thirty (30) days and the temporary housing approval Shall be terminated. At the
23 termination of the temporary housing approval because of no further need or because of
24 non-renewal, the mobile home Shall be removed from the property, and any well or septic
25 tank used solely for the temporary dwelling shall be properly abandoned.

26
27 E. Fees. The applicant shall pay an application fee and a fee for the annual renewal. The Board
28 of County Commissioners Shall set such fees by resolution.

29
30 10.02.05 Temporary Sales Office. Model homes, mobile homes, travel trailers or recreational
31 vehicles may be used as a sales office for a residential subdivision, subject to the following criteria:

32
33 A. The temporary sales office shall be approved for a period of no more than two (2) years or
34 until ninety (90) percent of the lots in the subdivision are initially sold, whichever occurs first.

35
36 B. Mulch or paved parking may be allowed on the same lot the sales office is located on or a
37 contiguous lot. The parking lot shall be removed at the same time the sales office is
38 removed. All parking requirements as set forth in Chapter IX shall apply.

39
40 C. Landscaping shall be provided as follows and shall replace any other landscaping
41 requirements:

42
43 1. Model homes used as a temporary sales office shall provide landscaping as required for
44 a single-family dwelling unit.

45
46 2. Mobile homes, travel trailers or recreational vehicles shall be required to plant two (2)
47 canopy trees and one (1) ornamental tree per 100 linear feet and one single row of

1 shrubs within ten (10) feet of the perimeter of the lot, excluding the area used for ingress
2 or egress.

3
4 D. The construction plans for the subdivision plat shall be approved before the sales office
5 permit is issued.

6
7 E. A zoning clearance, sketch of description showing the location of the temporary sales office,
8 and landscaping plan shall be submitted. Applicable permits will be required.

9
10 10.02.06 Temporary Construction Office. Temporary structures, including mobile homes, travel
11 trailers or recreational vehicles may be used as a construction office for road improvement
12 and/or utility development projects in any zoning district subject to the following:

13 A. The use is limited to construction office trailer only.

14 B. No accessory or storage buildings shall be permitted as an accessory use to the construction
15 office trailer.

16 C. The temporary construction office must be removed within ten (10) days after completion of
17 the project.

18 D. A zoning clearance, sketch of description showing the location of the temporary construction
19 office and applicable permits will be required.

20
21
22
23
24 10.03.00 Reserved.

25
26 10.04.00 ~~Reserved.—Boat Docks and Ramps.—~~

27
28 ~~10.04.01 Private Boat Docks and Ramps.~~

29 ~~A. Private boat docks and ramps Shall be Permitted as an Accessory use within all residential~~
30 ~~zoning districts. Private boat docks and ramps Shall meet the front and side Setback~~
31 ~~requirements of the residential zoning district within which they are located; and in the R-3~~
32 ~~Medium Residential District, the side Setback Shall be twenty-five (25) feet from the property~~
33 ~~line.—~~

34
35 ~~B. A common private boat dock or ramp for the private use of two (2) or more Lots Shall be~~
36 ~~encouraged and Shall meet the Setback requirements of the zoning district in which it is~~
37 ~~located (see Table 3.02.05). However, the Setbacks Shall be applied from the two (2)~~
38 ~~outermost property lines of the Lots upon which the dock or ramp is located, i.e., not from the~~
39 ~~internal property lines of the Lots which are sharing the dock or ramp.—~~

40
41 ~~C. Private boat docks and ramps Shall only be Permitted as an Accessory use on the residential~~
42 ~~Lot on which the main residential Structure is located or on a Lot owned by the property~~
43 ~~Owner and adjacent and contiguous to the residential Lot. A Lot Shall be considered adjacent~~
44 ~~and contiguous if a substantial part of the Lot actually touches the first residential Lot or is~~
45 ~~separated by a Road Right-of-Way, which physically divides both Lots. Private boat docks~~
46 ~~and ramps Shall not be Permitted on Lots that are not adjacent and contiguous to the~~
47 ~~residential Lot on which the residential Structure is located.—~~

1
2 ~~10.04.02 Common Boat Decks, Common Boat Ramps, and Common Recreational Areas. Common~~
3 ~~boat docks, common boat ramps and common recreational areas shall only be Permitted in~~
4 ~~Platted residential Subdivisions and only under the following conditions:~~

5 ~~A. The common boat dock, common boat ramp and common recreational area is placed on a~~
6 ~~Tract of Land within the Subdivision which is specifically designated for a common boat dock,~~
7 ~~boat ramp or common recreational area on the recorded Plat.~~

8
9 ~~B. The common boat dock, common boat ramp or common recreational area Tract of Land~~
10 ~~shall be located entirely within the Platted Subdivision.~~

11
12 ~~C. If a common boat dock, common boat ramp or common recreational area is adjacent to~~
13 ~~property not within the Subdivision, a Setback of one hundred (100) feet from the Applicant's~~
14 ~~property line shall be required. A minimum of ten (10) feet within the one hundred foot~~
15 ~~Setback shall be Landscaped so as to provide a Visual Screen and reduce noise. However,~~
16 ~~an Applicant with a recorded Plat on the effective date of this ordinance which designates a~~
17 ~~parcel for recreational uses, common elements or common areas shall be Permitted to set~~
18 ~~back less than one hundred (100) feet but shall provide at a minimum a Setback of~~
19 ~~twenty five (25) feet in lieu of the one hundred foot Setback otherwise required.~~

20
21 ~~D. No common boat dock, common boat ramp or common recreational area or Access to a~~
22 ~~common boat dock, common boat ramp or common recreational area shall be Permitted on~~
23 ~~an ingress and egress Easement or Right-of-Way, which is not located entirely within the~~
24 ~~Platted Subdivision within which the common boat dock, common boat ramp or common~~
25 ~~recreational area is to be located.~~

26
27 ~~10.04.03 Additional Permits Required. The Applicant for a Permit for a boat dock, boat ramp or~~
28 ~~common recreational area shall obtain all required state, regional, County or other required~~
29 ~~Permits prior to issuance of a Building Permit.~~

30
31 ~~10.05.00 Reserved. Temporary Housing for the Care of Infirm, Terminally Ill, or Disabled Persons.~~

32 ~~10.05.01 Generally. The purpose of this Section is to provide temporary housing to allow family~~
33 ~~members to provide care for persons who are infirm, terminally ill or disabled, and who need~~
34 ~~assistance with health care or daily living. Such temporary housing may be a mobile home, which~~
35 ~~such person who is in need of assistance shall reside which will be located on a lot on which a~~
36 ~~primary dwelling already exists; or, it may be a mobile home located on the lot on which the primary~~
37 ~~dwelling of the person who is in need of assistance is located. In either case, the caregiver that~~
38 ~~occupies the second residence shall be related by blood or marriage to the person in need of~~
39 ~~assistance and shall make this residence their fulltime permanent residence. Members of the~~
40 ~~immediate family of the person in need of assistance or the caregiver will also be allowed to reside in~~
41 ~~such dwelling.~~

42 ~~10.05.02 Requirements. Upon application from an individual seeking to locate a temporary dwelling~~
43 ~~as allowed by this Section, the County Manager or designee is authorized to grant approval for such~~
44 ~~temporary use for a period not to exceed one (1) year if the application meets the requirements of~~
45 ~~10.05.01 and if the following conditions are met:~~

46 ~~A. *Zoning District and Parcel Size.* The lot or parcel on which the mobile home is to be placed~~
47 ~~must be located within the "A" Agricultural or "RA" Ranchette Zoning district and contain a~~

1 ~~minimum of five (5) acres. Such lot or parcel must meet all other requirements of the~~
2 ~~applicable zoning district. A single-wide mobile home may be permitted.~~

3 ~~B. *Required Documentation.* Documentation of the need for health care or living assistance shall~~
4 ~~be supplied by a physician's affidavit on a form to be provided by the County. The affidavit~~
5 ~~must be signed and dated by a physician who is licensed to practice medicine in the State of~~
6 ~~Florida. Such affidavit shall certify that the individual seeking approval under this Section~~
7 ~~must be infirm, terminally ill or disabled and requires assistance with health care or daily~~
8 ~~living.~~

9 ~~C. *Access.* The Lot or parcel must have adequate access to a public right-of-way. Such access~~
10 ~~must be in existence at the time of application for approval and shall not be established for~~
11 ~~the sole purpose of serving the second temporary residence.~~

12 ~~D. *Agreement.* The applicant shall execute an agreement with the County, which shall be signed~~
13 ~~by the County Manager or designee on behalf of County, in which applicant agrees to all the~~
14 ~~terms and conditions of this Section. This agreement must be recorded in the public records~~
15 ~~of Lake County, prior to issuance of a Building Permit.~~

16 ~~E. *Setbacks.* The temporary dwelling shall be located behind the established front building line of~~
17 ~~the primary residence and shall be set back from side and rear property lines a minimum of~~
18 ~~fifty (50) feet.~~

19 ~~10.05.03 Building Permit; Impact Fees.~~

20 ~~A. After approval of the temporary dwelling by the County Manager or designee, the applicant~~
21 ~~shall obtain a Building Permit prior to any development or construction on the Site.~~

22 ~~B. The applicant shall pay impact fees for the temporary dwelling unit at the time of issuance of~~
23 ~~the Building permit. At the expiration of the use, and after removal of the mobile home from~~
24 ~~the Site, the applicant shall be entitled to a refund of the impact fees paid without interest.~~

25 ~~C. Alternatively, impact fees shall not be imposed where a bond is posted for removal of the~~
26 ~~temporary housing. The applicant may give the County cash or a surety bond in the amount~~
27 ~~of five thousand dollars (\$5,000.00) guaranteeing (1) that the mobile home shall remain on~~
28 ~~the site only so long as the mobile home qualifies under this section for placement upon the~~
29 ~~property; and (2) that the mobile home shall be removed when the need for the temporary~~
30 ~~housing ceases to exist. The cash or bond shall be used to remove the mobile home if the~~
31 ~~applicant fails to do so upon cessation of the need for the temporary housing.~~

32 ~~10.05.04 Extension of Approval; Termination of Temporary Use.~~

33 ~~A. *Extension of Approval.* Sixty (60) days prior to the expiration of the approval granted by the~~
34 ~~County Manager or designee, the applicant shall be notified of the pending expiration and~~
35 ~~advised that in order for the temporary use to continue, a renewal request must be filed along~~
36 ~~with an updated physician's affidavit of continued hardship. If the applicant desires to renew~~
37 ~~the approval for temporary housing, such request and affidavit should be filed prior to the~~
38 ~~expiration of the existing approval. The County Manager or designee shall grant a one (1)~~
39 ~~year extension if all the requirements of 10.05.02 continue to be met. The applicant shall be~~
40 ~~entitled to successive one (1) year extensions if all the requirements of 10.05.02 are met~~
41 ~~each year and if an application and updated physician's affidavit are filed.~~

~~B. Notification by Applicant; Termination of Temporary Use; Removal of Mobile Home. Upon the need for the temporary use, expiring, as in the case where the individual who is infirm, terminally ill or handicapped moves or dies, the applicant shall notify the County within thirty (30) days and the temporary housing approval shall be terminated. At the termination of the temporary housing approval for this reason, or because of non-renewal, the mobile home shall be removed from the property, and any well or septic tank used only for the temporary dwelling properly abandoned.~~

~~10.05.05 Fees. The applicant shall pay an application fee and a fee for the annual renewal. The Board of County Commissioners shall set such fees by resolution.~~

Section 3. Severability. If any section, sentence, clause or phrase or the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portion of this Ordinance.

Section 4. Inclusion in the Code. It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Lake County Code and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

Section 5. Filing with the Department of State. The clerk shall be and is hereby directed forthwith to send a certified copy of this Ordinance to the Secretary of State for the State of Florida.

Section 6. Effective. This Ordinance shall become effective upon filing with the Secretary of State.

Enacted this _____ day of _____, 2013.

Filed with the Secretary of State _____, 2013.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

Neil Kelly, Clerk of the
Board of County Commissioners
of Lake County, Florida

Leslie Campione, Chairman

Approved as to form and legality:

Sanford A. Minkoff
County Attorney