

ORDINANCE 2022-30

AN ORDINANCE OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 23, ZONING, LAND USE AND DEVELOPMENT REGULATIONS AMENDING SECTION 23-306 OFF-STREET AND VEHICULAR AREAS, TABLE 23-421 PERMITTED USES, AND SECTION 23-802 DEFINITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED, by the City Commission of the City of Lake Wales,

SECTION 1:

Sec. 23-306.4 ELECTRIC VEHICLE CHARGING FACILITIES.

- a. It is the intent of this section to establish minimum standards for electric vehicle charging facilities.

1. Parking Spaces
 - A. Electric vehicle charging facilities shall be provided in off-street parking areas for specific uses as noted in Table 23-306B.
 - B. Off-street electric vehicle charging facility spaces shall be included in the calculation of minimum required off-street parking spaces.
 - C. Off-street electric vehicle charging facility spaces may be reserved for the parking and charging of electric vehicles only.
 - D. A minimum of one (1) electric vehicle installed space shall be located adjacent to an ADA designated space to provide access to the charging station.

2. Charging Equipment
 - A. Battery charging equipment, outlets and connector devices shall be mounted on walls or pedestals located outside of the confines of the designated parking space and shall be designed and located as to not impede pedestrian travel or create trip hazards.
 - B. Battery charging equipment, outlets and connector devices shall be protected from damage by vehicles by bollards, curbing or other means.
 - C. Electric vehicle charging facilities shall be posted with signs identifying applicable operating instructions and safety warnings including the voltage and amperage levels of the charging equipment.
 - D. Signs may be posted identifying any applicable restrictions including whether parking in the electric vehicle charging facility space is restricted

to electric vehicles, hours of operation, length of time a vehicle may use the charging equipment or other restrictions.

TABLE 23-306B

**MINIMUM AUTOMOBILE OFF-STREET
PARKING SPACE REQUIREMENTS**

Notes: *Except for in residential uses, the administrative official may waive up to twenty-five (25) percent of required minimum parking spaces.

** Electric vehicle charging facilities shall be provided in off-street parking areas.

TYPES OF BUILDING & USES	MINIMUM NUMBER OF PARKING SPACES REQUIRED
<i>RESIDENTIAL (See also LODGINGS)</i>	
One, Two-family dwelling	2 per dwelling unit
Multi-family dwelling **	1.5 per dwelling unit

Sec. 307.2 Landscaping standards.

a. *Tree density.* Credit shall be granted toward tree density requirements for trees preserved on site. Replacement ratios in Table 23-302A shall be used to calculate credit.

3. *Residential density requirements.*

NOTE: Street Trees are required to have root barriers. Root barriers shall be approved by the Administrative Official prior to planting, unless waived by City staff.

TABLE 23-421

PERMITTED USES AND SPECIAL EXCEPTION USES IN STANDARD ZONING DISTRICTS

P - Permitted Use S - Special Exception Use PDP - Planned Development Project MDP - Master Development Plan																							
	R-1A	R-1B	R-1C	R-1D	R-2	R-3					C-1/ C-1A	C-2	C-2R	C-3	C-4	C-5 ¹	L-CI	B-IP	I-1	I-2	C-N	R	
							P	F	PDM														

RESIDENTIAL																			
Dwelling: Single-family	P	P	P	P	P	P	P	MDP			P		P						
Dwelling: Two-family					P	P	P	MDP			P		P						
Dwelling: Multi-family (up to 12 units on one parcel)						P			P	P	P	P		P					
Dwelling: Multi-family (more than 12 units/parcel)							PDP	P			PD	PD	PDP		PD				
Dwelling unit for caretaker employed on premises											S	S	S	S	S	S	S	S	SSS
Dwelling, accessory to single-family house*	S	S	S	S	S	S					S	S	S	S	S				
Mixed-use - residential and nonresidential	PD	PD	PD	PD	PD	PD					P	P	S	PDP	PD				
<u>Manufactured and Modular Homes (individual lots)</u>																			

Manufactured Home and Modular Home Parks Community	PD P	PD P	PD P	PD P	PD P	PDP													
Modular Home Subdivisions	PD P	PD P	PD P	PD P	PD P	PDP													
Manufactured Home Subdivisions																			

Section 23-802 Definitions

Single-family dwelling means a building providing quarters for one (1) household. For the purpose of this Chapter, a manufactured home, modular home, or shipping container shall not be considered a single-family dwelling.

Two-family dwelling means a building providing separate quarters for two (2) households.

Modular Home shall not mean a manufactured home but refers to a unit partially constructed off-site (such as trusses and wall sections) and assembled at the site as a standard home or building unit, meeting all the Southern Building Standard Code requirements. For the purposes of this Chapter, a modular home shall not be considered a single-family dwelling. Modular homes are indistinguishable from site-built homes.

Modular home park or subdivision means a parcel (or contiguous parcels) of land divided into two (2) or more modular home lots for rent or sale.

Electric vehicle means any vehicle that operates, either partially or exclusively, on electrical energy.

Electric vehicle charging facility means a public or private parking space that is served by battery charging equipment for the purpose of charging electric vehicles.

Community Buildings means a place, structure, area, and/or other facility used for and providing religious, fraternal, social, and recreational programs. They are not operated for profit, and neither alcoholic beverages nor meals are normally dispensed or consumed. Also known as amenity centers, these facilities are typically located in manufactured & modular parks and subdivisions.

Community Centers means a building to be used as a place for place of meeting, recreation, or social activity. Community Centers are typically owned or operated by a government agency.

Shipping container means a container with strength suitable to withstand reuse as an article for the intermodal shipment and storage of goods.

SECTION 2:

Severability: If any clause, section or provision of this ordinance shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said ordinance shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated.

SECTION 3:

Effective date: This ordinance shall become effective immediately upon its passage by the city commission.

CERTIFIED AS TO PASSAGE this _____ day of _____ 2022.

By: _____

Mayor/Commissioner
City of Lake Wales, Polk County, FL

ATTEST: _____

City Clerk