

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 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:

**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 2R	C-3	C-4	C-5 ¹	L CI	B P	I -	I -	C N	R	
							P F U	PDM													
RESIDENTIAL																					
Dwelling: Single-family	P	P	P	P	P	P			PMDP		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							
							P		MDP												

Dwelling: Multi-family (more than 12 units/parcel)							PDP	P			PD	PD	PDP	PD						
Dwelling unit for caretaker employed on premises																				
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>																				
<u>Manufactured Home and Modular Home Parks Community</u>	PD	PD	PD	PD	PD	PDP														
<u>Modular Home Subdivisions</u>	PD	PD	PD	PD	PD	PDP														
<u>Manufactured Home Subdivisions</u>																				

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