

MEMORANDUM

DATE: February 24, 2026

TO: Planning & Zoning Board

FROM: Autumn Cochella, AICP, FRA-RA

SUBJECT: Amendments to Chapter 23, Zoning, Land Use, and Development Regulations

PUBLIC HEARING – Requirements have been met

SYNOPSIS: *Staff proposes amendments to the Land Development Regulations.*

RECOMMENDATION

Staff requests a recommendation to City Commission to amend the following code sections of the Land Development Regulations (Chapter 23, Lake Wales Code of Ordinances) in order to address the growth and needs of the community:

- Section 23-401 District Classifications
- Section 23-405 Correspondence of Zoning Districts
- Section 23-422 Dimensional requirements for use of land
- Section 23-522 Accessory Structures, residential properties

Proposed Code Amendments

Section 23-401 District Classifications

The following zoning districts are defined for designating all properties in the City of Lake Wales consistent with the future land use map of the Comprehensive Plan. See section 23-421 for uses allowed in the zoning districts and section 23-422 for dimensional requirements and restrictions.

Provisions of this chapter for uses, densities, and land use intensity limits may be more restrictive than general guidelines set forth for future land use classifications of the Comprehensive Plan.

Public uses and facilities are permitted in all districts subject to approval by the city commission and courtesy site plan review and recommendation from the planning board.

a.

Residential districts.

R-1A Residential district. This district is designed to encourage and protect low density single-family development. The R-1A zoning designation is intended for use in areas classified on the future land use map of the Comprehensive Plan as LDR - Low Density Residential.

R-1B Residential district. This district is designed to encourage and protect low density single-family development and to permit the continued development of already platted low density single-family residential areas. The R-1B zoning designation is intended for assignment to lands classified as MDR - Medium Density Residential and may be assigned to those classified as LDR - Low Density Residential on the future land use map of the Comprehensive Plan.

R-1C Residential district. This district is designed primarily to permit the continued development of already platted medium density single-family residential areas, ~~and is not intended to be utilized extensively for future development.~~ The R-1C zoning designation is intended for assignment to lands classified as MDR - Medium Density Residential and may be assigned to lands classified as HDR - High Density Residential on the future land use map of the Comprehensive Plan.

R-1D Residential district. This district is designed primarily to permit the continued development of already platted medium density and high density single-family residential areas and is not intended to be utilized extensively for future development. The R-1D zoning designation is intended for assignment to lands classified as MDR - Medium Density Residential and may be assigned to lands classified as HDR - High Density Residential on the future land use map of the Comprehensive Plan.

R-2 Residential district. This district is designed for designation of developed neighborhoods with significant numbers of duplex houses and to permit medium-density residential development consisting of both single-family and two-family dwellings on infill lots in such neighborhoods. It is not intended for use on large tracts of vacant land. The R-2 zoning designation is intended for infill development on lands classified as HDR - High Density Residential on the future land use map of the Comprehensive Plan.

R-3 Residential district. This district is designed for designation of developed multi-family neighborhoods and to permit higher density residential development, consisting of single-family, two-family and multiple-family dwellings, ~~on infill lots in multi-family neighborhoods encouraging a mix of uses and housing types. It is not intended for use on large tracts of vacant land.~~ The R-3 zoning designation ~~is intended for infill development on~~ may be assigned to lands classified as HDR - High Density Residential on the future land use map of the Comprehensive Plan.

Staff Comment:

Planning Staff has re-evaluated the district classifications which were created nearly 20 years ago, taking into consideration more current development patterns. Some adjustments may better reflect the current built and platted environment.

Section 23-405 Correspondence of Zoning Districts

Comprehensive Plan Future Land Use Classification	Corresponding Zoning Districts Note: Any area may be assigned CN (conservation) or R (recreation) zoning
Low Density Residential (LDR)	R-1A and R-1B (single-family)
Medium Density Residential (MDR)	R-1B, R-1C, <u>R-1D</u> (single-family)
	R-2 (two-family, existing and infill areas only)
High Density Residential (HDR)	R-1D (single-family)
	R-2 (two-family, existing and infill areas only)
	R-3 (multi-family, existing and infill areas only)

Section 23-422 Dimensional requirements for use of land

Zoning	Dwelling Type	Minimum Lot Size (sq. feet)	Minimum Street Frontage (feet) ¹	Minimum Lot Width at building line (feet)	Minimum Floor Area (sq feet) ²	Minimum Setbacks*			Maximum Lot Coverage (percent)	Maximum Building Height	
						³ Front	⁴ Side	⁵ Rear		feet	stories
R-1A	Single-family	12,000	50	85	1,500	0	10	20	60	35	2½

R-1B	Single-family	9,000	50	75	1,500	0	10	20	60	35	2½
R-1C	Single-family	8,000	50	65	1,200	0	10	15	60	35	2½
R-1D	Single-family	6,000	50	60	1,000	0	7.5	15	60	35	2½
R-2	Single-family	8,000	50	75	1,000	0	10	20	60	35	2½
R-2	Two - family	12,000	50	85	950	0	10	20	60	35	2½
R-3	Single-family	7,500	50	75	1,000	0	10	15	60	35	2½
R-3	Two - family	8,500	50	75	950	0	10	15	60	457	37
R-3	Multi-family (3 or more units)	12,000 ⁶	50	100	650	0	10	20	60	457	37

* The building setback shall be measured from the roof's vertical support member located nearest to the property line from which the setback is required. The roof overhang or other projection shall not extend beyond the vertical support member more than 24 inches into the required setback.

Zoning	Dwelling Type	Minimum Lot Size (sq. feet)	Minimum Street Frontage (feet) ¹	Minimum Lot Width at building line (feet)	Minimum Floor Area (sq. feet) ²	Minimum Setbacks*			Maximum Lot Coverage (percent)	Maximum Building Height	
						³ Front	⁴ Side	⁵ Rear		feet	stories
<p>¹ On any lot approved with reduced frontage, the lot width between the front lot line (street frontage) and the building line shall not be less than 25 feet at any point. In new single-family subdivisions, up to ten percent of the lots may be approved with reduced street frontage, provided that no frontage is less than 30 feet in width. One single-family house may be constructed on a panhandle lot with reduced street frontage, provided that, excluding any portion of the lot less than 50-feet in width, the lot meets the minimum required lot area and other dimensional requirements for a single-family house in the zoning district, and provided the lot has a minimum of 25 feet of frontage.</p>											
<p>² Minimum floor area of a dwelling unit is the living floor area excluding carports, garages, breezeways, and unenclosed porches or terraces. For single-family houses on infill lots, the administrative official may allow a reduction in the floor area to 80 percent of the area required in the district upon demonstration that the reduced size is consistent with that of existing houses in the neighborhood.</p>											
<p>³ For front-loaded dwelling units, the garage or facade adjacent to the driveway shall be setback a minimum of 25 feet from the front property line in order to accommodate the length of a standard driveway without obstructing the sidewalk. <u>Principal buildings and accessory structures on a corner lot shall have a minimum setback of 20 feet from the property line within the functional side yard.</u></p>											
<p>⁴ All single-family and two-family construction on existing lots less than 51 feet in width and more than 25 feet in width shall have a minimum side setback of five feet.</p>											
<p>⁵ See article V for location requirements for accessory structures. Generally, accessory buildings are permitted only in rear yards at least five feet from any lot line.</p>											
<p>⁶ 12,000 square feet is required for the first three units and 3,000 square feet is required</p>											

for each additional dwelling unit.
⁷ No building shall exceed three stories or 45 feet in height unless one foot shall be added to the required front and side setbacks for each foot of building height in excess of 45 feet.
⁸ Parking areas in the front yard of a single-family or two-family residential property shall not eliminate more than 50 percent of the area available for grass or other landscaping.
⁹ The area encompassing wetlands and/or open water shall not be included in the calculation for compliance with the minimum lot size requirement.

Staff Comment:

Following the City’s revision to this section which eliminated front setback requirements, it was realized that it’s necessary to regulate the setback requirement within a functional side yard on corner lots.

Section 23-522 Accessory Structures, residential properties

Allowed Accessory Structures	Restrictions
Accessory unit, detached apartment or guest house, including apartment above garage (See Table 23-521.)	Requires special exception use permit. <u>Permitted pursuant to Table 23-421</u>

Decks and patios ²	Decks and patios, whether or not attached or adjacent to a principal building, that have a floor one foot or more above grade shall meet the setback requirements for principal building (See Table 422A) in a front yard and a five-foot setback in a rear or side yard.
Detached carports and garages ¹	Limited to one structure only, footprint not to exceed 600 square feet or 40 percent of the footprint of the principal structure, whichever is larger. On lots greater than two acres in size, the accessory structure may be 1.25 times the size of the principal building. Garages and carports must meet the setback requirements for principal buildings.
Accessory unit, including apartment over garage (See Table 23-521.)	Requires special exception use permit. Permitted pursuant to Table 23-421.
Docks and piers	Subject to requirements of <u>section 23-523</u> .

<p>Doghouses, pens and other structures for the housing of pets, not including kennels or animal farms ¹</p>	<p>Subject to requirements of <u>Chapter 6</u>, Animals, Lake Wales Code of Ordinances.</p>
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Staff Comment:

Accessory dwelling units are permitted by right within all residential zoning districts per Table 23-421; this should be reflected within this section as well.

ATTACHMENTS

Zoning Map