

ORDINANCE 2020-33

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 23-422 DIMENSIONAL REQUIREMENTS FOR USE OF LAND; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1:

23-422 – Dimensional requirements for use of land.

The dimensional requirements for the use of land in the various zoning districts shall be as set forth in Tables 23-422A and 23-422B. Dimensional requirements for accessory structures are set forth in Article V. No lot shall be reduced in size or altered in dimensions so as to create a non-conformity in terms of lot area, building setbacks, or other dimensional requirements of this chapter.

- *Waiver of front yard requirements.* On lots in subdivisions where the front yard requirements have been waived pursuant to subsection [23-522\(b\)](#), accessory structures will be allowed in the functional rear yard per the requirements of that section.
- *Waivers in Planned Development Projects (PDPs).* Deviation from the dimensional requirements of this section may be granted through the Planned Development Project (PDP) process pursuant to [section 23-224](#). Residential density shall be in compliance with the classification of the property as established on the Future Land Use Map and the Future Land Use Element of the Comprehensive Plan.
- *Administrative Waivers.* Administrative Waivers shall be submitted for review and recommendation to the Administrative Official. Waivers shall then be approved or denied by the City Manager. The Waivers may authorize up to a twenty (20) percent reduction in zoning standards for setbacks, height, parking, buffering, living area, floor area/impervious surface ratio, and other related zoning standards. An applicant may appeal the decision of the City Manager to the City Commission.

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 _____ 2021.

By: _____
Mayor/Commissioner
City of Lake Wales, Polk County, FL

ATTEST: _____
City Clerk