

ORDINANCE NO- 936

**AN ORDINANCE ADOPTING THE AMENDMENT OF THE LAND DEVELOPMENT
CODE OF THE DEFUNIAK SPRINGS, FLORIDA, CHAPTER 18-42, CHAPTER 18-43 &
CHAPTER 18-44, PROVIDING
FOR ADOPTION, PROVIDING FOR SEVERABILITY AND PROVIDING AN
EFFECTIVE DATE**

WHEREAS, Chapter 163, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the City of DeFuniak Springs adopted Ordinance 669, November 2000 (Comprehensive Plan) and Ordinance 577, March 1991 (Land Development Code); and

WHEREAS, Chapter 163, Florida Statutes, requires local governments desiring to revise their land development regulations to prepare and adopt land development regulation amendments; and

WHEREAS, after due public notice, the City of DeFuniak Springs City Council held the requisite public hearings to afford opportunity for public comments concerning the Land Development Code amendment; and

WHEREAS, the City Council of the City of DeFuniak Springs finds that the amendment is in the best interest of the health, welfare, safety and morals of the citizens of City of DeFuniak Springs.

NOW THEREFORE, be it enacted by the City Council of the City of DeFuniak Springs, Florida as follows:

Section 1. Short Title. This Ordinance shall be known as Land Development Code Text Amendment # 2022-LDC-02.

Section 2. Findings of Fact. The City Council of the City of DeFuniak Springs finds the following:

- A. This ordinance amends Chapter 18-42, 18-43 and 18-44 as it relates to building setbacks, minimum lot width, and minimum lot size.
- B. This amendment will provide for additional flexibility and will help further development within the City.
- D. The 1st reading of the Ordinance was conducted by the DeFuniak Springs City Council at a regular meeting held on February 14, 2022 in accordance with 166.041 Florida Statutes.

Section 3. Amended Text. The City Council of the City of DeFuniak Springs, Florida, amends the Land Development Code, by amending Chapter 18-42, General, Chapter 18-43, R-1 Single-Family Residential, and 18-44, R-2 Multi-Family Residential as shown on Attachment 1:

Section 4. Filing. An official, true and correct copy of the Land Development Code amendment shall be filed with the Walton County Clerk and also maintained at the City of DeFuniak Springs Planning Department, which shall be responsible for administration of the Comprehensive Plan and Land Development Code.

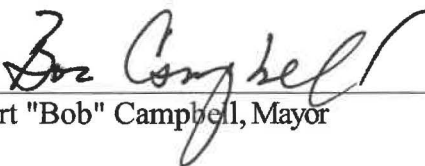
Section 5. Repeal of Conflicting Provisions, Motions, and Ordinances. The adoption of this Ordinance shall repeal and supersede any and all prior conflicting provisions of City law or policy, including those made by prior motion of the City Council, Resolution of the City Council, or Ordinance, whether specifically named herein or not.

Section 6. Severability. If any portion of this Ordinance should be declared unconstitutional or if the applicability of this Ordinance or any portion thereof should be held to be invalid, the validity of the remainder of this Ordinance shall not be affected by such invalidity.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

ADOPTED THIS 14TH DAY OF MARCH 2022.

CITY COUNCIL OF THE CITY OF DEFUNIAK SPRINGS, FLORIDA

By: 
Robert "Bob" Campbell, Mayor

Attest: 
Koby Townsend, City Clerk



Attachment A

Section 18-42, In General

b) Double frontage. Where a lot is bounded on two (2) sides by streets, ~~front yards when required, shall be provided on both streets and accessory buildings shall not be located in either front yard, except as provided in article VIII, section 18-65.~~ the primary front-yard shall be provided as required in Section 18-43(d), the secondary front-yard shall be treated as a side-yard as required in Section 18-43(d)

Section 18-43, R-1, Single-Family Residential

(d) Requirements.

Minimum lot size: Five-thousand (5,000) square feet.

Maximum lot coverage: ~~Thirty-five (35)~~ Seventy- (70) percent (including accessory buildings, garages, etc.).

Minimum lot width: ~~Seventy-five (75) feet.~~ Fifty (50) feet

Maximum height: Two (2) stories or thirty-five (35) feet.

Minimum yard setback:

Front: ~~Thirty (30) feet~~ Twenty percent of the lot depth but does not need to be more than twenty-five feet.

Side: ~~Ten (10) feet~~ Ten percent of the lot width but does not need to be more than ten feet and shall not be less than 5

Rear: ~~Twenty (20)~~ Fifteen (15) feet (principal building)

Maximum dwelling units: One (1) dwelling unit per lot

Section 18-44, R- 2, Multi-Family Residential

(d) Requirements

	Minimum Lot Size	Minimum Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
Single-family dwellings	6,000 sq. ft. <u>5,000 ft²</u>	60 ft. <u>50 ft.</u>	25 ft. <u>20 ft.</u>	7 ft. <u>5 ft.</u>	20 ft. <u>10 ft.</u>	2 stories or 35 ft.
Duplexes	7,500 sq. ft. <u>6,500 ft²</u>	75 ft. <u>65 ft.</u>	25 ft. <u>20 ft.</u>	7 ft.	20 ft. <u>15 ft.</u>	2 stories or 35 ft.
Multi family dwellings	10,000 sq. ft.	100 ft.	30 ft.	7 ft.	20 ft.	4 stories or 60 ft.
Other uses	6,000 sq. ft.	60 ft.	30 ft.	7 ft.	20 ft.	2 stories or 35 ft.