

ORDINANCE NO. 2019-1

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GLEN RIDGE, FLORIDA, CHANGING THE ZONING CODE IN THE FOLLOWING SECTIONS: ARTICLE XL SECTION 11-2. DEFINITIONS, SECTION 5.4.4 AREA AND BULK REQUIREMENTS (8) MAXIMUM IMPERVIOUS LOT COVERAGE, AND SECTION 6.5.3 CONVEYANCE SWALES (1)-(4); PROVIDING AUTHORITY TO CODIFY; PROVIDING A CONFLICTS CLAUSE, PROVIDING A SEVERABILITY DATE; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, the entire Town of Glen Ridge is served by 2-lane local residential streets with conveyance swales;

WHEREAS, there are no curb and gutters within the Town;

WHEREAS, it has been a policy of the Town to require that individual property owners shall be responsible for maintaining their lots up to the paved area of the streets they front upon.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GLEN RIDGE, FLORIDA, AS FOLLOWS:

SECTION 1. The TOWN OF GLEN RIDGE *hereby* changes zoning code and adds the following:

AMENDMENTS TO TOWN OF GLEN RIDGE CODE OF ORDINANCES, APPENDIX A -. ZONING
Article V. - Zoning Districts, Map and Schedule of Regulations; Section 5-2 - R-1A District: single family - low density, 5.2.4 Area and bulk requirements, (8) Maximum impervious lot coverage; Section 5.3 - R-1 districts: single family, Section 5.3.3, Area and bulk requirements (8) Maximum impervious lot coverage; Section 5.4 - R-2 districts: two family - transitional, Section 5.4.4 Area and bulk requirements (8) Maximum impervious lot coverage; Article VI. - Supplementary Regulations, Section 6.5 - Miscellaneous regulations, 6.5.3 Conveyance swales (1) - (4) Article XI., and, Section 11.2. Definitions of the Town of Glen Ridge Code of Ordinances, APPENDIX A. - Zoning are hereby amended as follows:

Article XI., Section 11-2. Definitions

Impervious surfaces means land surfaces which do not allow the penetration, normal absorption or percolation of surface waters including, but not necessarily limited to, paved roads, sidewalks, driveways, and parking lots.

Pervious surfaces means areas of land or a lot which allow for the normal absorption and percolation of surface waters.

Section 5.2.4 Area and bulk requirements, (8) Maximum impervious lot coverage

(8) *Maximum impervious lot coverage.* No greater than 50% of a lot shall contain impervious areas.

Section 5.3.3 Area and bulk requirements, (8) Maximum impervious lot coverage

(8) *Maximum impervious lot coverage.* No greater than 50% of a lot shall contain impervious areas.

Section 5.4.4 Area and bulk requirements, (8) Maximum impervious lot coverage

(8) *Maximum impervious lot coverage.* No greater than 50% of a lot shall contain impervious areas.

Section 6.5.3 Conveyance swales (1) - (4)

Conveyance swales

(1) the Town encourages the installation of sod within the swale areas of Town right-of-way and accordingly no permit shall be required for the installation of sod within such areas;

(2) No person shall place or plant any vegetative landscape material within the Town right-of-way (swale areas abutting public streets) without first obtaining a permit from the Town. In determining whether a permit for vegetative landscape material should be issued, the Town Manager, or other qualified designee, shall consider whether the proposed installation:

- a. Interferes with or impairs the Town stormwater drainage system;
- b. Creates a safety hazard to vehicular or pedestrian traffic;
- c. Otherwise impairs the health, safety or welfare of the citizens and visitors to Town.

(3) No person shall grade or re-grade any lands within the Town right-of-way without first obtaining a permit from the Town Manager, or appropriate designee of the Town.

(4) It shall be unlawful for any individual to place or have placed any impervious material including, but not limited to, asphalt, concrete crushed rock, landscape stone, brick pavers or other similar materials within the Town right-of-way. This subsection shall not preclude the installation of paved driveways extending from a public roadway to the privately-owned property; provided, the width of any such entry driveway(s) shall not exceed the allowable width for any lot or combination of lots improved with a residential structure.

Section 2: The Town of Glen Ridge finds that proper notice was given; that all parties had the opportunity to present their positions and that the proposed changes are consistent with the Zoning Code, its goals and objectives.

Section 3: Each and every other provision of the TOWN OF GLEN RIDGE Zoning Code shall remain in full force and effect as previously enacted.

Section 4: Specific authority is hereby given to codify this Ordinance.

Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6: Should any section or provision of this Ordinance or any portion thereof be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the remainder of this Ordinance.


Section 7: This Ordinance shall become effective immediately upon passage.

Section 8. That this ordinance shall become effective immediately upon passage.

FIRST READING this 7 day of August 2019.

SECOND READING and FINAL PASSAGE this 4th day of September 2019.

TOWN OF GLEN RIDGE, FLORIDA



MAYOR



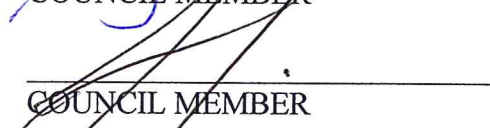
COUNCIL MEMBER



COUNCIL MEMBER



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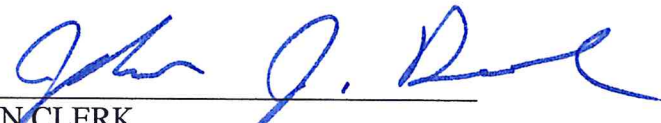


COUNCIL MEMBER



COUNCIL MEMBER

ATTEST:



TOWN CLERK