

ORDINANCE NO. 2022-05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA AMENDING THE CLEWISTON CODE OF ORDINANCES, CHAPTER 110, ZONING, ARTICLE V, DISTRICTS AND DISTRICT REGULATIONS; DIVISION 7 – R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR § 110-315, PERMITTED USES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Clewiston, Florida, finds that it is in the best interest of the City's residents and businesses to amend Chapter 110 of the Clewiston Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, AS FOLLOWS:

SECTION 1. The Clewiston Code of Ordinances, Section 110-315, Permitted Uses, is hereby amended as follows:

Sec. 110-315. - Permitted uses.

(a) The permitted uses in the R-3 Multiple-Family Residential District are as follows:

- (1) Any use permitted in the R-1 and R-2 districts.
- (2) Apartments, condominiums, townhouses developed in accordance with requirements set forth in division 6 of this article, and other similar multifamily uses.
- (3) Group homes, types I, II and III.
- (4) Nursing and convalescent facilities when located on a collector or arterial street as designated on the future traffic circulation map of the comprehensive plan.
- (5) Churches.
- (6) Kindergartens and day care centers.
- (7) Home occupations.

(8) Public parks.

(b) Special Exception Uses. Uses which may be allowed in the R-3 Multiple-Family Residential District by special exception are as follows:

(1) Dwelling units with not less than 450 sq. ft. may be allowed upon approval under the following conditions:

~~A. Density Requirements:~~

~~i. One dwelling unit, 10,000 sq. ft. of land area.~~

~~ii. Two dwelling units, 10,000 sq. ft. of land area.~~

~~iii. Three or more dwelling units, 10,000 sq. ft. of land area, plus an additional 3,000 sq. ft. of land area for each additional dwelling unit.~~

~~BA. Provide 1,000 sq. ft. of usable, open space with lawn or other soft surfaces for outdoor open space ~~children's play area~~, plus 125 sq. ft. additional space per bedroom.~~

~~CB. Washer and Dryer Area must be provided at a rate of one per 12 units or fraction thereof.~~

~~CC. Bicycle rack, at least one space per unit.~~

~~CD. Parking lot shall be lighted. Building shall be lighted at least one wall pack per side.~~

~~CE. Parking lot, ~~children's play area~~, required open space, washer and dryer area and interior hallways shall be provided with security camera with on-site recording.~~

~~CF. Other conditions of approval as necessary to ensure compatibility with neighboring properties.~~

SECTION 2. Codification. The provisions of this Ordinance shall become and be made part of the Code of Laws and Ordinances of the City of Clewiston.

SECTION 3. Severability. If any phrase, sentence or portion of this Ordinance is, for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and individual provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. Repeal of Laws in Conflict. All ordinances of the City of Clewiston, Florida, which are in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon its passage and consistent with all requirements of general law.

PASSED on first reading by the City Commission on January 24, 2022.

PASSED AND ADOPTED on second and final reading by the City Commission on Feb. 21, 2022.

ATTEST:

CITY OF CLEWISTON, FLORIDA

Mary K. Combass
Mary-K. Combass, City Clerk

K. Petersen
Kristine Petersen, Mayor

(MUNICIPAL SEAL)

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: Dylan Brandenburg
Dylan Brandenburg, City Attorney