



City of North Port

ORDINANCE NO. 2018-23

1 **AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE**
 2 **UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF NORTH PORT, FLORIDA,**
 3 **RELATING TO PARKING AND STORAGE OF CERTAIN VEHICLES, BY AMENDING**
 4 **CHAPTER 25 - PARKING AND LOADING REGULATIONS, TO INCLUDE**
 5 **ADDITIONAL GENERAL REFERENCES; TO REPEAL ARTICLE II - OFF-STREET**
 6 **PARKING, SECTION 25-19 - PARKING AND STORAGE OF CERTAIN VEHICLES, IN**
 7 **ITS ENTIRETY; RESERVING SECTION 25-19 FOR FUTURE USE; AMENDING**
 8 **CHAPTER 53 - ZONING REGULATIONS, ARTICLE II - AG AGRICULTURAL**
 9 **DISTRICT, SECTION 53-35 - PARKING REQUIREMENTS; AMENDING ARTICLE**
 10 **VIII - PCD PLANNED COMMUNITY DEVELOPMENT DISTRICT, SECTION 53-112 -**
 11 **PARKING REQUIREMENTS; AMENDING ARTICLE IX - RSF RESIDENTIAL SINGLE-**
 12 **FAMILY DISTRICT, SECTION 53-122 - PROHIBITED USES AND STRUCTURES;**
 13 **AMENDING SECTION 53-131 - PARKING REQUIREMENTS; AMENDING ARTICLE**
 14 **X - RTF RESIDENTIAL TWO-FAMILY DISTRICT, SECTION 53-144 - PARKING**
 15 **REQUIREMENTS; AMENDING ARTICLE XI - RMF RESIDENTIAL MULTIFAMILY**
 16 **DISTRICT, SECTION 53-157 - PARKING REQUIREMENTS; AMENDING ARTICLE**
 17 **XII - RMH RESIDENTIAL MANUFACTURED HOME DISTRICT, SECTION 53-170 -**
 18 **PARKING REQUIREMENTS; AMENDING ARTICLE XX - SPECIAL CIRCUMSTANCE**
 19 **REGULATIONS, SECTION 53-240 - SPECIAL STRUCTURES RELATED TO**
 20 **MODULAR/MANUFACTURED HOMES AND RECREATIONAL VEHICLES; AND**
 21 **AMENDING CHAPTER 55 - ACTIVITY CENTER DESIGN REGULATIONS, SECTION**
 22 **55-8 - PARKING REGULATIONS; PROVIDING FOR ADOPTION; PROVIDING FOR**
 23 **CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODING; AND**
 24 **PROVIDING AN EFFECTIVE DATE.**

25 **WHEREAS**, Section 1-12 of the City of North Port Unified Land Development Code provides that the
 26 zoning regulations for the City may be amended, supplemented, changed or repealed; and
 27

28 **WHEREAS**, the City Commission of the City of North Port held a properly-noticed workshop on
 29 January 4, 2018, to discuss the parking and storage of certain vehicles in residentially zoned districts;
 30 and
 31

32 **WHEREAS**, the City Commission, by consensus at the January 4, 2018 workshop, directed staff to
 33 present text amendments that move some parking regulations on residential lots to the City Code,
 34 and other text amendments that allow outdoor storage of vehicles in areas that permit mini-
 35 storage/warehousing facilities; and
 36

37 **WHEREAS**, on September 11, 2018, the City Commission adopted Ordinance No. 2018-09, adopting
 38 text amendments to Code of the City of North Port, Florida, related to the parking and storage of

39 vehicles on residential lots, which make some existing sections of the Unified Land Development
40 Code unnecessary; and

41
42 **WHEREAS**, the City of North Port Planning and Zoning Advisory Board held a public hearing on June
43 21, 2018, with due public notice to receive public comments on the proposed revisions to the Unified
44 Land Development Code, and recommended that the City Commission approve the amendments; and

45
46 **WHEREAS**, the City Commission of the City of North Port held public hearings on September 11, 2018
47 and October 23, 2018, with due public notice to review the recommendations of the Planning and
48 Zoning Advisory Board, and to receive public comments on the proposed revisions to the Unified
49 Land Development Code; and

50
51 **WHEREAS**, the City Commission has determined that the amendments herein to the Unified Land
52 Development Code serve the public health, safety and welfare of the citizens of the City of North Port,
53 Florida.

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55 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT,**
56 **FLORIDA, AS FOLLOWS:**

57
58 **SECTION 1 - FINDINGS:**

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60 The City Commission hereby makes the following findings:

- 61
62 1.01 The recitals outlined above are incorporated by reference as findings of fact as if expressly
63 set forth herein.

64
65 **SECTION 2 - ADOPTION:**

- 66
67 2.01 The City Commission hereby approves and adopts the following amendments to the City of
68 North Port Unified Land Development Code:

69
70 **“Chapter 25 - PARKING AND LOADING REGULATIONS**

71
72 **GENERAL REFERENCES**

73
74 Abandoned vehicles — See Ch. 42 (City Code).

75
76 Vehicles and traffic — See Ch. 74 (City Code).

77
78 Parking and Storage of Certain Vehicles on Residential Lots – See Ch. 59 and Ch. 74 (City
79 Code).

80
81 ...

82
83 **ARTICLE II. - OFF-STREET PARKING**

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85 ...

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87 ~~**Sec. 25-19. Parking and storage of certain vehicles.**~~ (Repealed in its entirety.)

88
89 **Sec. 25-19. Reserved for future use.**

90

91 2.02 The City Commission hereby approves and adopts the following amendments to the City of
92 North Port Unified Land Development Code:

93

94 **“Chapter 53 - ZONING REGULATIONS**

95

96 ...

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98 **PART 2. - SCHEDULE OF DISTRICT REGULATIONS**

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100 **ARTICLE II. - AG AGRICULTURAL DISTRICT**

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104 **Sec. 53-35. - Parking requirements.**

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106 ...

107

108 C. See Chapter 25, Parking and Loading Regulations, of this Unified Land Development Code
109 for ~~complete details on all~~ regulations governing parking requirements. For additional
110 regulations pertaining to parking and vehicle storage on residential lots, see Chapters 59
111 and 74 of the Code of the City of North Port, Florida.

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113 ...

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115 **ARTICLE VIII. - PCD PLANNED COMMUNITY DEVELOPMENT DISTRICT**

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119 **Sec. 53-112. - Parking requirements.**

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121 All development within the Planned Community Development (PCD) District shall comply
122 with all the parking and loading requirements of this chapter and Chapter 25, unless
123 otherwise modified in the Development Master Plan. Residential development shall also
124 comply with applicable regulations pertaining to parking and vehicle storage on residential
125 lots in the Code of the City of North Port, Florida, including Chapters 59 and 74.

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127 ...

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129 **ARTICLE IX. - RSF RESIDENTIAL SINGLE-FAMILY DISTRICT**

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131 ...

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133 **Sec. 53-122. - Prohibited uses and structures.**

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135 ...

136

137 B. The parking and storage of construction equipment except in connection with
138 authorized active, continuing construction on the premises, provided that such storage
139 and parking complies with applicable regulations pertaining to parking and vehicle
140 storage on residential lots in the Code of the City of North Port, Florida, including
141 Chapters 59 and 74.

142 ...

143
 144 **Sec. 53-131. - Parking requirements.**
 145 See Chapter 25, Parking and Loading Regulations, of this Unified Land Development Code
 146 for parking requirements governing land uses permitted in RSF Districts. For additional
 147 regulations pertaining to parking and vehicle storage on residential lots, see Chapters 59 and
 148 74 of the Code of the City of North Port, Florida.

149
150 **ARTICLE X. - RTF RESIDENTIAL TWO-FAMILY DISTRICT**

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153
154 **Sec. 53-144. - Parking requirements.**

155
 156 See Chapter 25, Parking and Loading Regulations, of this Unified Land Development Code
 157 for parking requirements governing land uses permitted in RTF Districts. For additional
 158 regulations pertaining to parking and vehicle storage on residential lots, see Chapters 59 and
 159 74 of the Code of the City of North Port, Florida.

160
161 **ARTICLE XI. - RMF RESIDENTIAL MULTIFAMILY DISTRICT**

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164
165 **Sec. 53-157. Parking requirements.**

166
 167 See Chapter 25, Parking and Loading Regulations, of this Unified Land Development Code
 168 for parking requirements governing land uses permitted in a RMF District. For additional
 169 regulations pertaining to parking and vehicle storage on residential lots, see Chapters 59 and
 170 74 of the Code of the City of North Port, Florida.

171
172 **ARTICLE XII. - RMH RESIDENTIAL MANUFACTURED HOME DISTRICT**

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175
176 **Sec. 53-170. - Parking requirements.**

177
 178 See Chapter 25, Parking and Loading Regulations, of this Unified Land Development Code
 179 for parking requirements governing various land uses permitted in RMH Districts. For
 180 additional regulations pertaining to parking and vehicle storage on residential lots, see
 181 Chapters 59 and 74 of the Code of the City of North Port, Florida.

182 ...

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184
185 **PART 3. - SPECIAL DISTRICT REGULATIONS**

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187 **ARTICLE XX. - SPECIAL CIRCUMSTANCE REGULATIONS**

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191 **Section 53-240. – Special structures.**

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195 T. Modular/manufactured homes and recreational vehicles.

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197 (1) Modular homes in Residential ~~Modular~~ Manufactured Home (RMH) Districts shall
198 be limited to one (1) habitable story with customary additions, including cabanas,
199 carports and storage units which are manufactured for combination. Modular
200 homes/~~recreational vehicles used for temporary living purposes~~ shall be allowed
201 only in parks permitted only as part of a residential modular home development.

202
203 (2) Commercial storage of unoccupied recreational vehicles shall be conducted only in
204 CG and ILW Districts.

205
206 (3) Commercial storage of unoccupied mobile homes shall be conducted only in CG, and
207 ILW Districts.

208
209 ~~(4) Recreational vehicles may be stored in a residential district by the owner or renter~~
210 ~~of the property on an improved surface. The vehicle may be stored in the side or~~
211 ~~rear yard only.~~

212
213 (54) No part of the recreational vehicle may encroach upon the City's right-of-way.

214
215 ~~(6) If stored on a residential lot or parcel, the recreational vehicle shall be shielded on~~
216 ~~all sides visible to the public with a minimum of eighty percent (80%) opacity."~~

217
218 2.03 The City Commission hereby approves and adopts the following amendments to the City of
219 North Port Unified Land Development Code:

220
221 **"Chapter 55 - ACTIVITY CENTER DESIGN REGULATIONS**

222
223 ...

224
225 **Sec. 55-8. - Parking requirements.**

226
227 Parking regulations for all uses are found in Chapter 25 of this code and the Urban Design
228 Standards Pattern Book. For additional regulations pertaining to parking and vehicle storage
229 on residential lots, see Chapters 59 and 74 of the Code of the City of North Port, Florida."

230
231
232 **SECTION 3 - CONFLICTS:**

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234 3.01 In the event of any conflict between the provisions of this Ordinance and any other Ordinance
235 or provisions thereof, the provisions of this Ordinance shall prevail to the extent of such
236 conflict.

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238 **SECTION 4 - SEVERABILITY:**

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240 4.01 If any section, subsection, sentence, clause, phase, or provision of this Ordinance is for any
241 reason held invalid or unconstitutional by any court of competent jurisdiction, such provision
242 shall be deemed a separate, distinct, and independent provision and such holding shall not
243 affect the validity of the remaining portions hereof.

244
245
246 **SECTION 5 - CODING OF AMENDMENTS:**

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248 5.01 In this Ordinance, additions are shown as underlined and deletions as ~~striketrough~~. These
249 editorial notations shall not appear in the codified text.

250
251 **SECTION 6 - EFFECTIVE DATE:**

252
253 6.01 This Ordinance shall take effect immediately after adoption by the City Commission of the
254 City of North Port, Florida. No development order or development permits dependent on this
255 Ordinance may be issued before it has become effective.

256
257 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in
258 public session this _____ day of _____ 2018.

259 PASSED and DULY ADOPTED by the City Commission of the City of North Port, Florida, on the second
260 and final reading in public session this _____ day of _____ 2018.

CITY OF NORTH PORT, FLORIDA

VANESSA CARUSONE
MAYOR

ATTEST:

KATHRYN PETO
INTERIM CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

AMBER L. SLAYTON
CITY ATTORNEY