



City of North Port

ORDINANCE NO. 2018-23

1 (Amending Chapter 25-Parking and Loading Regulations and Chapter 53-Zoning
 2 Regulations of the City of North Port, Florida, Unified Land Development Code related to
 3 parking and storage of certain vehicles.)

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

30 **FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR**
31 **CODING; AND PROVIDING AN EFFECTIVE DATE.**

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34 repealed; and

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

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

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45 **WHEREAS**, on September 11, 2018, the City Commission adopted Ordinance No. 2018-09,
46 adopting text amendments to Code of the City of North Port, Florida, related to the parking
47 and storage of vehicles on residential lots, which make some existing sections of the Unified
48 Land Development Code unnecessary; and

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

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55 **WHEREAS**, the City Commission of the City of North Port held public hearings on September
56 11, 2018 and October 23, 2018, with due public notice to review the recommendations of the
57 Planning and Zoning Advisory Board, and to receive public comments on the proposed
58 revisions to the Unified Land Development Code; and

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

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

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67 **SECTION 1 – FINDINGS:**

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69 The City Commission hereby makes the following findings:
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71 1.01 The recitals outlined above are incorporated by reference as findings of fact as if
72 expressly set forth herein.

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74 **SECTION 2 - ADOPTION:**

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76 2.01 The City Commission hereby approves and adopts the following amendments to the
77 City of North Port Unified Land Development Code:

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79 **“Chapter 25 - PARKING AND LOADING REGULATIONS**

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83 **Article II. - OFF-STREET PARKING**

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87 **Sec. 25-17. - Minimum off-street parking requirements.**

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91 B. The following minimum off-street parking requirements are applicable to all
92 zoning districts:

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...Wholesale, warehouse, or storage use	1 for each 1,500 square feet of floor area, including areas set aside for outside storage. ...”
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100 2.02—The City Commission hereby approves and adopts the following amendments to the
101 City of North Port Unified Land Development Code, repealing Section 25-19 in its
102 entirety and reserving the section for future use:

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104 **“Chapter 25 - PARKING AND LOADING REGULATIONS**

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108 **GENERAL REFERENCES**

109 Abandoned vehicles — See Ch. 42 (City Code).

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

111 **Parking and Storage of Certain Vehicles on Residential Lots - See Ch. 59 and**
112 **Ch. 74 (City Code)**

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115 **Article II. - OFF-STREET PARKING**

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

Sec. 25-19. Reserved for future use.

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

“Chapter 53 - ZONING REGULATIONS

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PART 2. - SCHEDULE OF DISTRICT REGULATIONS

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ARTICLE II. - AG AGRICULTURAL DISTRICT

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Sec. 53-35. - Parking requirements.

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

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ARTICLE VIII. - PCD PLANNED COMMUNITY DEVELOPMENT DISTRICT

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Sec. 53-112. - Parking requirements.

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

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ARTICLE IX. - RSF RESIDENTIAL SINGLE-FAMILY DISTRICT

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

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

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Sec. 53-131. - Parking requirements.

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

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ARTICLE X. - RTF RESIDENTIAL TWO-FAMILY DISTRICT

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Sec. 53-144. - Parking requirements.

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

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ARTICLE XI. - RMF RESIDENTIAL MULTIFAMILY DISTRICT

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Sec. 53-157. Parking requirements.

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

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ARTICLE XII. - RMH RESIDENTIAL MANUFACTURED HOME DISTRICT

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Sec. 53-170. - Parking requirements.

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

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PART 3. - SPECIAL DISTRICT REGULATIONS

ARTICLE XX. - SPECIAL CIRCUMSTANCE REGULATIONS

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Section 53-240. - Special Structures.

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T. Modular/manufactured homes and recreational vehicles.

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

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

~~(5) No part of the recreational vehicle may encroach upon the City's right-of-way.~~

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

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"Chapter 55 ACTIVITY CENTER DESIGN REGULATIONS

Sec. 55-8. Parking requirements.

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

SECTION 3 – CONFLICTS:

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

SECTION 4 – SEVERABILITY:

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

SECTION 5 – CODING OF AMENDMENTS:

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

SECTION 6 – EFFECTIVE DATE:

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

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

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

CITY OF NORTH PORT, FLORIDA

VANESSA CARUSONE
MAYOR

ATTEST:

PATSY C. ADKINS, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

AMBER L. SLAYTON
CITY ATTORNEY