

ORDINANCE NO. _____ - 2015

AN ORDINANCE OF THE CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA, AMENDING SECTION 62.170, PUD - PLANNED UNIT DEVELOPMENT DISTRICT, OF THE ROCKLEDGE LAND DEVELOPMENT REGULATIONS TO ACCOMMODATE TINY HOUSES IN POCKET NEIGHBORHOODS AS A NEW USE WITHIN THE CATEGORY; DECLARING THAT INVALIDITY OF ANY PORTION HEREOF SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; PROVIDING FOR THE EFFECTIVE DATE HEREOF AND FOR OTHER PURPOSES.

WHEREAS, the Rockledge Planning Commission has recommended and the City Council has approved the use of "Tiny Houses in Pocket Neighborhoods" within the Planned Unit Development (PUD) District, which necessitated changes to facilitate the additional use; and

WHEREAS, the Rockledge City Council has determined the changes are necessary to accommodate the new uses within the District;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKLEDGE, FLORIDA, AS FOLLOWS:

SECTION 1. That Subsection 62.173(A) of the Rockledge Land Development Regulations is amended by adding thereto a sub-subsection (5) as follows:

(5) Pocket Neighborhoods with Tiny Houses, pursuant to regulations adopted therefor.

SECTION 2. That Subsection 62.174(a) of the Rockledge Land Development Regulations is amended by deleting same and

substituting therefor the following:

- (a) Area. The minimum lot area required is five (5) acres.

SECTION 3. That Subsection 62.176(B)(3) is amended by deleting same and substituting therefor the following:

NUMBER OF BEDROOMS IN EACH DWELLING UNIT	MINIMUM LIVING AREA OF EACH DWELLING UNIT
Not more than one (1) Bedroom	550 square feet
Two (2) or more bedrooms	550 square feet, plus an additional 100 square feet for each bedroom exceeding one (1)

SECTION 4. That Subsection 62.178(B)(2)(a) is amended by deleting same and substituting therefor the following:

- (a) The minimum average net lot size shall be four thousand (4,000) square feet. This shall not include any credit for streets, recreation areas, common open space or water bodies.

SECTION 5. That Subsection 62.178(B)(4)(a) is amended by deleting same and substituting therefor the following:

- (a) The total lot coverage permitted for all buildings on the site shall not exceed sixty-five percent (65%) of the lot area.

SECTION 6. The provisions of this Ordinance are severable, and if any section, sentence, clause, or phrase hereof is for any reason held to be unconstitutional, invalid, or ineffective,

such holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without the inclusion therein of any invalid portion or portions.

SECTION 7. This Ordinance shall become effective ten (10) days following its adoption and signed by the Chairman of the City Council.

ADOPTED at a regular meeting of the City Council of the City of Rockledge, Florida, this ____ day of _____, 2015.

Chairman, City Council of the
City of Rockledge, Florida

ATTEST:

City Clerk

1st Reading: _____

2nd Reading: _____