

ORDINANCE NO. _____ - 2015

AN ORDINANCE OF THE CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA, AMENDING SECTION 62.180 - REDEVELOPMENT MIXED USE 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 Redevelopment Mixed Use (RMU) 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 62.184(a)(1)(a) of the Rockledge Land Development Regulations is amended by deleting same and substituting therefor the following:

- a. Residential uses, in the form of attached or detached units, may be developed within a single structure or within a multi-use building. Unless otherwise stated or more units are earned through use of design features, the maximum density is fourteen (14) dwelling units per acre (DUPA). Maximum allowable density is twenty-five (25) DUPA with density bonuses.

- Units may be single family, multi-family, patio homes, garden apartments, or town houses, lofts, or pocket neighborhoods, with Tiny Houses or other styles of attached or detached dwelling units.
- Lots in areas that are to be platted shall depend on the type of residential dwellings.
- Residential uses may be contained within a single area of the development parcel, or may be included in a building with non-residential uses.
- All attached residential units shall have no less than 550 square feet of floor area.
- Any detached units shall be a minimum of one thousand two hundred (1,200) square feet, with the exception of Tiny Houses.
- Attached residential units in a mixed-use building must be located on the floors above the commercial uses. Balconies may be located on the front of attached dwellings located in the upper floors of a mixed-use building and shall contain decorative lighting and plant materials. In addition, balconies may be located elsewhere on the building.
- The style of architecture and site development characteristics shall incorporate design features found herein. Each development shall include a minimum of four (4) of the twelve (12) standards design features to promote diversity and aesthetics.
- If a proposed development incorporates eight (8) or more design elements into the proposed development, a minimum of five (5) and maximum of an additional eight (8) units per acre may be approved by the city council at the time of site plan approval. If all twelve (12) features are incorporated, the council, at the recommendation of the planning commission, may award up to four (4) more units. However, in no case shall the maximum allowable density exceed twenty-five (25) dwelling units per acre.
- Multi-family structures shall provide parking at a rate of two (2) spaces per unit, of which one

space shall be in an enclosed garage.

SECTION 2. That Subsection 62.184(a)(2) of the Rockledge Land Development Regulations is amended by deleting same and substituting therefor the following:

(2) Neo-traditional single family detached developments on a minimum of three (3) acres, may be developed in the RMU district as a sole use of land, subject to the following minimum provisions:

- Streets must be laid out in a grid pattern, with sidewalks, street lights, street signs and other site amenities provided by the developer; such amenities shall be of a design acceptable to the city and approved by the city council; on-street parking areas shall be provided and designated.
- Houses shall be constructed in a vernacular, historic Florida architecture, replete with front porches, wood finishes, metal roofs, and rear garages.
- Lot sizes may be a minimum of forty (40) by one hundred (100) and shall be platted.
- Minimum house size shall be one thousand two hundred (1,200) square feet.

SECTION 3. 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 4. 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: _____