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CITY OF MARGATE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE CITY OF MARGATE, FLORIDA, APPENDIX A ZONING, AMENDING ARTICLE XVIII RVRP RECREATIONAL VEHICLE RESORT PARK DISTRICT, SECTION 18.5 DESIGN STANDARDS; PROVIDING FOR HABITABLE STRUCTURES ON INDIVIDUAL RV SITES; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: The Code of the City of Margate, Florida, Appendix A Zoning, Article XVIII RVRP District, Section 18.5 Design Standards, is hereby amended to read as follows:

. . .

(C) *RV site standards:*

(1) *Minimum site size:* Three thousand one hundred (3,100) square feet.

(2) *Improvements:*

(a) RV sites shall be clearly defined and shall be exclusive of any space used for common areas, such as roadway, walkways, and recreation areas.

(b) All RV sites shall include a pad and driveway, and shall be paved with concrete or pavers, or as approved by the City, and be designated to provide runoff of surface water. The use of asphalt as a paving material for RV pads and driveways shall not be permitted unless specifically provided for on a temporary basis pursuant to a recorded agreement with the City.

CODING: Words in ~~struck through type~~ are deletions from existing text; Words in underscored type are additions.

1 RV parking on any unpaved surface is strictly
2 prohibited.

3
4 (c) Each RV site shall not exceed sixty-five (65) per
5 cent impervious area. The minimum thirty-five
6 (35) per cent pervious area(s) of each RV site
7 shall contain the minimum landscaping
8 requirements for the site and any remaining areas
9 in the pervious area shall be covered in turf.

10
11 (3) *Separation:* RV pads shall be located to maintain a
12 ten-foot separation between recreational vehicles when
13 slides, other living areas, or awnings of the RV are
14 fully extended. No RV pad shall be within five (5)
15 feet of any RV site rear lot line.

16
17 (4) *Occupancy:* Occupancy of each RV site is limited to one
18 (1) recreational vehicle, one (1) automobile or truck,
19 one (1) motorcycle and one (1) golf cart,
20 accommodating one (1) party. ~~No p~~Permanent RV lot
21 structures may be allowed and shall conform to the
22 Florida Building Code, with the exception of a uniform
23 RV lot structure and Broward County Surface Water. and
24 ~~d~~Decorative features as provided in this article, are
25 permitted on the individual recreational vehicle
26 sites.

27
28 (5) *Parking:* Each site shall include adequate parking
29 space for allowable vehicles. Any vehicles not
30 accommodated within this parking space shall be stored
31 offsite within a screened storage yard.

32
33 (6) *Access:* Each site shall have direct access to a
34 driveway or interior road.

35
36 (7) *Utilities:* Each site shall have direct connections to
37 water, sewer, and electric service.

38
39 (8) *RV Lot structure:* Each site may include an RV lot
40 structure, subject to the following conditions:

41
42 (a) All RV lot structures in a given RV park shall be
43 of uniform design and appearance. Where awnings
44 are to be attached to the ~~shed~~ RV lot structure,
45 awnings shall be of uniform design, size,

1 materials and colors, as approved by the economic
2 development department. Only those designs and
3 colors on files at the City shall be allowed.
4

5 (b) One (1) satellite dish or antenna may be attached
6 to each RV lot structure in accordance with
7 section 3.23.19.
8

9 (c) All RV lot structure shall be located on an
10 approved RV pad.
11

12 (d) No RV lot structure shall be located within five
13 (5) feet of an RV site lot line.
14

15 (e) The maximum height for any RV lot structure to be
16 located on an RV site shall be ~~eleven and one-~~
17 ~~half~~ twenty five (25) feet, measured from the
18 finished floor elevation to the peak of the roof.
19

20 (f) RV lot structures may include interior
21 improvements such as bathroom with shower, washer
22 and dryer, utility sink, work bench, golf cart
23 charger, storage cabinets, lighting, air
24 conditioning, general purpose electrical
25 receptacles, kitchens, sleeping quarters and
26 adequate space for the storage of a golf cart,
27 provided that structures with these improvements
28 are not determined to be habitable under the
29 Florida Building Code.
30

31 (g) All RV lot structures ~~shall~~ may be maintained as
32 habitable or non-habitable space. ~~Cooking,~~
33 ~~sleeping or overnight camping in an RV lot~~
34 ~~structure is strictly prohibited.~~
35

36 (9) *Decorative features:* Each site may include decorative
37 features such as gazebos, tiki huts, decorative
38 railings, walls, benches, patios, steps, decks,
39 trellises, arbors, water fountains, ponds, waterfalls,
40 bridges, planters and flower beds, fire pits,
41 fireplaces, barbecues, outdoor kitchens and bars,
42 outdoor lighting, outdoor living and entertainment
43 areas, heaters, furniture, and additional landscaping
44 improvements.
45

- 1 (a) All features must comply with individual lot
2 setbacks as provided for in this article.
3
- 4 (b) No decorative feature shall be installed on any
5 lot without first obtaining a permit from the
6 Margate Building Department.
7
- 8 (c) All applications for decorative features proposed
9 to be located off of the approved pad on a site
10 must demonstrate compliance with the approved
11 drainage permit for the RV Resort Park.
12
- 13 (d) Any gazebo or other similar hard-roofed
14 decorative feature installed on an RV lot shall
15 be subject to the following limitations:
16
- 17 ~~(i) Shall not be enclosed, except for a single~~
18 ~~bathroom. Said bathroom shall not exceed one~~
19 ~~hundred forty (140) square feet in area or~~
20 ~~thirty (30) per cent of the gross area of~~
21 ~~the gazebo/decorative feature, whichever~~
22 ~~measurement is less.~~
23
- 24 ~~(ii) May have knee walls not exceeding forty-two~~
25 ~~(42) inches in height under all portions of~~
26 ~~gazebo/decorative feature not used for the~~
27 ~~bathroom.~~
28
- 29 ~~(iii) Openings shall not be permanently~~
30 ~~sealed or glazed, but may be secured with~~
31 ~~hurricane shutters.~~
32
- 33 ~~(iv) May feature a single hinged doorway entrance~~
34 ~~into the gazebo/decorative feature no~~
35 ~~greater than six (6) feet in width, if~~
36 ~~hurricane shutters are installed to the~~
37 ~~structure.~~
38
- 39 (v) Shall not exceed twenty-five (25) feet in
40 height.
41
- 42 (vi) These provisions shall not apply to
43 chickee huts, as defined in the Florida
44 Building Code, or other thatched roof
45 structure.

1
2
3 [Note to Municipal Code: The rest of this section shall remain
4 as codified.]
5
6

7 SECTION 2: All ordinances or parts of ordinances in
8 conflict herewith are and the same is hereby repealed to
9 the extent of such conflict.
10

11 SECTION 3: If any section, sentence, clause, or phrase
12 of this ordinance is held to be invalid or
13 unconstitutional by a court of competent jurisdiction,
14 then said holding shall in no way affect the validity of
15 the remaining portions of this ordinance.
16

17 SECTION 4: It is the intention of the City Commission
18 that the provisions of this ordinance shall become and be
19 made a part of the City of Margate Code, and that the
20 sections of this ordinance may be renumbered or relettered
21 and the word "ordinance" may be changed to "section",
22 "article" or such other appropriate word or phrase in
23 order to accomplish such intentions.
24

25 SECTION 5: This ordinance shall become effective
26 immediately upon adoption at its second reading.
27

28 PASSED ON FIRST READING THIS _____ day of _____
29 2015.
30

31 PASSED ON SECOND READING THIS _____ day of _____
32 2015.
33

34 ATTEST:

35
36
37 _____
38 JOSEPH J. KAVANAGH
39 CITY CLERK

_____ MAYOR JOANNE SIMONE

40 *RECORD OF VOTE - 1ST READING* *RECORD OF VOTE - 2ND READING*

41
42 Peerman _____ Peerman _____
43 Talerico _____ Talerico _____
44 Bryan _____ Bryan _____
45 Ruzzano _____ Ruzzano _____

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additions.**

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