

1 CITY OF MARGATE, FLORIDA

2  
3 ORDINANCE NO. \_\_\_\_\_  
4

5 AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA,  
6 AMENDING APPENDIX A - ZONING, ARTICLE XVI -  
7 MULTIPLE DWELLING R-3 DISTRICT; PROVIDING FOR  
8 VEHICLE STORAGE AREAS WITHIN MULTIFAMILY  
9 DEVELOPMENT; PROVIDING FOR REPEAL; PROVIDING FOR  
10 SEVERABILITY; PROVIDING FOR CODIFICATION;  
11 PROVIDING FOR AN EFFECTIVE DATE.  
12 \_\_\_\_\_  
13

14 WHEREAS, the City Commission of the City of Margate  
15 ("City Commission") finds that the unauthorized parking of  
16 recreational and commercial vehicles ("Vehicles") on private  
17 property in residential areas negatively impacts the aesthetics  
18 of a community as well as causes damage to city sidewalks,  
19 curbs, and related public infrastructure; and  
20

21 WHEREAS, to address these issues, the City Commission  
22 determined the City of Margate's Code of Ordinances should be  
23 updated to impose minimal regulatory changes while still  
24 permitting residents the ability to park their Vehicles on  
25 their private property; and  
26

27 WHEREAS, the City of Margate Planning and Zoning Board,  
28 sitting as the City of Margate Local Planning Agency, has  
29 reviewed the Code revisions contained in this Ordinance at a  
30 duly noticed public hearing on April 4, 2023; and  
31

32 WHEREAS, the City Commission conducted a first and  
33 second reading of this Ordinance at duly noticed public  
34 hearings, as required by law, and after having received input  
35 from and participation by interested members of the public and  
36 staff, the City Commission has determined that this Ordinance  
37 is in the best interest of health, safety, and welfare of the  
38 City, its residents, businesses, and its visitors.  
39

40 NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE  
41 CITY OF MARGATE, FLORIDA:  
42

43 **SECTION 1:** The Code of Ordinances of the City of Margate,  
44 Florida, Appendix A - Zoning, Article XVI - Multiple dwelling R-3

1 District, Section 16.2 Uses permitted, is hereby amended to read  
2 as follows:  
3

4 **Section 16.2. Uses permitted.**

5 No building or structure, or part thereof, shall be  
6 erected, altered or used, or land or water used, in whole or  
7 in part, for other than one (1) or more of the following  
8 specified uses:

9 (A) *Permitted use specified:*

10 (1) All uses permitted in the R-2 district, subject to the  
11 limitations, requirements and procedures contained  
12 therein.

13 (2) A plot containing multiple unit dwelling(s).

14 (3) Community residential home, Type 2 as defined in  
15 Section 2.2.

16 (4) Recovery residence, as defined in Section 2.2.

17 (5) Common storage areas for commercial vehicles and  
18 recreational vehicles, subject to the following:

19 (a) Permitted as accessory use in multifamily  
20 developments, within common area under unified  
21 control; and

22 (b) For exclusive use by owners and tenants who reside  
23 in the development where it is located; and

24 (c) Subject to requirements of Section 16.12 of this  
25 Code.

26  
27 **SECTION 2:**The Code of Ordinances of the City of Margate,  
28 Florida, Appendix A - Zoning, Article XVI - Multiple dwelling R-3  
29 District, Section 16.12 Uses permitted, is hereby created to read  
30 as follows:  
31

32 **Section 16.12. Common storage area for commercial vehicles and**  
33 **recreational vehicles.**

34  
35 (A) Any such storage area for commercial vehicles and  
36 recreational vehicles must comply with the following:

37  
38 (1) Storage area, including buffers, must not be  
39 visible from roadways classified by Broward County

1 Metropolitan Organization's Broward Highway  
2 Functional Classifications Map as arterial  
3 roadways.  
4

5 (2) Storage area, including buffers, must provide a  
6 minimum setback of 15 feet.  
7

8 (3) Storage area must be screened and completely  
9 enclosed by a ten-foot tall opaque wall or fence.  
10 A chain link fence may be used for this  
11 requirement if it is vinyl coated and has a solid  
12 colored mesh wrap limited to black, brown, or  
13 green affixed to the fence.  
14

15 (4) Commercial and recreational vehicles are only  
16 permitted to park on paved surfaces that have been  
17 approved for such parking by the City of Margate  
18 through its permitting process.  
19

20 (5) The entry driveway for any such storage area must  
21 be at least 40 feet in length, exclusive of any  
22 sidewalks or driveway connections.  
23

24 (6) Commercial vehicles permitted within the common  
25 storage area are limited to those meeting the  
26 definition of *commercial vehicle* as provided in  
27 Section 26-1 of this Code and conforming to the  
28 limitations of size and vehicle type described in  
29 Section 26-2(c)(2) of this Code.  
30

31 (7) Recreational vehicles permitted within the common  
32 storage area are limited to those meeting the  
33 definition of *noncommercial vehicle used for*  
34 *recreational purposes* as provided in Section 26-1  
35 of this Code and conforming to the size  
36 limitations described in Section 26-3 of this  
37 Code.  
38

39  
40 **SECTION 3:** All ordinances or parts of ordinances in  
41 conflict are repealed to the extent of such conflict.  
42

43 **SECTION 4:** If any section, sentence, clause, or phrase  
44 of this Ordinance is held to be invalid or unconstitutional by a  
45 court of competent jurisdiction, then said holding shall in no  
46 way affect the validity of the remaining portions of this

1 Ordinance.

2  
3 **SECTION 5:** It is the intention of the City Commission  
4 that the provisions of this Ordinance shall become and be made a  
5 part of the City of Margate Code, and that the sections of this  
6 Ordinance may be renumbered or relettered and the word  
7 "ordinance" may be changed to "section", "article" or such other  
8 appropriate word or phrase in order to accomplish such  
9 intentions.

10  
11 **SECTION 6:** This Ordinance shall become effective  
12 immediately upon adoption at its second reading.

13  
14 PASSED ON FIRST READING THIS \_\_\_\_day of\_\_\_\_\_ 2023.

15 PASSED ON SECOND READING THIS \_\_\_day of\_\_\_\_\_ 2023.

16 ATTEST:

17  
18 \_\_\_\_\_  
19 JENNIFER M. JOHNSON  
20 CITY CLERK

\_\_\_\_\_   
ANTHONY N. CAGGIANO  
MAYOR

21  
22 RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING

23  
24 Arserio \_\_\_\_\_ Arserio \_\_\_\_\_  
25 Ruzzano \_\_\_\_\_ Ruzzano \_\_\_\_\_  
26 Caggiano \_\_\_\_\_ Caggiano \_\_\_\_\_  
27 Schwartz \_\_\_\_\_ Schwartz \_\_\_\_\_  
28 Simone \_\_\_\_\_ Simone \_\_\_\_\_  
29