

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 18.4 USES PROHIBITED AND 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 18.4 Uses prohibited, is hereby amended to read as follows:

Section 18.4. - Uses prohibited.

(A) No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for any of the following specified uses:

~~Camping in tents, or anything other than a recreational vehicle~~ Tents utilized for sleeping, camping, group camping, or building to be used as a hostel or hotel is prohibited.

~~Group camping.~~

The conduct of any business or trade by any tenant or nonpermanent resident, other than selling or leasing RV sites.

1 (B) Where RV sites are being sold to individuals, the
2 developer/owner of the lot(s) shall include in the
3 title transfer document a covenant attesting to the
4 fact that the lot cannot be used as a place of
5 permanent occupancy.
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7 (C) Any use not specifically listed in section 18.3.
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9 **SECTION 2:** The Code of the City of Margate, Florida,
10 Appendix A Zoning, Article XVIII RVRP District, Section
11 18.5 Design Standards, is hereby amended to read as
12 follows:
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14 (C) *RV site standards:*
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16 (1) *Minimum site size:* Three thousand one hundred (3,100)
17 square feet.
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19 (2) *Improvements:*
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21 (a) RV sites shall be clearly defined and shall be
22 exclusive of any space used for common areas,
23 such as roadway, walkways, and recreation areas.
24

25 (b) All RV sites shall include a pad and driveway,
26 and shall be paved with concrete or pavers, or as
27 approved by the City, and be designated to
28 provide runoff of surface water. The use of
29 asphalt as a paving material for RV pads and
30 driveways shall not be permitted unless
31 specifically provided for on a temporary basis
32 pursuant to a recorded agreement with the City.
33 RV parking on any unpaved surface is strictly
34 prohibited.
35

36 (c) Each RV site shall not exceed sixty-five (65) per
37 cent impervious area. The minimum thirty-five
38 (35) per cent pervious area(s) of each RV site
39 shall contain the minimum landscaping
40 requirements for the site and any remaining areas
41 in the pervious area shall be covered in turf.
42

43 (3) *Separation:* RV pads shall be located to maintain a
44 ten-foot separation between recreational vehicles when

slides, other living areas, or awnings of the RV are fully extended. No RV pad shall be within five (5) feet of any RV site rear lot line.

- (4) *Occupancy:* Occupancy of each RV site is limited to one (1) recreational vehicle, one (1) automobile or truck, one (1) motorcycle and one (1) golf cart, accommodating one (1) party. ~~No permanent structures~~ Permanent RV lot structures and decorative features, as permitted in the individual recreational vehicle site. All such structures shall conform to the Florida Building Code, and the Broward County Surface Water Management Division permit for the RVRP. with the exception of a uniform RV lot structure and decorative ~~Decorative features as provided in this article, are permitted on the individual recreational vehicle sites.~~
- (5) *Parking:* Each site shall include adequate parking space for allowable vehicles. Any vehicles not accommodated within this parking space shall be stored offsite within a screened storage yard.
- (6) *Access:* Each site shall have direct access to a driveway or interior road.
- (7) *Utilities:* Each site shall have direct connections to water, sewer, and electric service.
- (8) *RV Lot structure:* Each site may include an RV lot structure, subject to the following conditions:
- (a) ~~All RV lot structures in a given RV park shall be of uniform design and appearance. Where awnings are to be attached to the shed structure, awnings shall be of uniform design, size, materials and colors, as approved by the economic development department. Only those designs and colors on files at the City shall be allowed.~~
- (ba) One (1) satellite dish or antenna may be attached to each RV lot structure in accordance with section 3.23.19.

- (~~e~~b) All RV lot structure shall be located on an approved RV pad.
- (~~e~~c) No RV lot structure shall be located within five (5) feet of an RV site lot line.
- (~~e~~d) The maximum height for any RV lot structure to be located on an RV site shall be ~~eleven and one-half~~ twenty five (25) feet, measured from the finished floor elevation to the peak of the roof.
- (~~f~~e) RV lot structures may include interior improvements such as bathroom with shower, washer and dryer, utility sink, work bench, golf cart charger, storage cabinets, lighting, air conditioning, general purpose electrical receptacles, kitchens, sleeping quarters and adequate space for the storage of a golf cart. ~~7 provided that structures with these improvements are not determined to be habitable under the Florida Building Code.~~
- ~~(g) All RV lot structures shall be maintained as non-habitable space. Cooking, sleeping or overnight camping in an RV lot structure is strictly prohibited.~~
- (9) *Decorative features:* Each site may include decorative features such as gazebos, tiki huts, decorative railings, walls, benches, patios, steps, decks, trellises, arbors, water fountains, ponds, waterfalls, bridges, planters and flower beds, fire pits, fireplaces, barbecues, outdoor kitchens and bars, outdoor lighting, outdoor living and entertainment areas, heaters, furniture, and additional landscaping improvements.
- (a) All features must comply with individual lot setbacks as provided for in this article.
- (b) No decorative feature shall be installed on any lot without first obtaining a permit from the Margate Building Department.

(c) All applications for decorative features proposed to be located off of the approved pad on a site must demonstrate compliance with the approved drainage permit for the RV Resort Park.

~~(d) Any gazebo or other similar hard-roofed decorative feature installed on an RV lot shall be subject to the following limitations:~~

~~(i) Shall not be enclosed, except for a single bathroom. Said bathroom shall not exceed one hundred forty (140) square feet in area or thirty (30) per cent of the gross area of the gazebo/decorative feature, whichever measurement is less.~~

~~(ii) May have knee walls not exceeding forty-two (42) inches in height under all portions of gazebo/decorative feature not used for the bathroom.~~

~~(iii) Openings shall not be permanently sealed or glazed, but may be secured with hurricane shutters.~~

~~(iv) May feature a single hinged doorway entrance into the gazebo/decorative feature no greater than six (6) feet in width, if hurricane shutters are installed to the structure.~~

~~(v) Shall not exceed twenty-five (25) feet in height.~~

~~(vi) These provisions shall not apply to chickee huts, as defined in the Florida Building Code, or other thatched roof structure.~~

. . .

[Note to Municipal Code: The rest of this section shall remain as codified.]

SECTION 3: The Code of the City of Margate, Florida,

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CODING: Words in ~~struck through~~ text are deletions from existing text, words in underscored text are additions to existing text, and **shaded text are changes between First and Second Readings.**

Appendix A Zoning, Article II Definitions, Section 2.2
Terms defined, is hereby amended to read as follows:

Recreational vehicle (RV) lot structure: A fully enclosed accessory structure, ~~such as a storage shed,~~ located on an RV site within an approved RV park. This definition shall not include tiki huts, chiki huts, or any other thatched roof structure.

Recreational vehicle (RV) site: The lot within a recreational vehicle park delineated for individual recreational vehicle occupancy. The site typically includes a pad on which the recreational vehicle is parked, a driveway, utility connections and open space area. An RV site may also include a patio area, ~~a storage shed RV lot structure,~~ and ~~fixtures such as~~ decorative features, including but not limited to, tables, lampposts and grills.

[Note to Municipal Code: The rest of this section shall remain as codified.]

SECTION 4: The Code of the City of Margate, Florida, Appendix A Zoning, Article III General Provisions, Section 3.20 Sheds, storage buildings, and temporary storage containers in residential areas, is hereby amended to read as follows:

(a) *Sheds and storage buildings.*

(1) Twenty-four-inch side and rear setbacks. Structures shall not be permitted in any front or street side yard.

(2) All residential plots shall be limited to two (2) sheds and/or storage buildings not to exceed a cumulative maximum size of one hundred forty-four (144) square feet.

(3) Not to exceed eight and one-half (8½) feet in height, ~~except in RVRP districts.~~

(4) All sheds require a building permit from the Margate Building Department and shall be subject to the requirements of the most recently adopted version of the Florida Building Code at the time of permitting.

[Note to Municipal Code: The rest of this section shall remain as codified.]

SECTION 5: All ordinances or parts of ordinances in conflict herewith are and the same is hereby repealed to the extent of such conflict.

SECTION 6: If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

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

SECTION 8: This ordinance shall become effective immediately upon adoption at its second reading.

PASSED ON FIRST READING THIS _____ day of _____ 2015.

PASSED ON SECOND READING THIS _____ day of _____ 2015.

ATTEST:

JOSEPH KAVANAGH
CITY CLERK

MAYOR TOMMY RUZZANO

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

Simone _____
Peerman _____
Talerico _____
Bryan _____
Ruzzano _____

Simone _____
Peerman _____
TBD _____
TBD _____
Ruzzano _____

DRAFT