

ORDINANCE NO. 2017 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING SEC. 3-7 OF ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, BEING THE CODIFICATION OF ORDINANCE NO. 93-16, AND COMPRISING THE ZONING AND LAND USE LAND DEVELOPMENT REGULATIONS, AS SAID ARTICLE III HAS BEEN SUBSEQUENTLY AMENDED BY ORDINANCE, BY AMENDING PARAGRAPH 3-7(f)(3) TO ADD AGRICULTURAL ZONING DISTRICT AND AGRICULTURAL/RESIDENTIAL ZONING DISTRICT AS EXCEPTIONS TO THE 750 SQUARE FEET MINIMUM LIVING AREA REQUIREMENT AND TO REQUIRE THAT ALL DWELLING UNITS MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE; BY DELETING PARAGRAPH 3-12(f)(8) TO REMOVE THE REQUIREMENT FOR A MINIMUM OF 750 SQUARE FEET OF LIVING AREA IN THE AGRICULTURAL DISTRICT (ZONE AG); BY DELETING PARAGRAPH 3-13(f)(8) TO REMOVE THE REQUIREMENT FOR A MINIMUM OF 750 SQUARE FEET OF LIVING AREA IN THE AGRICULTURAL/RESIDENTIAL DISTRICT (ZONE AR); PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Be It Ordained by the Board of County Commissioners of Clay County:

Section 1. As used in Sections 2 through 4, the term “Article III” shall mean and refer to Article III of the Clay County Land Development Code, being the codification of Ordinance 93-16 and comprising the Zoning and Land Use Land Development Regulations, as said Article III has been subsequently amended by ordinance.

Section 2. Paragraph (3) of Subsection 3-7(f) of Article III, is hereby amended as follows:

(3) *Minimum Living Area.* No living unit shall be constructed with a living area of less than 750 square feet, excluding units within the Agricultural Zoning District, the Agricultural/Residential Zoning District and the Planned Unit Development District. This Section shall not apply to mobile residences or house trailers meeting all other requirements of this Article. Minimum living area shall include only conditioned space. All dwelling units must meet the requirements of the Florida Building Code.

Section 3. Paragraph (8) of Subsection 3-12(f) of Article III, which subsection (f) sets forth lot and building requirements in the Agriculture District (Zone AG) is hereby deleted as follows:

~~(8) Minimum living area _____ 750 sq. ft.~~

Section 4. Paragraph (8) of Subsection 3-13(f) of Article III, which subsection (f) sets forth lot and building requirements in the Agriculture/Residential District (Zone AR) is hereby deleted as follows:

~~(8) Minimum living area 750 sq. ft.~~

Section 5. This ordinance shall take effect as provided by Florida general law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this ____ day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA

By: _____
Wayne Bolla
Its Chairman

ATTEST:

S. C. Kopelousos
County Manager and Clerk of the
Board of County Commissioners