

AN ORDINANCE AMENDING SECTION 5 OF THE ZONING CODE OF THE CITY OF PORT ST. JOE, FLORIDA, BY ADDING THERETO A SECTION 5-A ENTITLED "R-1S- SINGLE FAMILY DISTRICT" PROVIDING FOR THE USES PERMITTED WITHIN SAID DISTRICT; BUILDING HEIGHT LIMIT; BUILDING SITE AREA REQUIRED; FRONT YARD REQUIRED; SIDE YARD REQUIRED; REAR YARD REQUIRED; PROVIDING THAT SUCH DWELLINGS SHALL BE ANCHORED ACCORDING TO STATE REGULATIONS; PROVIDING STANDARD FOR FOUNDATIONS; PROVIDING THAT NO WHEELS, TONGUE OR TOWING DEVICE SHALL BE CONNECTED UPON COMPLETION OF SAID DWELLING; PROVIDING THAT THE SPACE FROM THE GROUND TO THE LOWER LEVEL OF THE STRUCTURE SHALL BE A CONTINUOUS WALL OF MASONRY BLOCK, BRICK, METAL OR DURABLE WOOD PANELS, WITH PROPER VENTILATION, PERMANENTLY ATTACHED TO THE DWELLING; PROVIDING PENALTIES FOR VIOLATION; INCORPORATING ALL OTHER APPLICABLE SECTIONS OF THE ZONING AND BUILDING CODES OF THE CITY OF PORT ST. JOE OR THE STATE OF FLORIDA; ADOPTING STATE AND FEDERAL REGULATIONS PERTAINING TO SECTIONAL OR MODULAR HOMES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA, that there is hereby created Section 5-A as an amendment to the Zoning Code of Port St. Joe, Florida, as follows:

Section 5-A. The following regulations apply in R-1S - Single Family District:

- (A) Uses permitted.
 - (1) Any uses permitted in R-1 or R-1A districts.
 - (2) Single family sectional or modular homes meeting the requirements set forth herein.
- (B) Building height limit.
No building shall exceed thirty five (35) feet in height, except as provided in section 12.
- (C) Building site area required.
Every lot or parcel of land shall have an area of not less than seven thousand five hundred (7500) feet and an average width of not less than seventy five (75) feet. Where a lot or parcel of land has an area or average width less than the above required minimum and was of record at the time of the effective date of any ordinance with this requirement, said lot may be occupied by one family, provided, however, that the minimum side, front and rear yard requirements as set out in this section are conformed with.
- (D) Front yard required.
There shall be a front yard of not less than twenty five (25) feet, measured to the front line of the main building. Where lots comprising twenty five (25) percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six (6) feet, no buildings hereafter erected or structurally altered shall project beyond the average front yard so established. Where the distance between dwellings on adjacent lots is two hundred (200) feet or more, the next above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.
- (E) Side yard required.
No dwelling shall be constructed closer than fourteen (14) feet to any side lot line.
- (F) Rear yard required.
There shall be a rear yard of not less than twenty five (25) feet in depth. On corner lots there shall be a setback of not less than fifteen (15) feet.
- (G) Minimum floor area required.
The minimum floor area required, exclusive of open patios, terraces, attached garages, carport or unroofed areas, shall be eight hundred (800) square feet. Fifteen (15) percent of the required floor area may be credited to screened porches.
- (H) Foundation.
Houses shall be placed either on a permanent type foundation or in accordance with foundations for sectional or modular homes approved by the State of Florida or the federal government.
- (I) Any appendages to be connected.
Tongues, towing devices and wheels shall be removed prior to final construction and no such appendage shall be connected to the sectional or modular dwelling upon completion thereof.
- (J) Continuous screening required for under section.
The area between the bottom of the dwelling and the ground shall be a continuous structure of masonry, brick, metal or durable wood panels and shall permanently attached to the lower portion of the structure, with allowance for proper ventilation and access.
- (K) State and Federal requirements adopted.
All State and Federal statutes and regulations pertaining to the quality of sectional or modular homes are hereby adopted by reference as if incorporated herein in full.

This Ordinance INTRODUCED the 18th day of March, 1980, and ADOPTED the 15th day of April, 1980.

ATTEST:

/s/ Alden Farris
City Clerk and Auditor

CITY COMMISSIONER OF THE CITY OF
PORT ST. JOE, FLORIDA

/s/ Frank Pate
Mayor-Commissioner