City of Monticello
Local Planning Agency Meeting

February 3, 2021 7:00 P.M.

LOCATION OF MEETING:
Jefferson County Courthouse Annex
435 W. Walnut Street
Monticello, FL 32344

NOTE: This public meeting will be conducted as an in-person only meeting. Per Monticello City Council Resolution 2020-08, all meeting participants shall wear a face covering over their nose and mouth at all times while they are in the building and are asked to abide by social distancing guidelines as recommended by the CDC.

AGENDA

1. Call to Order - Chairman

2. Approval of Minutes of 12/21/2020 Meeting

3. Building Permit Reviews Under Sec. 54-191(d)
   *Lot 13, Blk B, Laurel Court – New Home
   *1685 Tupelo Court – New Home
   *1545 Beech Rd – Garage/Storage
   *Other Permit Reviews (If Received)

4. Review of Code Amendment Considerations for Accessory Uses And Accessory Dwelling Definitions and Standards

5. Public Comment

6. Adjournment

Minutes of the Local Planning Agency meetings may be obtained from the City Clerk's Office. The minutes are recorded, but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be borne by the requesting party.

Persons who wish to appeal any decision made by the Local Planning Agency with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 P.M. on the day prior to the meeting.

The Local Planning Agency of the City of Monticello, Florida met in regular session on on December 21, 2020 at 7:00 PM. The meeting was conducted at the Jefferson County Courthouse Annex.

Chairman Rick Anderson called the meeting to order. The following members were present:

Rick Anderson
Tami Lester
Bob Canter
Merry Ann Frisby
Julie Conley, Ex-Officio Member

Others staff present were:
Emily Anderson, City Clerk/Treasurer
Bruce Leinback, City Attorney

APPROVAL OF MINUTES On motion of Merry Ann Frisby, seconded by Tami Lester, the Board voted unanimously to approve minutes of the 11/30/2020 meeting.

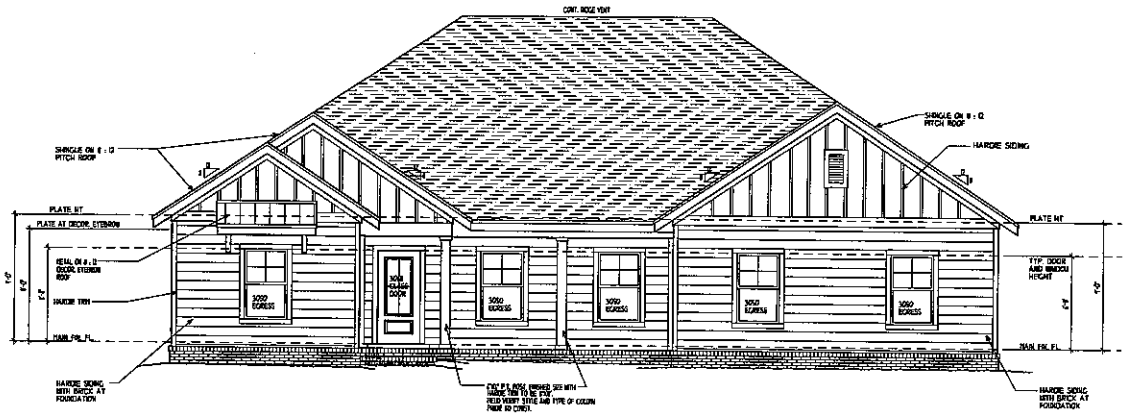
BUILDING PERMIT REVIEW UNDER SEC. 54-191(d)
***Kimberly Lane – Lot 3**
Owner Travis Richards was present and discussed the home design, and builder Thom Robinson noted that the style is similar to several others already constructed on the street. On motion of Merry Ann Frisby, seconded by Tami Lester, the Board voted unanimously to accept the proposal as consistent with the code aesthetic requirements.

REVIEW OF CODE AMENDMENT CONSIERATIONS FOR ACCESSORY USES AND ACCESSORY DWELLING DEFINITIONS AND STANDARDS
The Board discussed several aspects of the proposed code amendments, including the regulation of hedges, fencing height and placement standards, and clarification of parking standards for Accessory Dwelling Units. Updates to the draft will be reviewed at the next meeting.

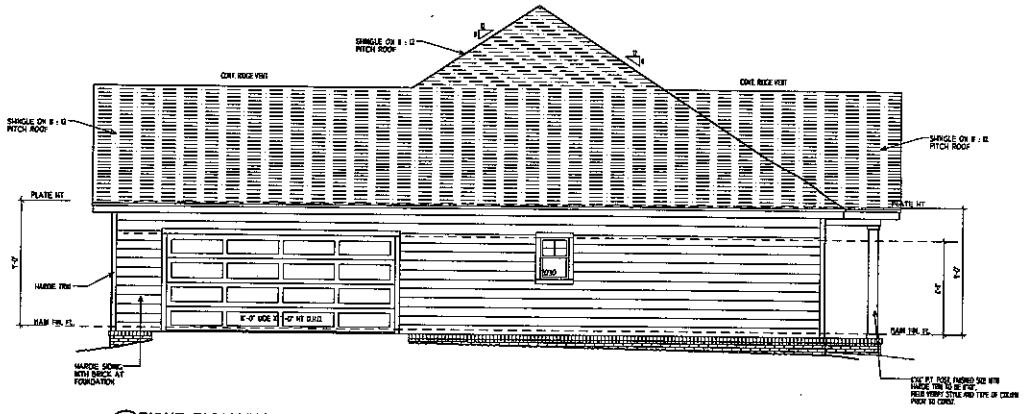
With no additional old or new business, and no public comment, Chairman Anderson adjourned the meeting.

Respectfully submitted,

Emily Anderson
City Clerk/Treasurer



1 FRONT ELEVATION
2.03 SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION
2.03 SCALE: 1/4"=1'-0"

NOTES

Contractor Information

SPEC HOME #03

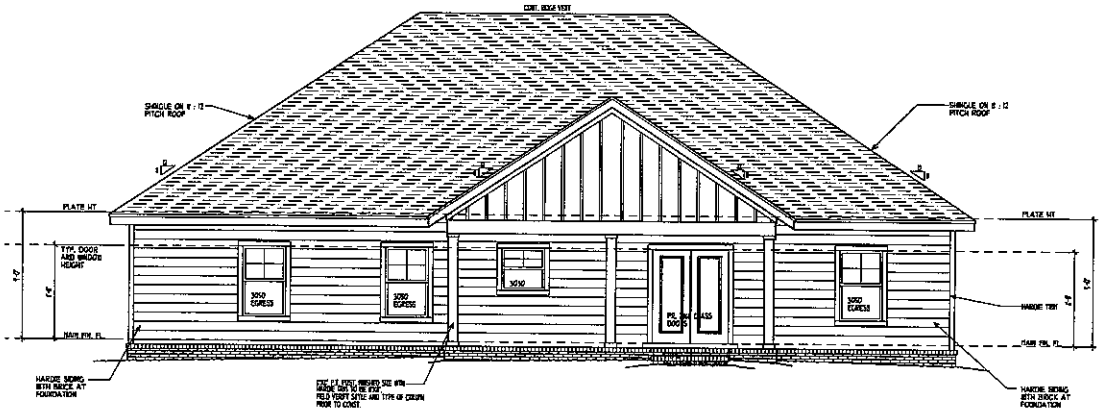
EXTERIOR ELEVATIONS

DRAFTING BY DG
DONNA GODWIN
2293 NW COUNTY ROAD 236
HIGH SPRINGS FLORIDA, 32643
E-MAIL: DRGODWIN15@GMAIL.COM
MOBILE: (850) 556-9661

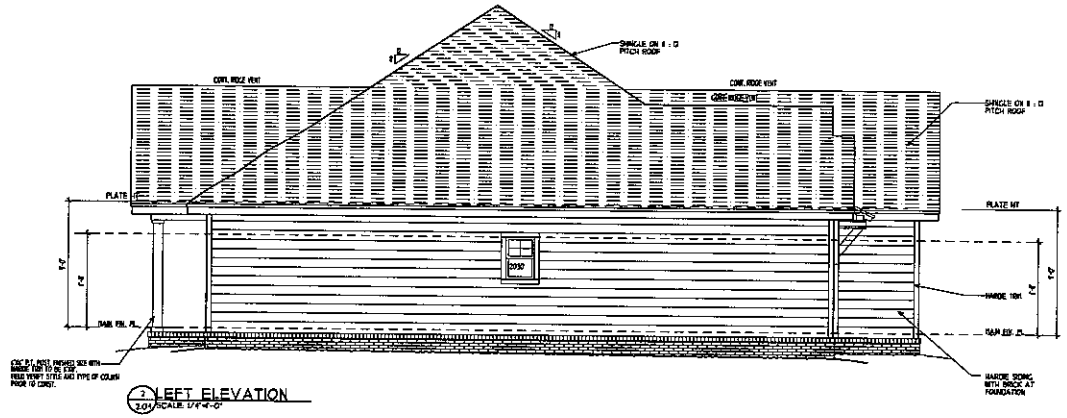
Date: 12/16/2020
Project No. 20005.19
Revisions:

Drawing No.
2.03
6 OF 9 DWGS.

Lot 13 Block B - Laurel Ct



1 / 2.04 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 / 2.01 LEFT ELEVATION
SCALE: 1/4"=1'-0"

NOTES

Contractor Information

SPEC HOME #03

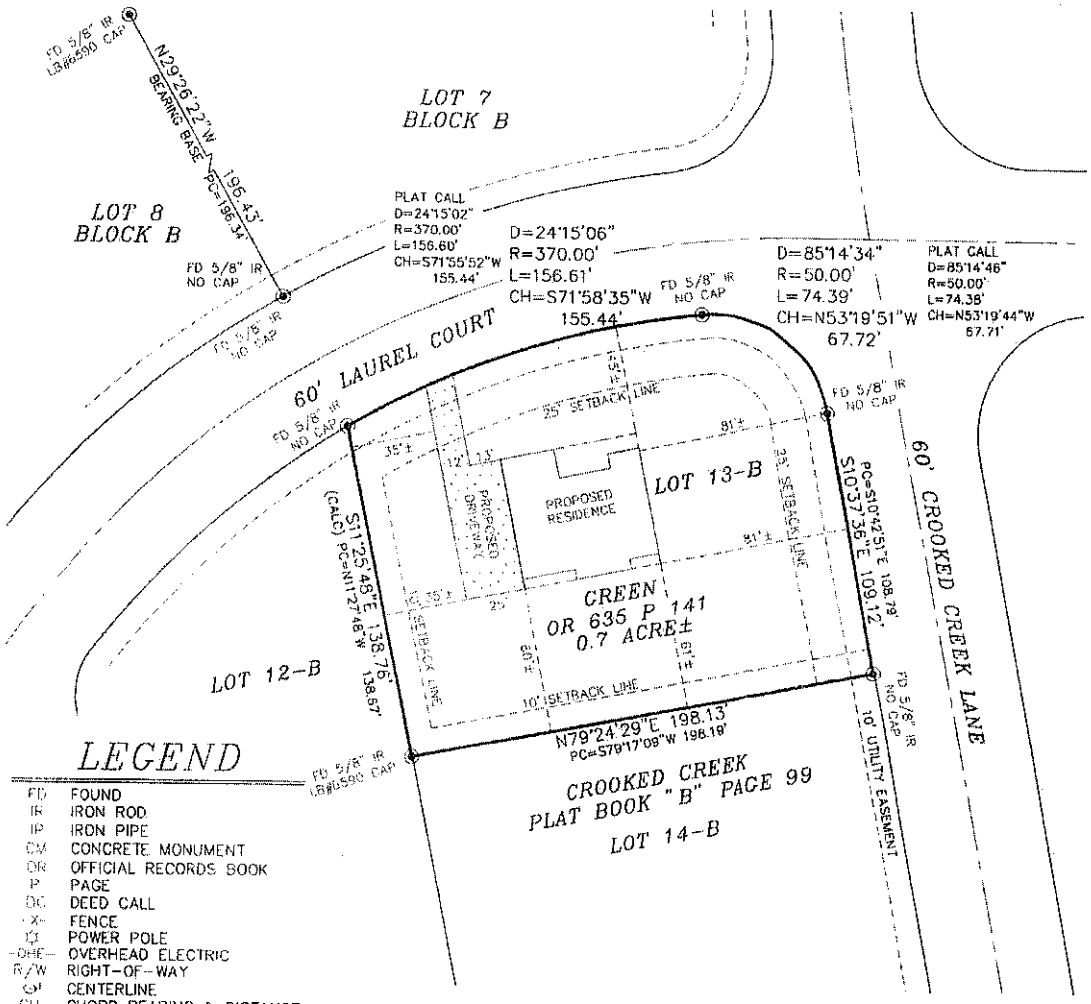
EXTERIOR ELEVATIONS

DRAFTING BY DG
DONNA GODWIN
22913 NW COUNTY ROAD 236
HIGH SPRINGS FLORIDA, 32643
E-MAIL: DRGODWIN15@YAHOO.COM
MOBILE: (850) 554-9401

Date: 12/16/2020
Project No. 20005.01
Revisions:

Drawing No.
2.04
1 OF 1 DWGS.

BOUNDARY SURVEY AND SITE PLAN
LOCATED IN SECTION 26
TOWNSHIP 2 NORTH, RANGE 4 EAST
JEFFERSON COUNTY, FLORIDA



LEGEND

FD	FOUND
IR	IRON ROD
IP	IRON PIPE
CM	CONCRETE MONUMENT
OR	OFFICIAL RECORDS BOOK
P	PAGE
DC	DEED CALL
-X-	FENCE
☼	POWER POLE
-OHE-	OVERHEAD ELECTRIC
R/W	RIGHT-OF-WAY
℄	CENTERLINE
CH	CHORD BEARING & DISTANCE
D	CENTRAL ANGLE
R	RADIUS LENGTH
L	ARC LENGTH
PC	PLAT CALL
LB	LICENSED BUSINESS

DESCRIPTION
Lot 13, Block B, CROOKED CREEK PHASE 1, a subdivision according to the map or plat thereof as recorded in Plat Book B, page 99, Public Records of Jefferson County, Florida.

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER, TITLE COMPANY, AND MORTGAGE HOLDER LISTED HEREON THIS SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS COPYRIGHTED AND DOES NOT EXTEND TO ANY UNNAMED PARTIES. THIS PLAT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY THE CLIENT OR OTHERS ON EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT.

CERTIFIED TO:
- *NAILED IT TALLAHASSEE*
- *ALE INVESTMENTS LLC*

SURVEYOR'S NOTES:

1. Bearings based on an assumed bearing of North 29 degrees 26 minutes 22 seconds West along a tie to the West boundary of Lot 7-B of Crooked Creek, Phase 1.
2. If no difference is shown, plat call bearings & distances are the same as were measured.
3. Utilities, interior fences, & other improvements were not located, except as shown. Field fences identified on this plat are shown approximate & were not located precisely between corners. Ownership of fences is not determined by survey.
4. Field work was completed on January 18, 2021.
5. There may be other restrictions of record not shown hereon this plat that are found in the Public Records of Jefferson County, Florida.
6. The hereon signed surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, simultaneous conveyances, senior deeds, unrecorded deeds, easements or other instruments which could affect the boundaries of the subject property.
7. This survey does not determine ownership of property.

SCALE: 1" = 60'

KIMBERLY V. ODOM License Number 7302 STATE OF FLORIDA Professional Surveyor & Mapper

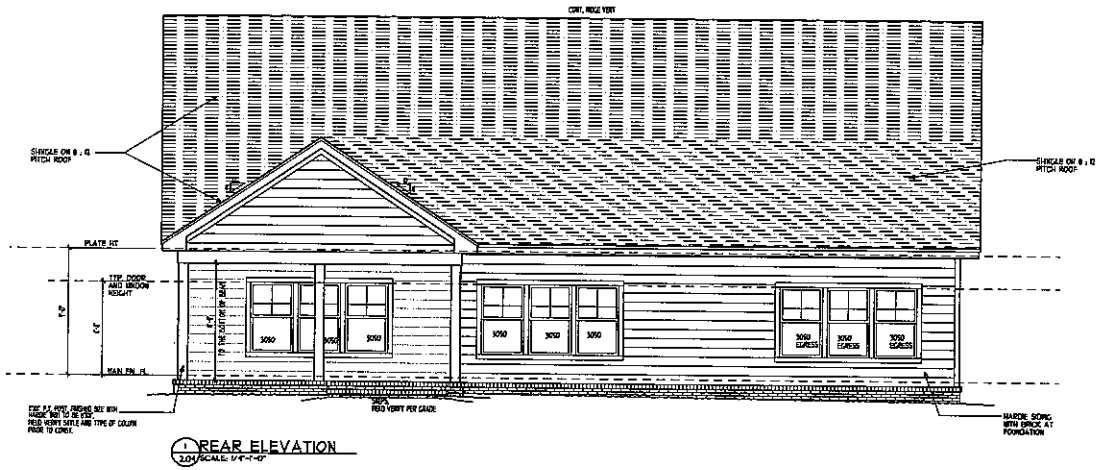
1/22/2020
KIMBERLY V. ODOM, PSM#7302 — DATE
PROFESSIONAL SURVEYOR & MAPPER L.S.#7302

Not valid without signature and the original raised seal of a Florida licensed surveyor and mapper

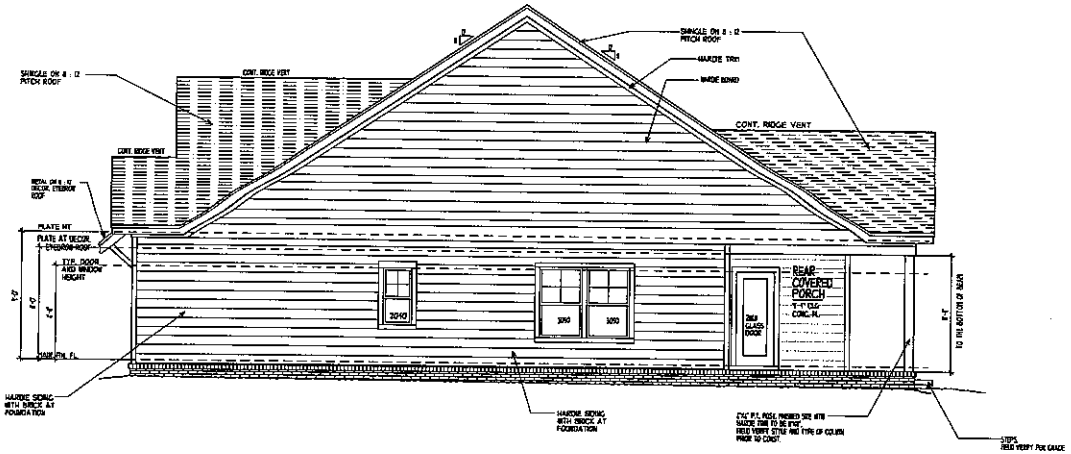
DELTA LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION NUMBER LB#7896
NORTH MULBERRY STREET
MONTICELLO, FLORIDA 32344
TELEPHONE: (850) 997-0301
email: randyrowell5140@gmail.com

JAN 22, 2020
DATE

21-004-23(13B)
JOB NO.



1 REAR ELEVATION
2.04 SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION
2.04 SCALE: 1/4"=1'-0"

NOTES

Contractor Information

SPEC HOME #02 - GL

EXTERIOR ELEVATIONS

DRAFTING BY DG

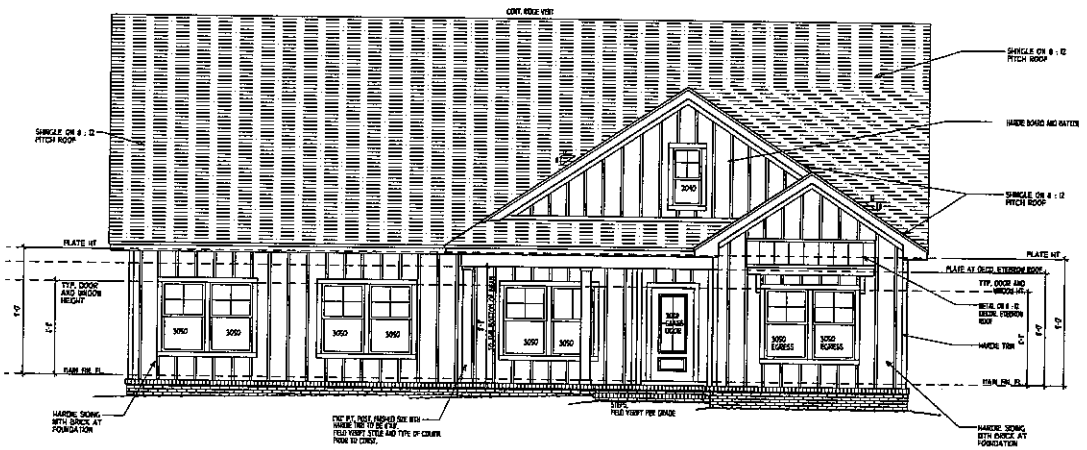
DONNA GODWIN
22913 NW COUNTY ROAD 236
HIGH SPRINGS FLORIDA, 32643
E-MAIL: DMGODWIN75@GMAIL.COM
MOBILE: (850) 556-4661

Date: 01/07/2021
Project No. 20004M - GL
Revisions:

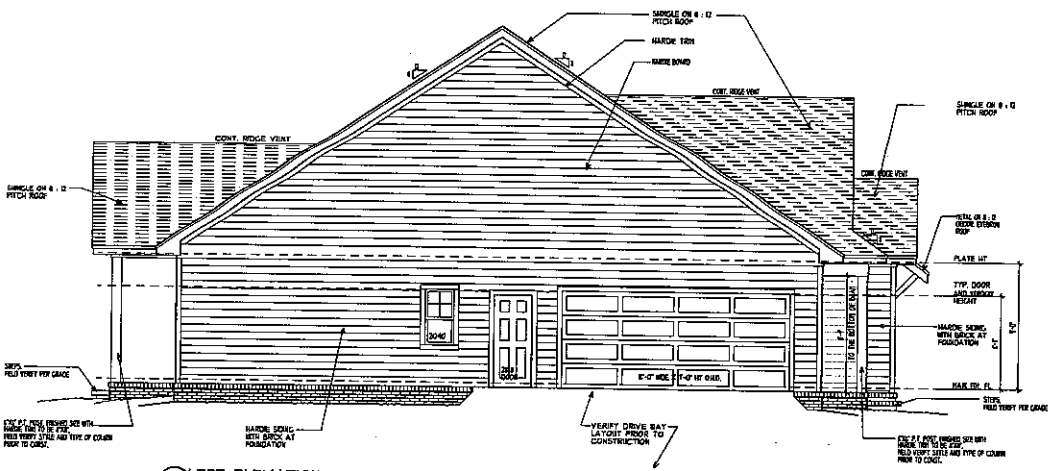
Drawing No. 2.04

7 OF 10 DWGS.

Tupelo Court Lot 9 - Block C



1 FRONT ELEVATION
2.03 SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
2.03 SCALE: 1/4"=1'-0"

NOTES

Contractor Information

SPEC HOME #02 - GL

EXTERIOR ELEVATIONS

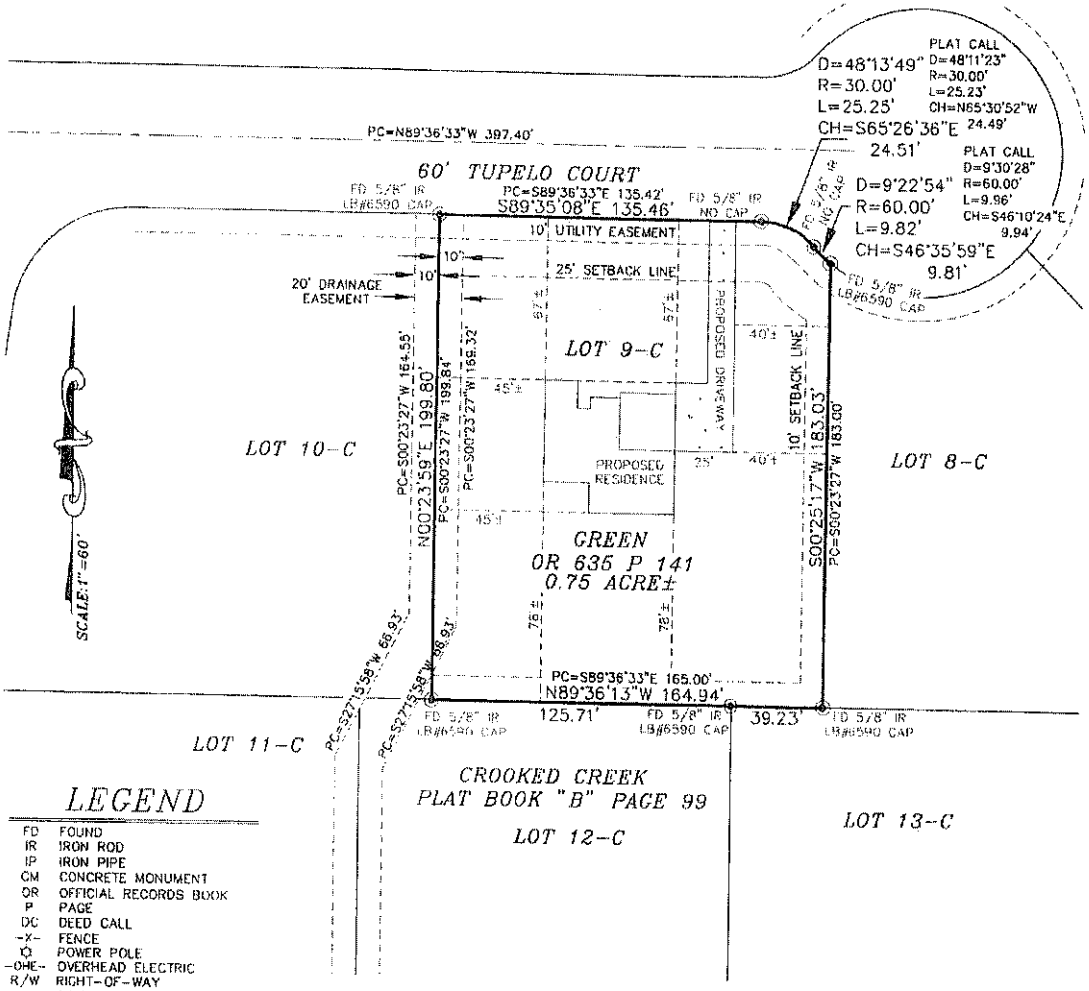
DRAFTING BY DG
DONNA GODWIN
22913 NW COUNTY ROAD 236
HIGH SPRINGS, FLORIDA, 32643
E-MAIL: DRGODWIN1@HOTMAIL.COM
MOBILE: (850) 556-9661

Date: 01/01/2021
Project No. 2000141 - GL
Revisions:

Drawing No. 2.03

4 OF 10 DWGS.

BOUNDARY SURVEY AND SITE PLAN
LOCATED IN SECTION 25
TOWNSHIP 2 NORTH, RANGE 4 EAST
JEFFERSON COUNTY, FLORIDA



LEGEND

FD	FOUND
IR	IRON ROD
IP	IRON PIPE
CM	CONCRETE MONUMENT
OR	OFFICIAL RECORDS BOOK
P	PAGE
DC	DEED CALL
-X-	FENCE
☼	POWER POLE
-OHE-	OVERHEAD ELECTRIC
R/W	RIGHT-OF-WAY
℄	CENTERLINE
CH	CHORD BEARING & DISTANCE
D	CENTRAL ANGLE
R	RADIUS LENGTH
L	ARC LENGTH
PC	PLAT CALL
LB	LICENSED BUSINESS

DESCRIPTION
Lot 9, Block C, CROOKED CREEK PHASE 1, a subdivision according to the map or plat thereof as recorded in Plat Book B, page 99, Public Records of Jefferson County, Florida.

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER, TITLE COMPANY, AND MORTGAGE HOLDER LISTED HEREON THIS SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS COPYRIGHTED AND DOES NOT EXTEND TO ANY UNNAMED PARTIES. THIS PLAT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY THE CLIENT OR OTHERS ON EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT.

CERTIFIED TO:
- *NAILED IT TALLAHASSEE*
- *ALE INVESTMENTS LLC*

KIMBERLY V. ODOM License Number 7302 STATE OF FLORIDA Professional Surveyor and Mapper

1/22/2021
KIMBERLY V. ODOM, PSM — DATE:
PROFESSIONAL SURVEYOR & MAPPER — L.S.#7302

SURVEYOR'S NOTES:

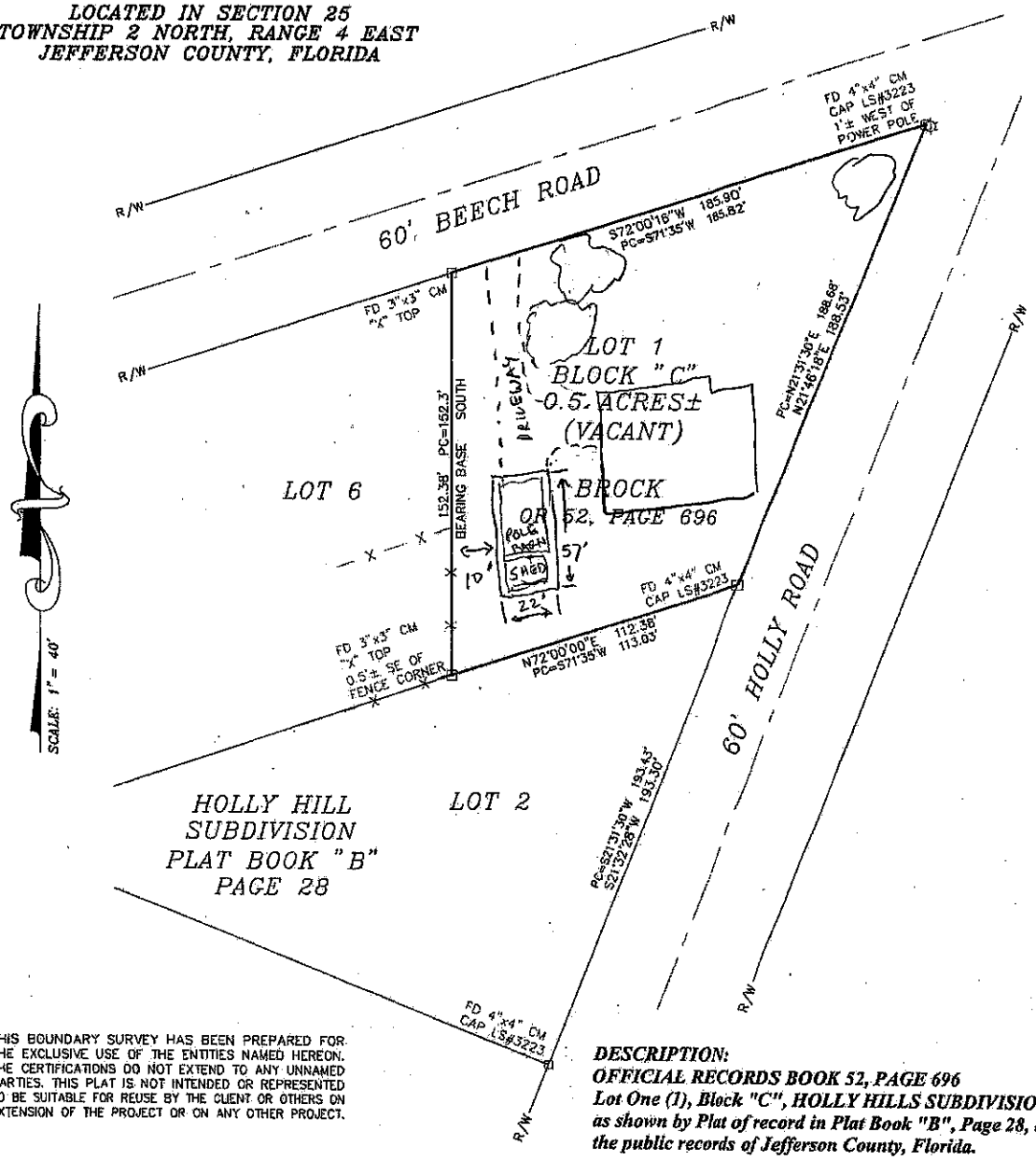
1. Bearings based on a plat call bearing of North 29 degrees 26 minutes 22 seconds West along a tie to the West boundary of Lot 7-B of Crooked Creek, Phase 1.
2. If no difference is shown, plat call bearings & distances are the same as were measured.
3. Utilities, interior fences, & other improvements were not located, except as shown. Field fences identified on this plat are shown approximate & were not located precisely between corners. Ownership of fences is not determined by survey.
4. Field work was completed on January 18, 2021.
5. There may be other restrictions of record not shown hereon this plat that are found in the Public Records of Jefferson County, Florida.
6. The hereon signed surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, simultaneous conveyances, senior deeds, unrecorded deeds, easements or other instruments which could affect the boundaries of the subject property.
7. This survey does not determine ownership of property.

Not valid without signature and the original raised seal of a Florida licensed surveyor and mapper

DELTA LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION NUMBER LB #7696
275 NORTH MULBERRY STREET
MONTICELLO, FLORIDA 32344
TELEPHONE: (850) 997-0301
email: randyrowell5140@gmail.com

JAN. 22, 2021
DATE
21-004-23(9C)
JOB NO.

A BOUNDARY SURVEY
LOCATED IN SECTION 25
TOWNSHIP 2 NORTH, RANGE 4 EAST
JEFFERSON COUNTY, FLORIDA



THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES. THIS PLAT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY THE CLIENT OR OTHERS ON EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT.

DESCRIPTION:
OFFICIAL RECORDS BOOK 52, PAGE 696
Lot One (1), Block "C", HOLLY HILLS SUBDIVISION, as shown by Plat of record in Plat Book "B", Page 28, of the public records of Jefferson County, Florida.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

OR	OFFICIAL RECORDS BOOK
P	FIRST PAGE NUMBER
CM	CONCRETE MONUMENT
FD	FOUND
PB	PLAT BOOK
PC	PLAT CALL
☼	POWER POLE (UNDERGROUND ELECTRIC)
-X-	FENCE
R/W	RIGHT-OF-WAY

CERTIFIED TO:
- *JOHN M. YORK*
- *DEBRA A. YORK*
- *NORTH FLORIDA ABSTRACT & TITLE, LLC*
- *ALLIANT NATIONAL TITLE INSURANCE COMPANY*

Randall H. Rowell 04/03/2020
RANDALL H. ROWELL *DATE*
PROFESSIONAL LICENSED SURVEYOR & MAPPER L.S.#5140

SURVEYOR'S NOTES:

1. Bearings based on a plat call bearing of South along a tie to to the West boundary of Lot 1, Block "C", Holly Hills Subdivision (subject property).
2. If no difference is shown, plat call bearings & distances are the same as were measured.
3. Utilities, interior fences, & other improvements were not located, except as shown. Field fences identified hereon this plat are shown approximate & were not located precisely between corners. Ownership of fences was not determined by survey.
4. Field work was completed on April 2, 2020.
5. There may be other restrictions of record not shown hereon this plat that are found in the Public Records of Jefferson County, Florida.
6. The hereon signed surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, simultaneous conveyances, senior deeds, unrecorded deeds, easements or other instruments which could affect the boundaries of the subject property.
7. This survey does not determine ownership of property.

Not valid without signature and the original raised seal of a Florida licensed surveyor and mapper

DELTA LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION NUMBER L.B.#7896
275 NORTH MULBERRY STREET
MONTICELLO, FLORIDA 32344
TELEPHONE: (850)997-0301
email: randyrowell5140@gmail.com

APRIL 2, 2020	CLIENT
DATE	
20-093-22	YORK
JOB NO.	

Jefferson County / City of Monticello
Building Department
445 W Palmer Mill Road
Monticello, FL 32344

RESIDENTIAL PERMIT APPLICATION

Date: 12 / 11 / 2020 (submittal date)

Owner: YORK (Last) JOHN (First) M (M.I.)

Address: 1545 BEECH RD (Street) MONTICELLO (City) FL (State) 32344 (Zip Code) 850-294-5720 (Phone)

Address/Site of Construction: 1545 BEECH RD MONTICELLO, FL 32344

Nature of Work at the Address/Site: POLE BARN 22x36 9,000 and SHED 20x21 4,000 Concrete slab

Please Circle Your Public Utility Company: **DUKE Energy** **Tri County Electric** **Talquin Electric**

Email: JMY8111@yahoo.com Parcel ID # 25-2N-4E-0292-000C-0010

Contractor: Owner License Number: _____ WC ☐ GL ☐

Address: _____ (Street) _____ (City) _____ (State) _____ (Zip Code) _____ (Phone)

Email: _____

Agent/Dealer: _____ (If Applicable) **please provide a notarized Letter of Authorization**

Address: _____ (Street) _____ (City) _____ (State) _____ (Zip Code) _____ (Phone)

Email: _____

____ New Construction ____ Addition ____ Renovation ____ Repair

_____ **Heated Square Ft.** _____ **Un-Heated Square Ft.** $ 11,470 **Total Valuation of Job**

FOR NEW CONSTRUCTION AND ADDITION PROJECTS PLEASE PROVIDE THE FOLLOWING

✓ ☐ **Sets of Plans (2 copies)**	✓ ☐ **Site Plans (2 Plans)**
✓ ☐ **Truss Package (2 copies)**	☐ ~~**Florida Energy Form (2 copies)**~~
✓ ☐ **Wind Load (2 copies)**	✓ ☐ **Warranty Deed**
✓ ☐ **Soil Test (2 Copies) (Foundation if Plan Required)** House	☐ **Notice of Commencement** **(MUST BE FILED AND SUBMITTED WITH APPLICATION)**
☐ **Driveway Permit**	**Development Permit (Required to get Septic Approval)**
☐ **Benchmark Certificate (if applicable)**	☐ ~~**Septic Approval**~~ **(MUST BE SUBMITTED AT TIME OF APPLICATION)**

Sub-Contractors: (Required to Pull Their Own Permits)

Electrical: N/A (Name) _____ (License Number) _____ (Phone Number)

Mechanical: N/A (Name) _____ (License Number) _____ (Phone Number)

Plumbing: N/A (Name) _____ (License Number) _____ (Phone Number)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

FBC APPROVED PRODUCTS LIST

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	APPROVAL No. & DATE	QA EXPIRATION DATE	MAXIMUM ALLOWABLE WIND SPEED		
					OPEN	ENCLOSED	PARTIALLY ENCLOSED
STRUCTURAL COMPONENTS	ROOF DECK	CAROLINA CARPORTS, INC. 26 Gauge AG Panel	FL6696.1-R5 10/10/17	04/05/27	180	180	180
STRUCTURAL COMPONENTS	STRUCTURAL WALL	CAROLINA CARPORTS, INC. 26 Gauge AG Panel	FL6702.1-R5 10/10/17	03/14/27	180	180	180
STRUCTURAL COMPONENTS	FLOOD VENT	CRAWL SPACE DOOR SYSTEMS, INC. 16x8 Flood Vent	FL29622.1 05/15/19	09/01/20	N/A	N/A	N/A
EXTERIOR DOORS	SWINGING	ELIXIR DOOR AND METAL COMPANY Series 402-14	FL17996.3-R1 01/29/19	09/14/20	N/A	139	139
EXTERIOR DOORS	SWINGING	ELIXIR DOOR AND METAL COMPANY Series 407	FL17996.5-R1 01/29/19	09/14/20	N/A	165	147
EXTERIOR DOORS	ROLL-UP	ASTA INDUSTRIES INC. Model 203 (12' Max. Width)	FL8869.1-R5 10/07/17	12/31/20	N/A	180	174
EXTERIOR DOORS	ROLL-UP	CAROLINA CARPORTS, INC. Steel Roll Up Sheet Door (12' Max. Width)	FL16806.1-R4 06/18/19	11/11/20	N/A	166	138
WINDOWS	SINGLE HUNG	MI WINDOWS AND DOORS Model 165 SH	FL17499.1-R5 03/27/19	10/17/23	N/A	175	157
EXTERIOR DOORS	ROLL-UP	CAROLINA CARPORTS, INC. Steel Roll-Up Sheet Door - 8' Wide	FL16806.2-R4 06/18/19	11/11/20	N/A	180	180
EXTERIOR DOORS	ROLL-UP	CAROLINA CARPORTS, INC. Steel Roll-Up Sheet Door - 10' Wide	FL16806.4-R4 06/18/19	11/11/20	N/A	180	172
EXTERIOR DOORS	ROLL-UP	CAROLINA CARPORTS, INC. Steel Roll-Up Sheet Door - 16' Wide	FL16806.3-R4 06/18/19	11/11/20	N/A	165	133

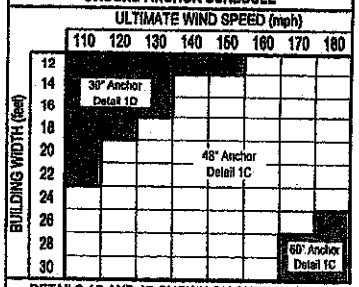
NOTES:
1. DOORS AND WINDOWS SHOWN MAY BE SUBSTITUTED FOR DIFFERENT PRODUCT LINES AND/OR MODELS, PROVIDED THE FOLLOWING CONDITIONS ARE MET:
   A. PRODUCT SHALL HAVE A VALID FBC PRODUCT APPROVAL.
   B. COMPONENTS ARE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION REQUIREMENTS.
2. FRAMING CONNECTIONS FOR DOOR AND WINDOW FRAMES REMAIN THE SAME FOR SUBSTITUTED PRODUCTS. HEADERS AND WINDOW RAILS MAY BE RAISED OR LOWERED AS NECESSARY TO ACCOMODATE SUBSTITUTED PRODUCT.

TABLE 1
RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS

RISK CATEGORY	WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM POST / RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GRTS (INCHES)	
					INTERIOR POSTS/RAFTERS	END POSTS/RAFTERS
I	C	110 TO 150	89 TO 116	5.0	8	6
		151 TO 180	117 TO 139	4.0	6	6

NOTES: 1. Specifications applicable to 26 gauge metal roof and wall panels fastened directly to 12 or 14 gauge steel tube framing, or 18 gauge hat channel roof purlins.
2. Specifications applicable only for mean roof height of 20 feet or less, and roof slopes of 7° to 27° (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

GROUND ANCHOR SCHEDULE



DETAILS 1C AND 1D SHOWN ON SHEET 4 OF 6

METAL CARPORT INSTALLATION PLANS AND DETAILS AND FRAMING AND FASTENER SPECIFICATIONS

FOR CONSTRUCTION IN THE STATE OF FLORIDA

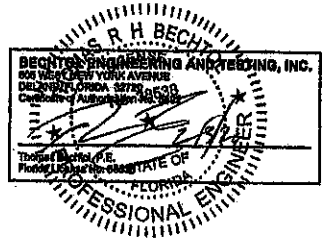
PREPARED FOR:
CAROLINA CARPORTS, INC.
P.O. BOX 1263
DOBSON, NORTH CAROLINA 27017

PREPARED BY:
BECHTOL ENGINEERING AND TESTING, INC.
805 WEST NEW YORK AVENUE
DELAND, FLORIDA 32720
Certificate of Authorization No. 00005492

GENERAL NOTES:

1. THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM, COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, FINISH FLOOR ELEVATION AND SLOPE, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.
2. THESE STRUCTURES ARE DESIGNED AS NON-HABITABLE UTILITY/STORAGE BUILDINGS (RISK CATEGORY I) CAPABLE OF SUPPORTING DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, INCLUDING DOORS, WINDOWS, OR OTHER COMPONENTS NOT LISTED IN THE FBC APPROVED PRODUCTS LIST (THIS SHEET), AND NOT PROVIDED AND INSTALLED BY CAROLINA CARPORTS, INC., WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. BECHTOL ENGINEERING AND TESTING, INC., SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.
3. ALL STEEL TUBING SHALL BE 50 KSI GALVANIZED STEEL. ALL FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL.
4. ALL COMPONENTS AND CLADDING SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND SHALL MEET THE DESIGN PRESSURES REQUIRED BY THE FLORIDA BUILDING CODE (FBC) AT THE LOCATION OF THE BUILDING WITHIN THE STATE OF FLORIDA.
5. ALL FIELD FRAMING CONNECTIONS SHALL BE #12-14 x 3/4" SELF DRILLING SCREWS WITHOUT CONTROL SEAL WASHER. ALL SHOP FRAMING CONNECTIONS SHALL BE WELDED.
6. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40. CONCRETE SLAB FOUNDATIONS SHALL BE REINFORCED WITH 6X6-W1 .4XW1 .4 WELDED WIRE FABRIC COMPLYING WITH ASTM A 185, OR WITH SYNTHETIC FIBER REINFORCEMENT COMPLYING WITH ASTM C1116.
7. BASE RAIL GROUND ANCHOR REQUIREMENTS: ONE WITHIN 6" OF EVERY POST LOCATION, AND BOTH SIDES OF OPENINGS WHERE BASE RAIL IS ABSENT. GROUND ANCHORS ARE NOT REQUIRED FOR CONCRETE FOOTING AND/OR CONCRETE SLAB CONSTRUCTION. SEE GROUND ANCHOR SCHEDULE (THIS SHEET) FOR SPECIFIC TYPE GROUND ANCHOR REQUIREMENTS.
8. CONCRETE ANCHORS SHALL BE TAPCON REDHEAD LDT 1/2" x 6" OR EQUIVALENT OR WEJ-IT ANKR-TITE MODEL AT1252, OR SLEEVE ANCHOR MODEL HBA 1260, OR EQUIVALENT.
9. POST/RAFTER BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS.
10. SLAB FOUNDATION SUBGRADE SOILS SHALL BE TERMITE TREATED AND COVERED WITH 6 MIL VAPOR RETARDER PER SECTION R318.1 OF THE FBC SIXTH EDITION (2017) - RESIDENTIAL, AND SECTION 1816.1 OF THE FBC SIXTH EDITION (2017) - BUILDING. MINIMUM ALLOWABLE FOUNDATION SOIL CONTACT BEARING PRESSURE OF 2,000 PSF IS ASSUMED.
11. 14 GA FRAMING: 2-1/2" x 2-1/2" TUBE STEEL (TS) WITH 2-1/4" x 2-1/4" TS NIPPLES.
    12 GA FRAMING: 2-1/4" x 2-1/4" TS WITH 2" x 2" TS NIPPLES.
12. ENCLOSED AREAS REQUIRING FLOOD OPENINGS MUST HAVE A MINIMUM OF TWO (2) OPENINGS ON EXTERIOR WALLS. OPENINGS SHOULD BE INSTALLED ON AT LEAST TWO (2) SIDES OF ENCLOSED AREA, WITH BASE OF OPENINGS SET WITHIN 1-FOOT OF THE HIGHER OF INTERIOR OR EXTERIOR GRADE. REQUIRED TOTAL NUMBER OF FLOOD VENTS NOTED IN THE FBC APPROVED PRODUCTS LIST SHALL BE BASED ON ONE (1) FLOOD VENT PER EVERY 305 SQUARE FEET OF ENCLOSED AREA. SEE TYPICAL FLOOD VENT FRAMING PLAN, SHEET 5 OF 6.

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1609 OF THE FLORIDA BUILDING CODE, SIXTH EDITION (2017). THE PLANS ARE VALID UNTIL THE NEXT REVISION OF THE FLORIDA BUILDING CODE.



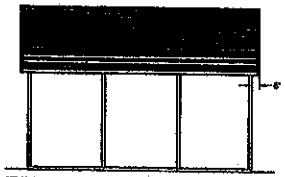
CAROLINA CARPORTS, INC.

GENERIC PLANS FOR USE IN THE STATE OF FLORIDA

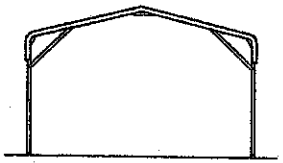
BECHTOL ENGINEERING AND TESTING, Inc.

DRAWN	DATE 01/29/20
CHECKED mkb	SCALE NTS
APPROVED tb	JOB NO. G20001
	SHEET 1 OF 6

BOW FRAME RAFTER OPEN CARPORT - HORIZONTAL ROOF

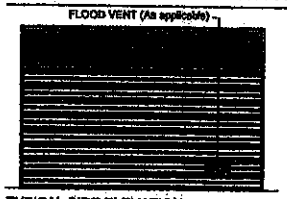


TYPICAL SIDE ELEVATION
NOT TO SCALE



TYPICAL END ELEVATION
NOT TO SCALE

BOW FRAME RAFTER ENCLOSED BUILDING - HORIZONTAL ROOF



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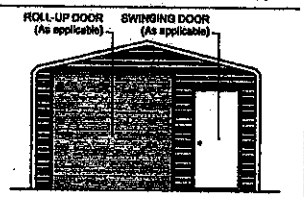
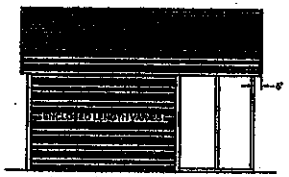


TYPICAL END ELEVATION
NOT TO SCALE

BOW FRAME RAFTER UTILITY BUILDING - HORIZONTAL ROOF



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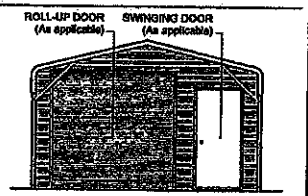
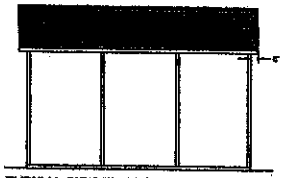


TYPICAL END ELEVATION
NOT TO SCALE

BOX EAVE FRAME RAFTER OPEN CARPORT - HORIZONTAL ROOF



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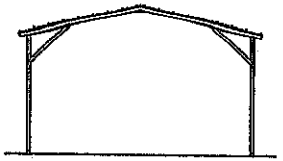
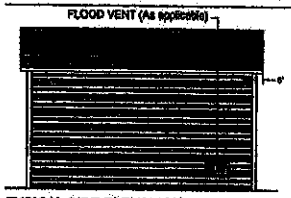


TYPICAL END ELEVATION
NOT TO SCALE

BOX EAVE FRAME RAFTER ENCLOSED BLDG - HORIZONTAL ROOF



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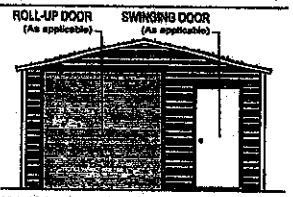

TYPICAL END ELEVATION
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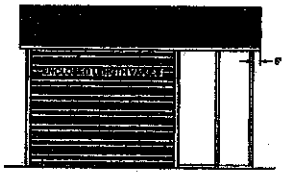
BOX EAVE FRAME RAFTER UTILITY BLDG - HORIZONTAL ROOF



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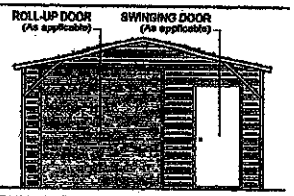
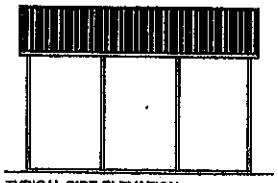


TYPICAL END ELEVATION
NOT TO SCALE

BOX EAVE FRAME RAFTER OPEN CARPORT - VERTICAL ROOF



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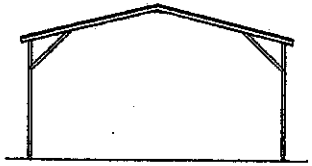
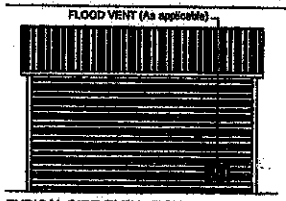
NOT TO SCALE



TYPICAL END ELEVATION
NOT TO SCALE

BOX EAVE FRAME RAFTER ENCLOSED BLDG - VERTICAL ROOF



TYPICAL SIDE ELEVATION
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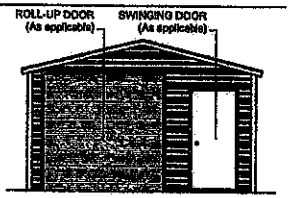
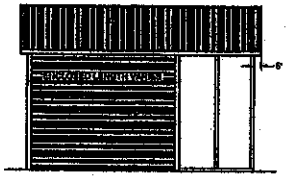


TYPICAL END ELEVATION
NOT TO SCALE

BOX EAVE FRAME RAFTER UTILITY BLDG - VERTICAL ROOF



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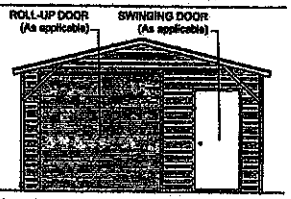

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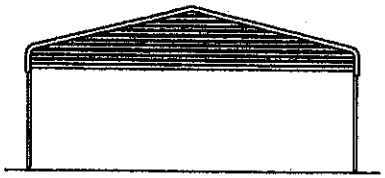
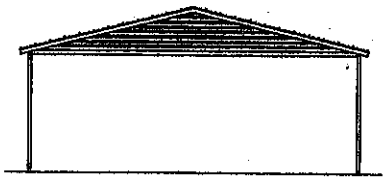


TYPICAL BOW RAFTER GABLE END ELEVATION
NOT TO SCALE



TYPICAL BOX EAVE RAFTER GABLE END ELEVATION
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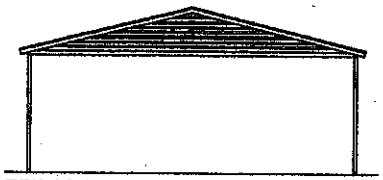

TYPICAL BOX EAVE RAFTER GABLE END ELEVATION
NOT TO SCALE

BECHTOL ENGINEERING AND TESTING, INC.
608 WEST NEW YORK AVENUE
DELAND, FLORIDA 32720
Certificate of Authorization No. 6492
Thomas Bechtol, P.E.
Florida License No. 35830

THOMAS R. H. BECHTOL
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CAROLINA CARPORTS, INC.

GENERIC PLANS FOR USE IN THE STATE OF FLORIDA

BECHTOL ENGINEERING AND TESTING, Inc.

FILE		DATE	01/20/20
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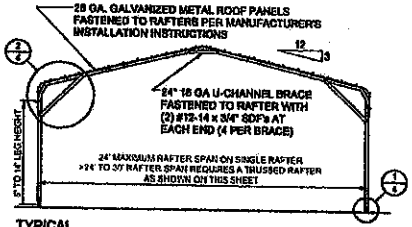
CHECKED	tb	PROJ. NO.	G20001
APPROVED	TB	SHEET 2 OF 6	



TYPICAL
INTERIOR RAFTER/POST FRAME SECTION - BOW FRAME
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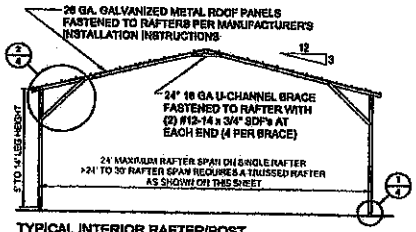
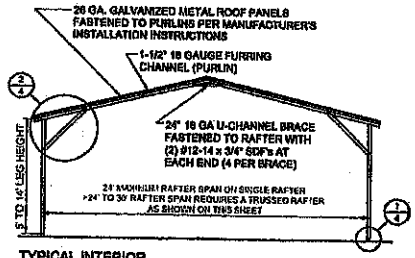


TYPICAL INTERIOR RAFTER/POST
FRAME SECTION - BOX EAVE - HORIZONTAL ROOF
NOT TO SCALE



TYPICAL INTERIOR
RAFTER/POST FRAME SECTION - VERTICAL ROOF
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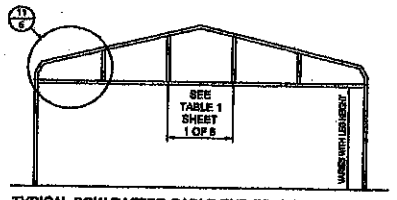
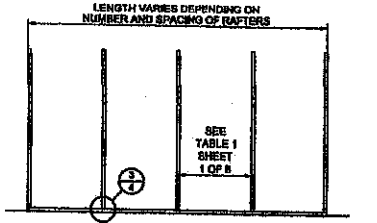


TYPICAL BOW RAFTER GABLE END FRAMING PLAN
NOT TO SCALE



TYPICAL RAFTER/POST FRAMING PLAN - BOW FRAME
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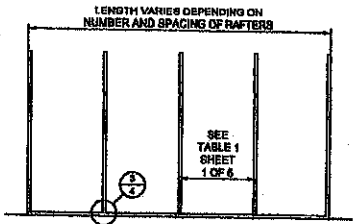
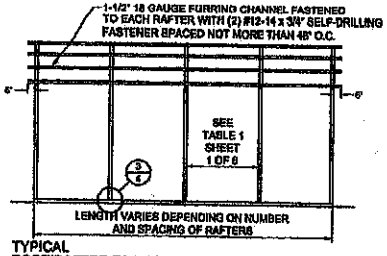
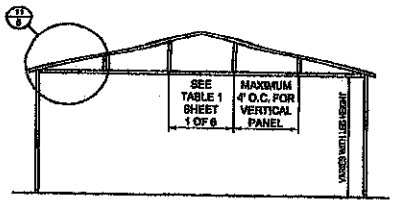


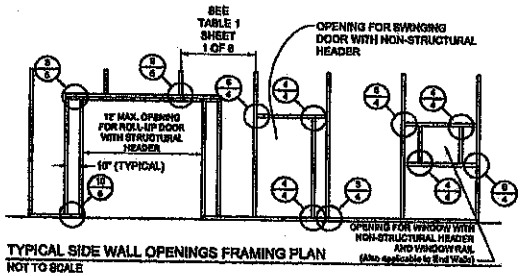
TYPICAL RAFTER/POST FRAMING PLAN - BOX EAVE
NOT TO SCALE



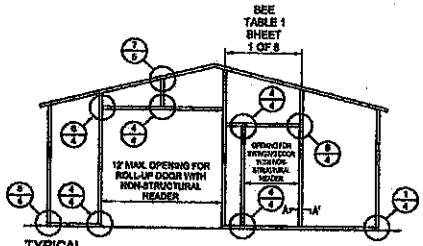
TYPICAL
POST/RAFTER FRAMING PLAN - VERTICAL ROOF
NOT TO SCALE



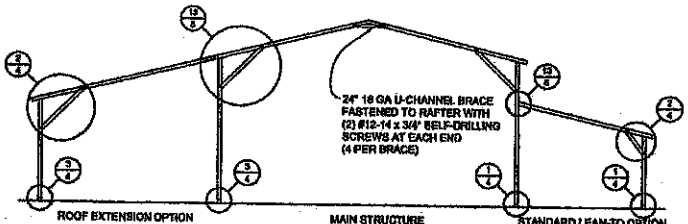
TYPICAL BOX EAVE RAFTER GABLE END FRAMING PLAN
NOT TO SCALE



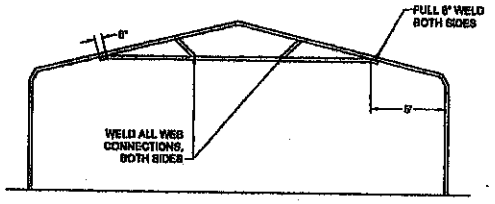
TYPICAL SIDE WALL OPENINGS FRAMING PLAN
NOT TO SCALE



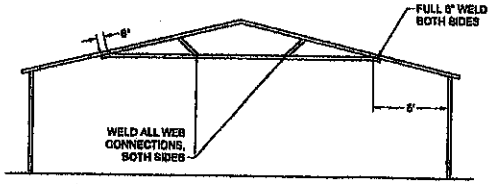
TYPICAL
END WALL OPENINGS POST/RAFTER FRAMING PLAN
NOT TO SCALE



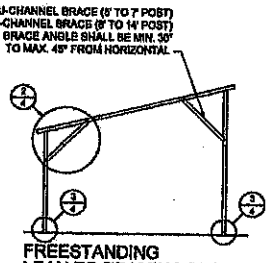
TYPICAL LEAN-TO OPTIONS FRAMING PLAN (BOTH OPTIONS SHOWN)
NOT TO SCALE (BOX EAVE RAFTER SHOWN, ONLY STANDARD LEAN-TO IS APPLICABLE TO BOW FRAME RAFTER)



OPTIONAL 24'-1" TO 30' TRUSSED RAFTER - BOW
NOT TO SCALE



OPTIONAL 24'-1" TO 30' TRUSSED RAFTER - BOX EAVE
NOT TO SCALE



FREESTANDING
LEAN-TO FRAMING PLAN
NOT TO SCALE

BECHTOL ENGINEERING AND TESTING, INC.
1504 WEST NEW YORK AVENUE
DELAND, FLORIDA 32720
Certificate of Authorization No. 30854

No. 38638
Thomas Bechtol P.E.
Florida License No. 38638
STATE OF
PROFESSIONAL ENGINEER
12/3/20

CAROLINA CARPORTS, INC.
GENERIC PLANS FOR USE IN THE STATE OF FLORIDA

BECHTOL ENGINEERING AND TESTING, Inc.

DESIGN	mkb	DATE	01/20/20
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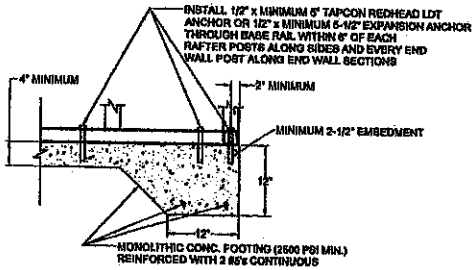
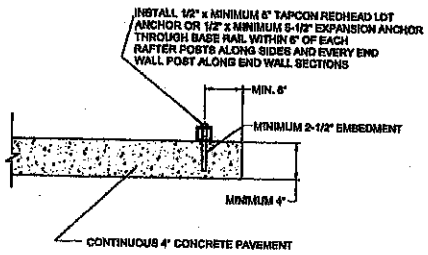
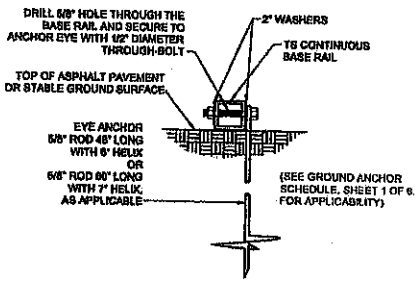
APPROVED	TB	SHEET 3 OF 6	



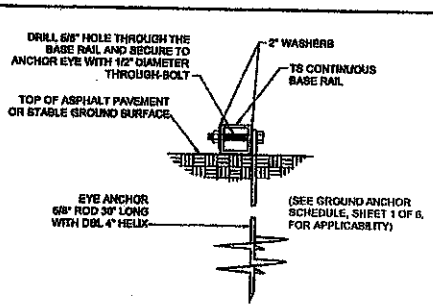
1A CONCRETE BASE RAIL ANCHORAGE
Not To Scale



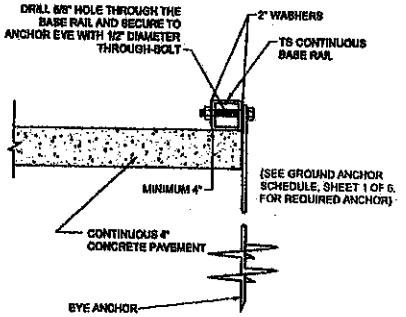
1B CONCRETE BASE RAIL ANCHORAGE
Not To Scale (OPTIONAL - OPEN CARPORTS ONLY)



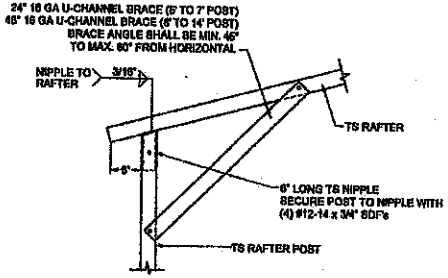
1C BASE RAIL DEEP ANCHORAGE
Not To Scale



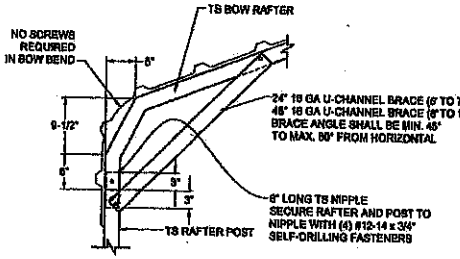
1D BASE RAIL ANCHORAGE
Not To Scale



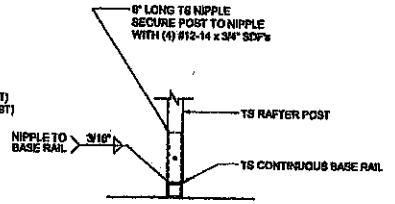
1E CONCRETE BASE RAIL ANCHORAGE
Not To Scale (OPEN CARPORTS WHERE SLAB EDGE DISTANCE DOES NOT MEET MINIMUM EDGE DISTANCE SHOWN IN DETAIL 1B)



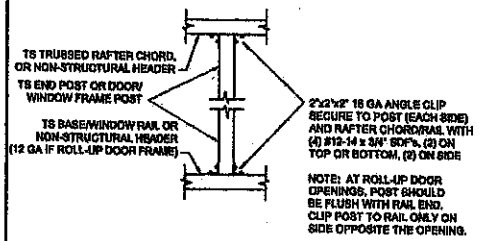
2A BOX EAVE RAFTER/POST DETAIL
Not To Scale



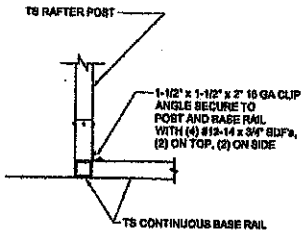
2B BOW RAFTER/POST DETAIL
Not To Scale



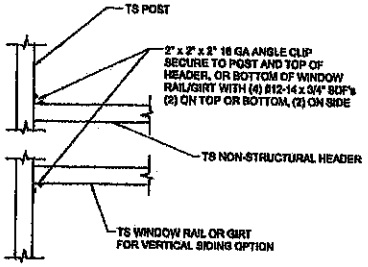
3 POST/BASE RAIL CONN. DETAIL
Not To Scale



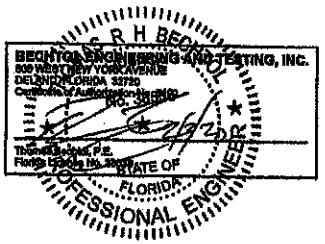
4 POST TO RAIL, TRUSS CHORD, OR NON-STRUCTURAL HEADER CONN. DETAIL
Not To Scale



5 END POST/BASE RAIL CONN.
Not To Scale



6 NON-STRUCTURAL HEADER, WINDOW RAIL, OR GIRT TO POST CONN. DETAIL
Not To Scale



CAROLINA CARPORTS, INC.

GENERIC PLANS FOR USE IN THE STATE OF FLORIDA

BECHTOL ENGINEERING AND TESTING, Inc.

DATE	01/29/20
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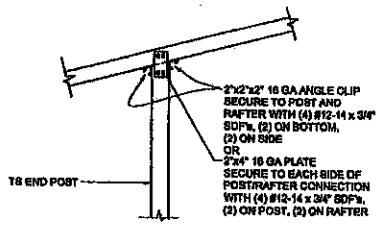
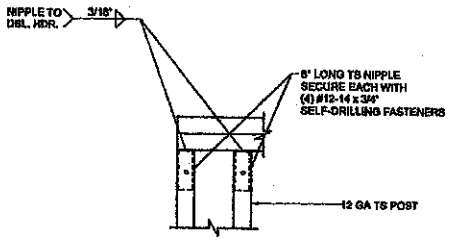
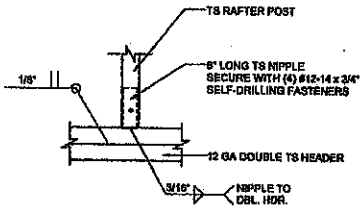
JOB NO.	G20001
APPROVED	TB
SHEET	4 OF 6



7 END POST/RAFTER CONN. DETAIL
Not To Scale



8 RAFTER POST/DBL. HEADER DETAIL
Not To Scale



9 RAFTER POST/HEADER DETAIL
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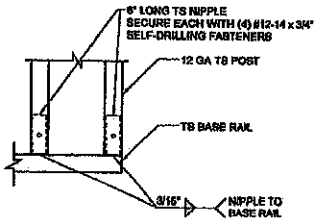
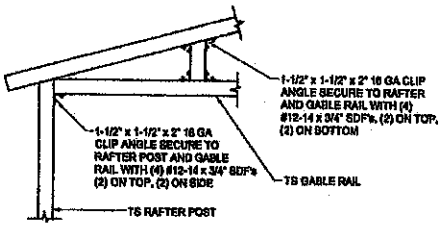
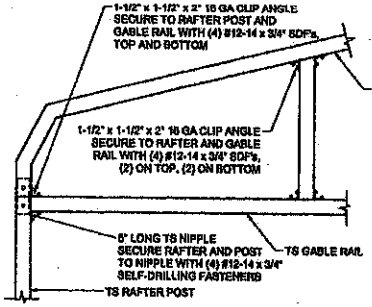


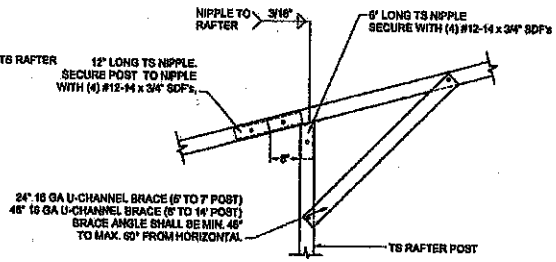
10 RAFTER POST/BASE BASE RAIL CONNECTION DETAIL
Not To Scale



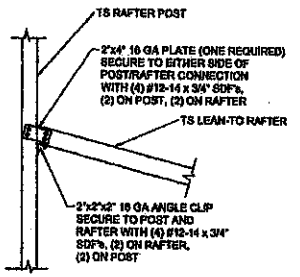
11A GABLE RAIL TO RAFTER POST CONNECTION DETAIL
Not To Scale



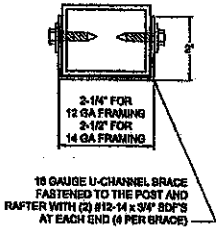
11B GABLE RAIL TO RAFTER POST CONNECTION DETAIL
Not To Scale



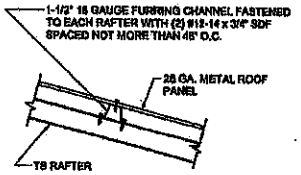
12 SIDE EXTENSION RAFTER/POST DETAIL
Not To Scale



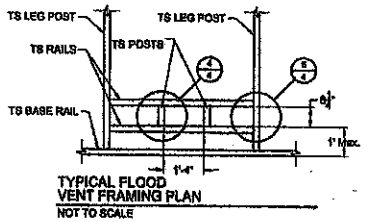
13 POST / LEAN-TO RAFTER CONN. DETAIL
Not To Scale



BRACE SECTION
Not To Scale



ROOF PANEL ATTACHMENT
(ALTERNATE FOR VERTICAL ROOF PANELS)
Not To Scale



TYPICAL FLOOD VENT FRAMING PLAN
NOT TO SCALE

SEE GENERAL NOTE No. 12, SHEET 1 OF 6.

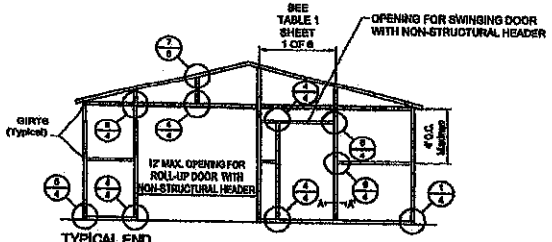
BECHTOL ENGINEERING AND TESTING, INC.
606 WEST NEW YORK AVENUE
DELAND, FLORIDA 32720
Certificate of Authorization No. 6482
Thomas Clark Bechtol
Florida License No. 58338
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CAROLINA CARPORTS, INC.

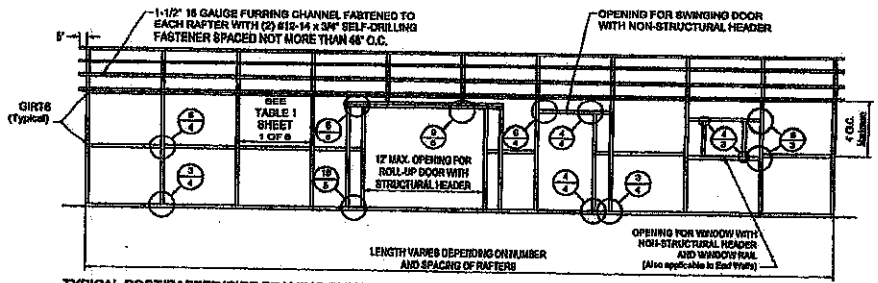
GENERIC PLANS FOR USE IN THE STATE OF FLORIDA

BECHTOL ENGINEERING AND TESTING, Inc.	DRAWN	mkb	DATE 01/20/20
	CHECKED	tb	SCALE NTS
	APPROVED	TB	PROJECT G20001
			SHEET 5 OF 6

VERTICAL SIDE OPTION



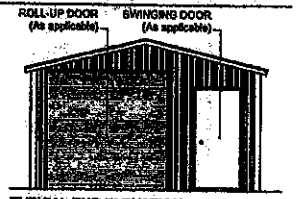
TYPICAL END
WALL OPENINGS POST/RAFTER/GIRT FRAMING PLAN
NOT TO SCALE



TYPICAL POST/RAFTER/GIRT FRAMING PLAN
NOT TO SCALE

BOX EAVE FRAME RAFTER ENCLOSED BLDG - VERTICAL SIDES

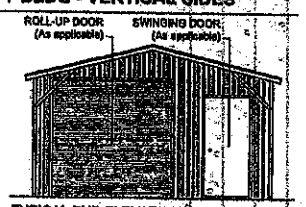
TYPICAL SIDE ELEVATION
NOT TO SCALE



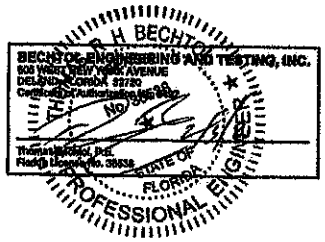
TYPICAL END ELEVATION
NOT TO SCALE

BOX EAVE FRAME RAFTER UTILITY BLDG - VERTICAL SIDES

TYPICAL SIDE ELEVATION
NOT TO SCALE



TYPICAL END ELEVATION
NOT TO SCALE



CAROLINA CARPORTS, INC.

GENERIC PLANS FOR USE IN THE STATE OF FLORIDA

BECHTOL ENGINEERING AND TESTING, Inc.			01/20/20
	mkb		NTS
	tb		G20001
	TB		SHEET 6 OF 6

AMENDING CODE TO CLARIFY ACCESSORY USE DEFINITIONS AND ADOPTING ACCESSORY DWELLING DEFINITIONS AND STANDARDS WITH DECEMBER, 2020 UPDATES

Purpose: Recognizing the desire of the public and economic benefits of allowing accessory dwelling units (ADUs), the Planning Agency has determined to review the existing code language regarding accessory structures, delineate accessory structures in general from ADUs, revise regulations needed to eliminate existing conflicting language, and establish appropriate standards for ADU's.

STEP 1:

Amend Existing Language Regarding Accessory Structures to Define Difference Between An Accessory Structure and Accessory Dwelling Unit

Sec. 54-4 – Definitions

(Amendment of Existing Language)

Accessory ~~use or~~ structure means a ~~use or a~~ detached structure subordinate to the principal use or building on the same lot and serving a purpose customarily incidental to the use of the principal building, provided that any such structure is built with or after the construction of the principal building and contains no living quarters.

(Addition of Definition of Accessory Dwelling Unit)

Accessory Dwelling Unit (ADU) means a structure which is intended as a residential living unit with an independent means of ingress and egress on the same parcel of land as the principal dwelling unit it accompanies which is attached to a single-family dwelling unit or is located in a detached structure and which provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation.

THESE DEFINITIONS WERE APPROVED BY THE BOARD BY VOTE ON 11/18/19

STEP 2:

Look at existing Accessory Structure regulations for needed clarification and improvement. There are two sections which address Accessory Structures and Uses – Sec. 54-192 and Sec. 54-198, and there is a separate section which addresses walls and fences. The proposed revisions allow all three sections to be combined into one section – 54-192.

(Amendment of Existing Language)
Sec. 54-192. - ~~Minimum yard regulations for~~ Accessory ~~uses~~ structures other than accessory dwelling units.

(a) *Accessory structures in residential districts.* Accessory structures ~~without kitchen facilities~~ may be erected in accordance with the following requirements:

(1) An accessory structure shall comply with ~~the front and~~ side and rear yard setbacks of the principal structure. Accessory structures shall not be placed in front yards.

~~(2) An accessory structure may extend into a required rear yard provided that it shall not occupy more than 15 percent of the rear yard.~~

~~(3)~~ (2) Air conditioning units, pool circulation pumps, and similar mechanical equipment may be located within a required side or rear setback provided, however, that no such equipment shall be located closer than five feet to any rear lot line. THIS IS TO CLARIFY

~~(4)~~ (3) ~~Swimming pools.~~ Swimming pools, ~~and~~ screen enclosures, and other recreational facilities such as outdoor kitchens and tennis courts, shall conform to all side, rear, and corner yard setbacks, ~~but may extend to within ten feet of a rear property line.~~

(4) ~~All~~ ~~Garden~~ Walls and fences or hedges placed within rear or side setbacks, shall not exceed eight feet in height. Walls and fences ~~along side setbacks~~ from the front façade of a house forward may not extend closer than eight feet from the front lot line.

THERE IS A SUGGESTION TO ALSO ADD SCHEMATIC

(b) *Accessory structures in other than R districts.* Accessory structures shall comply with front ~~yard~~ setback requirements for the principal structure to which they are accessory and shall not be closer than ten feet to any side property line or five feet to any rear property line.

THERE IS ONGOING DISCUSSION ABOUT DECORATIVE FENCES IN THE FRONT YARDS. THERE IS ALSO CONTINUING DISCUSSION ABOUT HEDGE ALLOWANCES IN FRONT YARDS.

THERE WAS ALSO A MENTION OF PERHAPS LIMITING THE NUMBER OF ACCESSORY STRUCTURES ALLOWED PER LOT, BUT NO LANGUAGE HAS BEEN ADDED AT THIS TIME.

Since we have combined elements of the Sec. 54-193 and Sec. 54-198 into Sec. 54-192, we can delete Sec. 54-193 and 54-198.

~~Sec. 54-193. - Garden walls, fences and hedges.~~

~~All garden walls, fences, or hedges located within the required front, side or rear yards shall not exceed eight feet in height.~~

~~Sec. 54-198. - Accessory uses.~~

~~(a) *Generally.* Accessory uses shall be clearly supplementary and incidental to the principal use of the lot and shall be located on the same lot as the principal use to which it is subordinate.~~

~~(1) No detached garage or other building shall be constructed, placed, erected or built before the construction of the main building.~~

~~(2) When the main building is on the front of the lot, an accessory structure shall not occupy more than 25 percent of the front yard area, shall comply with all requirements set forth for the district in which it occurs and shall be not more than one story or 13 feet in height.~~

~~(3) When the main building is on the front of the lot, an accessory structure shall not occupy more than 35 percent of the rear yard area.~~

~~(4) Where accessory buildings are erected in side yards, they shall conform with all the requirements set forth for accessory buildings in rear yards as set forth in subsection (2) above.~~

~~(5) In residential districts, accessory buildings shall not contain living quarters except servant's quarters for persons employed on the premises; no cooking facilities shall be provided in such quarters.~~

~~(6) Where an accessory building is used for garage purposes, it shall be used solely by the occupants of the premises, and shall not be used for more than one commercial vehicle (1½ tons maximum capacity).~~

~~(b) *Private recreational facilities.* Tennis courts, shuffleboard courts and similar uses of a recreational nature not to be covered by a structure may be constructed within yard areas except the required front yard, required street side yard or required street rear yard. However, any walls or fences constructed as a part thereof shall conform with Sec. 54-193. In determining the percentage of coverage of a lot by buildings, tennis courts, shuffleboard courts and similar uses shall not be counted in such computations. Private recreational facilities within a structure shall conform with all pertinent accessory structure requirements of this chapter.~~

STEP 3:

Sec. 54-152 (R-1 Allowances), Sec. 54-153 (R-1A Allowances) and Sec. 54-158 (Agriculture Allowances) all currently contain a provision listing specific accessory uses, including a provision allowing "accessory apartments for the elderly." This language can be amended to reference the amended Sec. 54-192 and also the new section which establishes standards for ADU's. Standards for home occupation are already set out in Sec. 54-202, so there is no need to list them as an accessory use in the zoning allowances. A new (e) will be added to show allowance of accessory dwelling units in these categories and referencing the new section to be created (Sec. 54-198).

(Amendment of Existing Language in 54-152(d), 54-153(d) and 54-158(d))

(d) *Accessory ~~uses~~ structures in accordance with Sec. 54-192.*

~~(1) Detached garage.~~

~~(2) Swimming pool.~~

~~(3) Home occupation.~~

~~(4) Accessory apartments to meet the needs of elderly persons may be allowed provided:~~
~~a. No more than one accessory apartment shall be permitted on any residential lot;~~

~~b. An accessory apartment may be located within the principal structure or within a structure having a detached garage;~~

~~c. An accessory apartment shall not exceed 25 percent of the gross floor area of the principal structure or 50 percent of the gross floor area of a structure having a detached garage;~~

~~d. The accessory apartment shall be located and designed so as not to interfere with the appearance of the principal structure as a one-family dwelling unit;~~

~~e. No variations, adjustments, or waivers to the requirements of this chapter shall be allowed in order to accommodate an accessory apartment.~~

(e) Accessory dwelling units in accordance with Sec. 54-198.

THIS WILL BE THE REFERENCE TO THE NEW SECTION ALLOWING ACCESSORY DWELLING UNITS IN R-1, R-1A and AGRICULTURE

STEP 4:

Now that we have a section devoted to regulations for accessory structures (which are defined to not include living quarters) and we have provided cross-reference to those regulations in the zoning categories, and we have added the allowance for ADU's in R-1, R-1A and Agriculture, we can create a new section which addresses standards for ADU's.

(Delete Sec. 54-198 in its entirety and replace with the new Sec. 54-198)

Sec. 54-198. Accessory Dwelling Units.

(a) Purpose and intent.

(1) To provide homeowners with a means of obtaining, through tenants in the ADU or in the principal unit, rental income, companionship, security and services.

(2) Add affordable units to existing housing into the community with minimal negative impact.

(3) Develop and regulate housing units in single-family neighborhoods that are appropriate for elderly citizens and extended family living.

(4) Protect neighborhood stability, property values, and the single-family residential appearance of the neighborhood by ensuring that ADUs are installed under the conditions of these regulations.

(b) General regulations and restrictions.

(1) No ADU shall be permitted except in the R-1, Agriculture and R-1A zoning districts and only on lots in which a principal single-family residential dwelling unit exists on the lot or will be constructed in conjunction with the ADU (2) Either the principal dwelling unit or the accessory dwelling unit must be owner occupied, as shown by an existing homestead exemption.

THIS WILL BE HARD TO ENFORCE, BUT CAN BE CONSIDERED WHEN REVIEWED FOR APPROVAL

(2) The floor area for an ADU shall not exceed five hundred square feet for lots between 5,000 and 7,500 square feet. If a lot exceeds 7,500 square feet, an ADU may be up to 640 square feet, and, for lots in excess of 10,000 square feet, an ADU may be up to 800 square feet, not including attached garages. An ADU square footage may not exceed a maximum of 50 percent of the square footage of the principal residence.

(3) Any additions to an existing building, separate construction, or other structure modification to create an ADU shall not exceed the lot impervious surface allocation or encroach into existing setbacks, buffers, tree preservation, conservation, or other designated limited or restricted land use area.

(4) The ADU may be attached to the principal unit by a breezeway, or may be detached from the principal unit; however, the ADU must be allocated or constructed in a manner which maintains the single-family appearance and architectural continuity of the primate structure and

lot through compatibility of building forms, height, construction materials, window types, door and window trims, roofing materials and roof pitch, and landscaping.

(5) If the ADU is an attached unit, the entrance must be located on the side or rear façade of the primary unit. An accessory unit that is detached from the primary dwelling unit must be located so that the front façade of the accessory unit is behind the rear façade of the primary dwelling unit.

(6) The ADU unit shall have no more than two bedrooms.

(7) In addition to parking spaces for the main dwelling, one additional parking space shall be provided on-site for each one bedroom ADU. Two separate, individual additional parking spaces shall be provided on-site for each two bedroom ADU. Parking for the ADU must be adjacent to the ADU, on the side or behind the principal unit and be constructed in addition to the required parking for the principal unit and not located in the required front yard setback. A tandem parking space (one car parked behind another) sharing the spaces for the primary dwelling unit shall not be allowed).

THE BOARD CLARIFIED THE ABOVE

(8) The primary dwelling unit and the ADU may be served by one common driveway connecting to a public road except in the case of a parcel fronting on two public roads, in which a secondary drive for the ADU may be permitted if approved by the City Manager.

(9) Review of ADU building permit applications shall be submitted to the City in accordance with Section Sec. 54-35(a). Architectural design and aesthetic standards for accessory dwelling units shall be conducted by the Local Planning Agency in accordance with Sec. 54-191(d)(7).