

RESOLUTION 85- 99

WHEREAS, the Board of County Commissioners of St. Johns County published its intent to consider an amendment to the Ponte Vedra Zoning Regulations as required by law; and,

WHEREAS, the Board of County Commissioners of St. Johns County considered the options expressed at its duly called and published meeting and determined that the best interests of the citizens of Ponte Vedra and the County would be served by amending the Ponte Vedra Zoning Regulations.

NOW, THEREFORE, BE IT RESOLVED, this 23rd. day of July, 1985, by the Board of County Commissioners of St. Johns County, Florida, that the Ponte Vedra Zoning Regulations that were adopted by this Board on October 26, 1965, are further amended in the following manner:

Section 1. Paragraph B of Section V R-1-C Single Family Residential District and paragraph B of Section V R-1-D Single Family Residential District are each deleted and the following are added and substituted in their stead: (for the purpose of prohibiting accessory buildings within 7 1/2 feet of any lot line instead of the previously existing 3 foot prohibition)

V R-1-C paragraph B Required Lot Area, Width and Building Height Limits:

Lots in the R-1-C Single Family Residential District shall have an area of not less than seven thousand two hundred (7,200) square feet and a minimum width at the building line of sixty (60) feet. No building or structure shall exceed two stories in height. There shall be a front yard not less than twenty-five (25) feet in depth, measured from the front property line to the front wall of the main building or structure. Where a front yard has already been established between two intersecting streets the distance so established will determine the front yard depth of dwellings to be erected in the block-subsequently. For front yards of lots facing the ocean, see Section IX(2). There shall be a side yard on each side of every dwelling structure at least seven and one-half (7 1/2) feet in width measured from the side property line to the side wall of the main structure and a rear yard at least twenty five (25) feet deep, measured from the rear wall of the main building to the rear property line. Accessory buildings may be located in the rear yard provided however they do not occupy more than twenty (20) per cent of such rear yard and are located not nearer than seven and one-half (7 1/2) feet to any lot line. The first

floor area of dwelling structures, exclusive of porches and attached garages or car ports, shall be at least one thousand (1,000) square feet in the case of a one story residence and seven hundred (700) square feet in the case of a one and one-half or two story residence.

Where a lot in a plat recorded prior to the date of the adoption of the original resolution (October 26, 1965) has an area less than the above required minimum said lot may be occupied by a single family dwelling, provided however that the minimum front and side yard requirements set out herein for such dwelling are conformed with.

V R-1-D paragraph B. Required Lot Area; Width and Building Height

Limits:

Lots in the R-1-D Single Family Residential District shall have an area of not less than seven thousand two hundred (7,200) square feet and a minimum width at the building line of sixty (60) feet. No building or structure shall exceed two stories in height. There shall be a front yard not less than twenty-five (25) feet in depth, measured from the front property line to the front wall of the main building or structure. Where a front yard has already been established between two intersecting streets, the distance so established will determine the front yard depth of dwellings to be erected in the block subsequently. For front yards of lots facing the ocean, see Section IX(2). There shall be a side yard on each side of every dwelling structure at least seven and one-half (7 1/2) feet in width measured from the side property line to the side wall of the main structure and a rear yard at least twenty-five (25) feet deep, measured from the rear wall of the main building to the rear property line. Accessory buildings may be located in the rear yard; provided however they do not occupy more than twenty (20) percent of such rear yard and are located not nearer than seven and one-half (7 1/2) feet to any lot line. The first floor area of dwelling structures, exclusive of porches and attached garages or carports, shall be at least one thousand eight hundred (1,800) square feet in the case of a one story residence, and one thousand two hundred (1,200) square feet in the case of a one and one-half or two story residence.

Where a lot in a plat recorded prior to the date of the adoption of this classification has an area less than the above required minimum, said lot may be occupied by a single family dwelling, provided however that the minimum front and side yard requirements set out herein for such dwelling are conformed with. In this event, the minimum dwelling size shall be that amount equal to the minimum square footage shown above times the percentage that the actual lot size is to the minimum specified lot size. In no event, however, shall the minimum be calculated to be less than one thousand (1,000) square feet for one story residences or seven hundred (700) square feet for one and one-half or two story residences.

Section 2. The following sub-paragraph 8 is hereby added to paragraph B of Section VII.

8. Building set-backs shall be a minimum of ten (10) feet for sides or back, and thirty (30) feet for the front, all measured from the property line to the nearest wall of the structure.

Section 3. Paragraph 10 of Section VIII is deleted and the following is added and substituted in its stead.

10. The following objects may be allowed on building plots in areas zoned R-1, only if same are located within the dwelling or within a utility yard: Pens, houses for pets, above ground storage of construction materials, wood, coal, oil tanks, gas tanks, clothes racks, clothes lines, garbage and trash receptacles. Utility yards are considered an area walled, or fenced so that objects therein may not be visible from adjacent areas, provided, however, no fence or wall exceeding four (4) feet in height shall be erected on any part of said building plots which lie between the front building restriction line and the street, or any rear building restriction line and the rear lot boundary line, or which lies within less than ten feet of any adjoining parcel of land.

THIS RESOLUTION shall take effect immediately.

PASSED by the Board of County Commissioners of St. Johns County,

State of Florida, this 23rd day of July, 1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Ray Waldron
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Marie Hudson
Deputy Clerk