

TOWN OF WELAKA

ZONING BOARD MEETING AGENDA

May 18, 2023 at 6:00 PM
Honorable Willie Washington, Jr. Town Council Room
400 4th Ave., Welaka, FL 32193

(This meeting will be broadcasted, for view only, on the Town of Welaka Facebook page)

1. **CALL TO ORDER** by Chairman David Jeltos
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** by Town Clerk, Meghan Allmon
 - Chairman David Jeltos
 - Lenore Toole
 - Les Thomas
 - Marianne Milledge
 - Town Attorney Patrick Kennedy
4. **APPROVAL OF PREVIOUS MINUTES:**
 1. April 27, 2023, Meeting Minutes
5. **OLD BUSINESS:**
 1. **ORD 2023-02 – Welaka Architectural Standards Draft – First Reading** was adopted by the Welaka Town Council at their regularly scheduled Town Council Meeting on May 9, 2023.
6. **NEW BUSINESS:**
 1. None.
7. **PUBLIC COMMENT**
8. **ADJOURN**

TOWN OF WELAKA
ZONING BOARD MEETING
April 27, 2023 @ 6:00 P.M.
Honorable Willie Washington, Jr. Council Room
400 4th Ave., Welaka FL 32193

MINUTES

1. **CALLED TO ORDER** by Chairman David Jeltos at 6:00 PM
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALLED** by Town Clerk, Meghan Allmon: Chairman David Jeltos - present; Lenore Toole - present; Les Thomas - present; Marianne Milledge - present; and Town Kennedy Patrick Kennedy - present.
4. **APPROVAL OF PREVIOUS MINUTES:**
 1. March 16, 2023, Zoning Board Meeting Minutes.
Toole -Correction on Page 3 – the burger shack used to be behind ... it was across the street from 309 and Elm Street.
Milledge – next paragraph – some property next to the public boat ramp.

Motion Made by Thomas to accept the 3/16/23 Minutes with corrections, Seconded by Milledge.
Passed 4/0.

Jeltos said regarding if there's any new business, he'd still like to have Meetings. Public comments are important. Every third Thursday of the month at 6 PM.
5. **OLD BUSINESS:**
 1. Continued Review of ORD 2023-02 – Welaka Architectural Standards Draft -
Kennedy said Page 3, after reviewing, on Page 4, he added section "5.h." He wrote out the standards for metal buildings. It used to be under paragraph 6. Under architectural style and he deleted the language from paragraph 7.e. on Page 7, and he re-wrote the language in section 5.h. It did not come from direct ZB comments, it's all fair game and we can lighten it a little bit if recommended. People are asking about barn-do-minimums. He's presently told people that they are not allowed but there's inquiries.
Thomas said he's done some of these and the outside does not look like a metal building. The structure can be metal, but the outside is not.
Tolle said that mobile homes are metal framed.
Jeltos said we shouldn't allow metal framed walls. A home shouldn't look like his garage.
Thomas said they can apply for a variance is wanted. Someone may make it look like a home, if the option is there.
Milledge asked if this is the case, then Quonset huts are not allowed?
Kennedy said that these are defined in Section 8.
Kennedy said he added some illustrations, and he used the clear pictures he could find. These are the typical FL styles. We wouldn't turn them away if they came with these features. He added the standard ranch style illustration and description also since there's a lot of these. He also added the traditional style.
Mobile homes are not considered metal building and they require skirting around the bottom.

Thomas has been taking pictures of the styles of homes in the Town. It helped in St. Augustine. Jeltos asked Kennedy if he needed the ZB blessing on this? Kennedy said this will be presented to the Town Council for their review/blessing on 5/9/23. Jeltos said it looks great. He's seen in the area, not here, but around the area, the metal Conex buildings that people are using as storage. Kennedy said that it would be considered a metal building. Thomas said some that are stacked look very nice. Jeltos asked if there's anything that excludes it from being storage. Kennedy said it needs to be permitted to be used for storage. Toole asked if they're the PODS? Jeltos said that these are the 12x40-50' long metal Conex boxes, can people use these for storage in their yard? Toole said there's one in Satsuma from FEMA that's sat there for 3 years or more. Jeltos said that if we do not exclude it, someone will have one here in Town soon for storage without getting a variance. Kennedy said he will re-visit Section 5. and possibly add the verbiage. Thomas said he's seen some good ones, but some are not sightly. He said if someone gets a storage unit, then they need a permit from Welaka. Toole agreed and said a permit is needed if it's larger than the permitted square footage.

Kennedy addressed the Zoning Map updates and corrections. He said this is not changing anybody's zoning, it's including all the past Ordinances to update the map. He said that the only Zoning Map is the large foam board here at the Town Hall. He used it to compare and used the Future Land Use Map for comparison. The Town has been following this map for some time now. Toole said that Sportsmans Harbor said there's deed restrictions. Kennedy said that the Town cannot and does not enforce deed restrictions. Toole said it's 50' restrictions. Pam Olson asked on the DR1 is that the minimum width is 100' and what if it's 50'. Thomas said then it's a non-conforming lot. Kennedy said Sportsmans Harbor, none of those lots meet the restrictions. Subdivision on 308B, most of those lots don't meet the code either. Kennedy said it'll read how it reads now except that the areas that need to be addressed. Some things are not going to be pre-supposed, such as Sportsmans Harbor. Historically, the Town has been fishing permits off deed restrictions. Pam Olson handed the document to Jeltos and Toole. Kennedy said that he explained to Olson that she can apply for a Variance. He said he will not enforce deed restrictions. Olson said according to the SR1, she's losing 25 feet. She'd like to have it 20 feet because everyone else's is that far back also. She asked why does she have to apply for a variance? Kennedy said we cannot change the laws because it's convenience and we cannot and do not enforce the deed restrictions. Olson said that all counties and municipalities are allowed to enforce the deed restrictions even though Sportsman Harbor is not an HOA. Kennedy said that the HOA would have to agree with this. Kennedy said that while he's the Town Kennedy, it will not happen when he's in that seat. Jeltos said until we have other conforms, the variance must be done. Olson said she had a planning review company review for her setbacks. Thomas said it doesn't matter if they don't have to see the set-backs. Olson said that the rule for SR1 is not clear. Kennedy said the rules are very clear, just not for Sportsmans Harbor.

Olson said it's not fair to impose a 25' set-back on 1 person in the Harbor area since everyone else's homes are not that far back.

Jeltes asked if she's thought about applying for a variance?

Olson said yes, she didn't know this was the rule now. The house she put in 2016, it's 15' back from the road. Her new mobile home is being delivered this Friday.

Kennedy said that each lot is considered buildable. Normally you're supposed to meet the regulations. However, the Sportsmans Harbor has historical precedence. He said he cannot approve if it's unfair.

Toole said the Sportsmans Harbor said the 1976 development and the 50' allowed was for mobile homes. If you're putting in a mobile home and the setbacks are 15 on the front and back and 5' on the sides, there's no room to put in the steps. Can we do something for the harbor to make a specific exception?

Jeltes said yes, and Kennedy said yes also.

Milledge said in Welaka Village, the lots are pie shaped and some are not the same size.

Kennedy said the lots are platted and approved and vested by the Town and the County, however, the Zoning setbacks still apply. River Hill was required to meet setbacks even though they're 85' lots. Some in Sportsmans Harbor are different sizes also.

Thomas said are some non-conforming?

Kennedy said they are vested lots. A non-conforming lot, if you ever pulled your building off, you'd have to make it conform.

Thomas asked what Olson's setbacks are.

Kennedy said 25' on ends and 7.5' on sides.

Olson handed Jeltes and Toole the revised plans.

Toole said that it was 15,15,5 & 5. Now it's 25,25,7.5,7.5.

Kennedy said SR1 and SR1A have these measurements.

Olson said it would be 5' set-back and 10% would be 5'.

Jeltes said we do not have a variance in front of us.

Olson said it's being delivered tomorrow.

Thomas asked why can't we push the house back.

Olson said the manufacturer will not deliver it other than what is on the permit that she was awarded this week.

Olson said she'll do the 25' but wanted to make us aware of this. The get a variance seems like a lot of work for only 5'. She thought that the building official is the planning and review Board. She wasn't aware that it was a specific person or the Mayor. She thought that there was a Planning & Review Board. Since we don't have anything in place, that doesn't address everything in the Town.

Toole said Olson called her last night. Toole said that she told Olson she could not discuss it with her and to attend the ZB Meeting.

Kennedy said that the zoning doesn't match up with what's in the Town. He said there's only been a few Sportsmans Harbor permit requests. He said he wants to change it but does not have the legal authority to change it.

Thomas said the ZB would probably have given the variance to her if she had applied.

Olson said that it's bad timing on her end.

Toole asked if she could amend the permit that she has?

Olson said if it's not a safety issue, and she's in compliance with what everyone else has, a variance may not be applicable to this.

Thomas said he asked for a variance to go 10' back for his home in St. Augustine.

Olson said it looks like it would take a long time for the variance process.

Milledge asked Olson if the home she has there now is set correctly. Olson agreed and this one would be closer to the road due to the setbacks.

Olson said that the Maxwell Drive is a private road and Bill Pickens called her back again today

regarding this. She said one person owns this and it can be gated off, but they don't want this. Nobody signed off on this and someone must maintain it and collect taxes for it. Bill Pickens said that he will order a title search for it.

Toole asked if she'd like a variance?

Olson said no, she'll revise the decking on it.

Jeltes told Olson that he appreciates her bringing this to the ZB's attention so this can be addressed in the future.

Thomas made a motion to approve the ORD 2023-02 and seconded by Milledge. Passed 4/0.

Town Clerk will put this on the Agenda for the Town Council for their review/blessing.

PUBLIC COMMENT:

6. NEW BUSINESS:

1. David Jeltes - Conex boxes (metal shipping containers) and the proposed Architectural Standard – Addressed earlier and above.

2. Lenore Toole – Questions for the Town Kennedy in front of the Zoning Board –

1. Nancy Sands' property on Mills Street. He gave out some of his property to someone and the property she has now, she's planning on selling it and there's a house on it and it's a non-conforming lot.

She said the bank will not give a mortgage to a non-conforming lot and it leaves us with a problem.

Kennedy said if the laws are to enforced, if it's destroyed in a storm, it's not automatic. They can come to the ZB and apply for a variance.

2. Property adjacent to Lazy Days has been sold and she asked what's going in there?

Kennedy said that a few months ago, an RV Park inquiry came to the Kennedy and Mayor, and they did not move forward with it.

Toole said it was sold in November 2022. It's Town property.

Jeltes asked if it's a tourist commercial/RV zoning district?

Kennedy said yes, Lazy Days area is the only area for this.

3. River Ridge Cottages – there's 3 cottages there now. Someone can make it into an RV park but there's not a lot of room for the drivers to do this with large RV's. There's huge trees and the streets to get into there, there's turns and corners that are too tight to get into there.

It started off as cottages, that would be perfect, and the Town would make a lot of money from this. Can we use this property and do a deed restriction so that only cottages can be on this land and not motor homes.

Kennedy said he's researched this, and it's labeled as tourist commercial zone and there's no PUD. You'd have to deal with the property owners now to see if this can be done and if that's their wishes.

Kennedy said that even with cottages, there's no combination for parking. There's storm water, parking, roadways, etc. There's no room.

Toole said that the past cottages were tiled.

Kennedy said he's not giving out a permit for the whole area. He's told 2 potential buyers and they need unity in a title and the parking issue needs to be addressed. It's a plot but not developed land.

Thomas said they'd have to come before the ZB with any inquires and questions.

Kennedy said you can do RV/campground but the unified title, maintenance plan,

parking/drainage areas addressed, etc. He's told the inquiries to come before the ZB with their ideas.

Kennedy said Marty is still trying to buy it and he came in front of us. He likes the cottage and RV idea, etc.

Kennedy said he had been working on the Land Development Code and he should have something to us middle/end of next week. It's at least 40 pages. We'll have the copies with tabs and in binders for each of you.

7. ADJOURNED: 7:06 PM

ORDINANCE NO. 2023-0204

AN ORDINANCE OF THE TOWN COUNCIL FOR THE TOWN OF WELAKA FLORIDA, ADOPTING ARCHITECTURAL STANDARDS FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT IN THE TOWN OF WELAKA; PROVIDING FOR REPEAL OF PRIOR ORDINANCES AND RESOLUTIONS IN CONFLICT, PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION INTO THE TOWN’S UNIFIED LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council for the Town of Welaka Florida, is authorized under Section 166.021 Florida Statutes and the Town Charter for the Town of Welaka to adopt certain regulations necessary to protect the health, safety and welfare of the citizens of Town; and

WHEREAS, the Town Council recognizes that reasonable architectural standards to guide development in the Town of Welaka will provide an invaluable contribution to the health and general welfare of the citizens of Welaka; and

WHEREAS, the Town Council recognizes that improper design and location of certain structure types can and does have a detrimental impact on the general welfare of the community; and

WHEREAS, the Town Council desires to establish reasonable regulations and guidelines to promote quality development and redevelopment in the Town of Welaka; and

WHEREAS, the Planning Commission/Zoning Board for the Town of Welaka met to on January 19, 2023, and February 16, 2023 to consider certain reasonable architectural standards for new development within the Town boundaries and has recommended approval of such standards as presented on first reading to the Town Council;

NOW THEREFORE, BE IT ENACTED by the Town Council of the Town of Welaka, Florida, in a meeting assembled on the ___ day of _____, 2023:

SECTION 1. SHORT TITLE

This Ordinance shall be known as and may be cited by the short title of “Town of Welaka Architectural Standards”.

SECTION 2. REGULATIONS

The regulations established by this ordinance are set forth in attached Exhibit A, which is hereby incorporated and adopted.

SECTION 3. CONFLICT AND REPEAL OF PRIOR FEE ORDINANCES AND RESOLUTIONS

46 This Ordinance shall serve to repeal and supersede all prior fee ordinance and resolutions,
47 or portions thereof, in conflict with this Ordinance.

48
49 **SECTION 4. SEVERABILITY**

50
51 If any portion of this ordinance is for any reason held invalid or unconstitutional by any
52 court of competent jurisdiction, such portion shall be deemed separate and such holdings shall not
53 affect the validity of the remaining portions.

54
55 **SECTION 5. INCORPORATION**

56
57 The Town Clerk or Town Attorney are hereby authorized and directed to incorporate the
58 provisions of this Ordinance into the Town’s unified Land Development Code, renumbering and
59 formatting as needed to be consistent with the numbering and formatting of the Land
60 Development Code.

61
62 **SECTION 6. EFFECTIVE DATE**

63
64 This Ordinance shall take effect upon adoption.

65
66 **PASSED** by the Town Council for the Town of Welaka on FIRST READING on the 9th day of
67 May, 2023.

68
69
70 **DONE, ORDERED AND ADOPTED** by the Town Council for the Town of Welaka on
71 SECOND READING on the ____ day of _____, 2023.

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73
74
75 **ATTEST:**

SIGNED:

76
77
78
79 _____
Meghan E. Allmon, Town Clerk

Jamie D. Watts, Mayor

80
81
82
83
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85 ~~**COUNCIL PRESIDENT:**~~ _____

Jessica Finch, Council President

86
87 **APPROVAL AS TO FORM AND LEGALITY:**

88
89
90 _____
Patrick Kennedy, Town Attorney

Jessica Finch

91

92 **EXHIBIT A - ORDINANCE 2023-0204**

93
94 **Town of Welaka Architectural Standards**

95
96 **1. Purpose and Intent.** It is the purpose of this section to provide general guidelines relating to
97 the architectural design of development and redevelopment for primary and accessory commercial
98 buildings or structures, regardless of how they are used, located in the Town of Welaka’s C-1 and
99 C-2 zoning districts, unless otherwise stated herein. However, in order to create a more
100 harmonious built environment, all development, including development in residential zoning,
101 should use the following standards as guidelines for community compatibility.
102

103 **2. Applicability.** These architectural standards shall apply to new development or to the erection
104 of any building or structure on land within the Town of Welaka town limits after the effective date
105 of this Ordinance, as well as the redevelopment or renovation of an existing building or structure,
106 including accessory buildings or structures, that changes more than fifty (50) percent of a primary
107 or secondary facade. The fifty (50) percent facade remodeling or renovation standard only applies
108 to that building facade undergoing renovation or redevelopment. New development or building
109 expansion greater than fifty (50) percent in gross floor area, shall require full structure compliance.
110

111 **a. Exception.** Where an unexpired town-approved development order or unexpired town-
112 approved development agreement issued prior to the effective date of this Ordinance, court
113 order, or other legally binding document which authorizes development applies to the site,
114 the standards in the legally binding document shall apply, provided the work on the
115 building or structure commences and has its first meaningful inspection of the vertical
116 elements of the structure within 180 days from the date of permit issuance.
117

118 **b. Variance.** A variance from these architectural standards may be granted by the Planning
119 and Zoning Board provided the proposed development will otherwise conform to the
120 general guidelines contained herein and Planning and Zoning Board determines, after a
121 public hearing, that the proposed development meets all the criteria for a variance to the
122 Town’s land development code.
123

124 **3. Enforceability.** The Planning and Zoning Board shall review plans for any buildings or
125 structures which apply to the architectural guidelines.
126

127 **4. Submittals.** To ensure compliance with these architectural standards, the applicant shall submit
128 as part of the appropriate development approval application (i.e., a building permit application),
129 elevation drawings with enough detail to ensure that the proposed building or structure meets the
130 intent of this section.
131

132 **5. Architectural Standards.**

133
134 **a.** Buildings or structures which are part of a present or future group or complex shall have a
135 unity of character and design. The relationship of forms and the use, texture and color of
136 materials shall be such as to create a harmonious whole. When the area involved forms an
137 integral part of, is immediately adjacent to, or otherwise clearly affects the future of any

138 established section of the Town, the design, scale and location on-site shall enhance rather
139 than detract from the character, value and attractiveness of the surroundings.

- 140
- 141 **b.** Buildings or structures located along strips of land or on single sites and not a part of a
142 unified multi-building complex shall strive to achieve visual harmony with the surrounding
143 development. If the buildings are in undeveloped areas, three primary requirements must
144 be met: proper design concepts, honest design construction and appropriateness to
145 surroundings.
- 146
- 147 **c.** All facades visible to public or adjacent property shall be designed to create a harmonious
148 whole. Materials shall express their function clearly and not appear as a material foreign to
149 the rest of the building.
- 150
- 151 **d.** It is not to be inferred that buildings must look alike to be of the same style or to be
152 harmonious. Harmony can be achieved through the proper consideration of scale,
153 proportions, site planning, materials, and color.
- 154
- 155 **e.** Buildings which are of symbolic design for reasons of advertising, unless consistent with
156 the requirements of this section, and buildings which are not compatible to the
157 surroundings will not be approved. Symbols attached to buildings will not be allowed
158 unless they are secondary in appearance to the building and landscape and are an aesthetic
159 asset to the building project and neighborhood.
- 160
- 161 **f.** Exterior lighting may be used to illuminate a building and its grounds for safety purposes
162 but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner
163 that is not compatible to the neighborhood or in a manner that draws considerably more
164 attention to the building or grounds at night than in the day. Lighting following the form
165 of the building or part of the building will not be allowed if the overall effect will be garish
166 or detrimental to the environment. All fixtures used in exterior lighting are to be selected
167 for functional and aesthetic value and shall be installed in a manner that shields them from
168 direct illumination of neighboring properties.
- 169
- 170 **g.** All exterior forms, attached or not attached to buildings, shall be in conformity to and
171 secondary to the building. They shall be an asset both to the aesthetics of the site and the
172 neighborhood.
- 173
- 174 **h.** Metal Buildings. Subject to the prohibitions outlined in Section 8, below, metal buildings
175 are permitted buildings or structures provided they comply with the Architectural
176 Standards outlined in Section 5, above; and provided they are only used as accessory
177 structures in residential and neighborhood commercial zoning districts. Upon application,
178 the Planning and Zoning Board may approve a metal building as a primary structure in the
179 general commercial and light industrial zoning districts if the applicant can demonstrate
180 that all of the criteria referenced in Section 5 above can be met and variances are not
181 otherwise required to the dimensional requirements of the zoning district.
- 182
- 183

184 **6. Compliant Architectural Elements.** The following architectural elements are considered
185 consistent with the Town’s architectural standards:

- 186
- 187 **a.** Open air front porches or wrap around porches;
- 188
- 189 **b.** Gable, hipped or mansard type roofs;
- 190
- 191 **c.** Second story balconies;
- 192
- 193 **d.** Decorative roof treatments, including but not limited to, pediments, dormers, ridge
194 cresting, entablature, decorative bridgeboard, decorative shingles, etc.;
- 195
- 196 **e.** Decorative window treatments, including but not limited to, louvered shutters, double-
197 hung windows, arched windows, transoms, stained glass, etc.
- 198
- 199 **f.** The elements described in paragraphs a. – f. above are prime examples but not an
200 exhaustive list of elements that may be considered consistent with the Town’s architectural
201 standards.
- 202

203 **7. Guidance.** The following examples of architectural design are provided from examples present
204 in the Town today. These styles should not be considered as mandatory designs, rather as general
205 indications of the types of styles considered by the Town to be consistent with historical
206 development trends. Specific architectural attributes or characteristics may be mixed between the
207 period structures shown to produce an aesthetically pleasing design.

- 208
- 209 **a.** Colonial. This classic American style of architecture
210 has been an architectural mainstay since the 1600s.
211 Over the years, it has evolved into many variations,
212 each inspired by the settlers who built it and the
213 region it was built in. However, the common
214 characteristics include a rectangular shape and
215 symmetrical construction, two to three stories tall,
216 double-hung windows with shutters, and a pitched
217 roof. Commonly constructed with unpainted or
218 painted brick veneer, but clapboard siding is not a-
219 typical.



- 220
- 221
- 222 **b.** Craftsman. These cozy bungalows came out of the
223 Arts and Crafts movement of the early 20th century.
224 Rustic and streamlined, they emphasize simple
225 forms and natural material. They have open floor
226 plans, wide covered porches, exposed beams and
227 gabled roofs, natural colors, simple unadorned
228 forms, and clapboard or lap siding.
- 229



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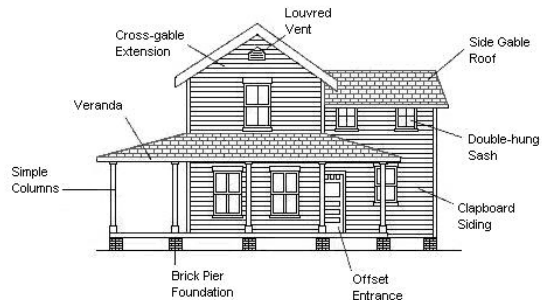
c. Victorian. The Victorian style broadly refers to anything that was built during the reign of Queen Victoria of England from 1837 to 1901. The elaborate homes of the period include the popular Queen Anne style as well as what we refer to as "Victorian." It is typically a complicated shape that extends up two or three levels, with a steep pitch roof, multiple paint colors, elaborate details (i.e. dentil molding, cornices, and wooden brackets), and clapboard siding.



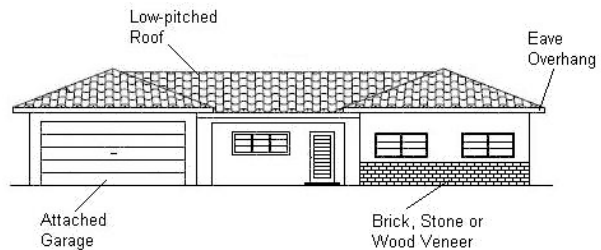
d. Italianate. The Italianate style is typically 2 or 3 stories, rarely 1 story; with a low-pitched roof, widely overhanging eaves; large, decorative brackets under an ornamental cornice; tall, two over two double-hung windows (most often narrower on commercial buildings), commonly arched or curved above; an occasionally a square cupola or tower (campanile). Residential may include an elaborate wrap-around porch (or smaller entry porch) with decorative Italianate double columns.



e. Frame or Masonry Vernacular. Vernacular architecture circa 1900 to 1950 refers to the style of construction related to the environmental contexts and available resources available to the early settlers of the Town. They were customarily owner-built, utilizing traditional technologies. The term 'vernacular' refers to a structure that is not of a pure design style but is loosely based on the features of other architectural styles.

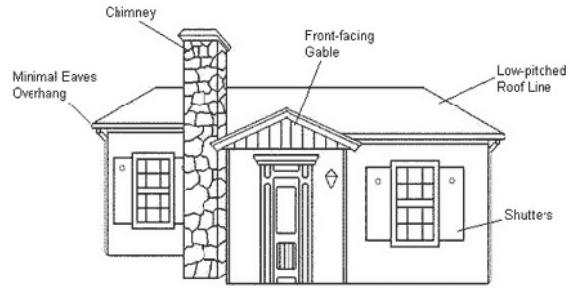


f. Ranch. The one-story structure normally has low-pitched roofs surfaced with concrete tiles or asphalt shingles. The roof may be hipped or gabled and will usually have a moderate or wide eave overhang that may be boxed or open to expose the rafters. Cladding may be of brick, stone or wood and may sometimes be a combination of materials. Ribbon windows and large picture windows are common in the



275 living areas. Modest detailing may include decorative iron or wooden porch supports and
276 decorative shutters.

277
278 **g. Minimal Traditional.** Structures are one
279 story in height and construction is of
280 frame and clapboard, or masonry and
281 stucco. Roofs consist of a low-pitched
282 gable with minimal eaves overhang.
283 There is normally a front-facing gable
284 and a chimney. Windows may be wood
285 frame sash, metal awning or fixed metal.
286 Some examples have a small portico at
287 the front entrance, and some include a
288 single car garage or car port which may be attached or detached. Decorative detailing is
289 limited; however, it may include shutters, gable vents, quoins, and masonry veneers.



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291
292 **8. Prohibited Architecture.** The provisions of this paragraph 8 shall apply to all zoning districts,
293 except as noted herein.

- 294
295 **a.** A building made of corrugated metal and having a semicircular cross section, commonly
296 referred to as a Quonset hut, is a prohibited structure in all zoning districts, except in
297 Agriculture and Light Industrial zoning districts and then only as an accessory structure
298 that is subordinate in size and use to the primary structure or use on the property.
299
300 **b.** Mobile Homes, as defined by Florida Statutes section 320.01(2), are prohibited structures
301 in all zoning districts, except in the SR-1 district or when expressly approved under a
302 Planned Unit Development or other overlay district.
303
304 **c.** Accessory structures or buildings that are larger than the primary structure or building are
305 prohibited in all zoning districts unless constructed in a manner that is clearly consistent
306 with the guidance provided herein, as determined by the Planning and Zoning Board,
307 without need of any variance to any other provision this Ordinance or any other provision
308 of the Town’s land development regulations.

309
310 **9. Building Orientation.** The provisions of this paragraph 9 shall apply to all zoning districts.

- 311
312 **a.** The intent of this section is to orient buildings toward the public right-of-way or roadway
313 or to private internal collector type/roadways.
314
315 **b.** Generally. All primary structures or buildings, and accessory structures located in the side
316 yard and visible from the right-of-way or roadway shall be oriented to face the right-of-
317 way/roadway such that the front façade is parallel to the right-of-way or roadway.
318
319 **c.** Corner lot structures or buildings shall be oriented as provided in section 9.b above so that
320 the front façade will face the right-of-way/roadway that serves as the street for the 911-

321 address for the property on which it is located; unless it can be shown that there are
322 compelling site conditions that necessitate a different orientation.