

CITY OF WESTLAKE



AGENDA

Local Planning Agency Meeting

Tuesday, July 01, 2025, at 5:30 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

Live Broadcasting:

<https://cityofwestlake.my.webex.com>

Meeting ID: 2633 788 1730 | Password: hello

or

United States Toll: 408-418-9388

CITY COUNCIL:

JohnPaul O'Connor, Mayor

Greg Langowski, Vice Mayor

Gary Werner, Council Member – Seat 1

Julian Martinez, Council Member – Seat 2

Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager

Zoie P. Burgess, CMC, City Clerk

Donald J. Doody, Esq., City Attorney

Nilsa Zacarias, AICP, Planning and Zoning Director

Suzanne Dombrowski, P.E., ENV SP, City Engineer

[TENTATIVE: SUBJECT TO REVISION]

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a City Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

[A.](#) Minutes_Local Planning Agency Meeting - 06.03.2025 - DRAFT

PUBLIC HEARING

[A.](#) LPA: Ordinance 2025-06 – Chapter 119 Zoning Text Amendment (Cottage Homes)

Submitted By: Planning and Zoning

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ZONING", SPECIFICALLY AMENDING SECTION 119-31 ENTITLED "RESIDENTIAL DISTRICTS" UNDER ARTICLE II ENTITLED "ZONING DISTRICTS AND STANDARDS"; TO ESTABLISH ADDITIONAL STANDARDS AND DEVELOPMENT REGULATIONS FOR COTTAGE HOMES IN THE R-1 AND R-2 ZONING DISTRICTS, AND TO REDUCE THE MINIMUM SIDE YARD SETBACK TO FIVE FEET FOR SINGLE-FAMILY ATTACHED UNITS WITH NO MORE THAN TWO ATTACHED UNITS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

ADJOURNMENT

NOTICE: If a person, firm or corporation decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you 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 to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). The City of Westlake does not prepare or provide such verbatim record.

In accordance with the Americans with Disabilities Act, persons who need an accommodation in order to attend or participate in this meeting should contact the City Clerk

at (561) 530-5880 at least three (3) business days prior to the meeting in order to request such assistance.

AGENDA POSTED: Tuesday, June 17, 2025

CITY OF WESTLAKE



MINUTES

Local Planning Agency Meeting

Tuesday, June 03, 2025, at 5:30 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Erik Gleason, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Osniel Leon, AICP, Planning and Zoning
Suzanne Dombrowski, P.E., ENV SP, Engineering

A Local Planning Agency meeting of the City of Westlake was held on Tuesday, June 3, 2025, at 5:30 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also participated in the meeting through electronic means and accessed as follows:

1. Webex meeting from a computer, tablet or smartphone at the following link:
<https://cityofwestlake.my.webex.com/>

Meeting ID: 2865 772 4946
Password: hello

2. Participants also dialed in using the following number:

United States Toll: +1-650-479-3208
Meeting ID: 2865 772 4946

CALL TO ORDER

Mayor O'Connor called the Local Planning Agency meeting on Tuesday, June 3, 2025, to order at 5:30 PM.

ROLL CALL

Present and constituting a quorum:

Councilman Gary Werner
Councilman Erik Gleason
Councilwoman Charlotte Leonard
Vice Mayor Greg Langowski
Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager
Zoie P. Burgess, CMC City Clerk
Osniel Leon, AICP, Principal Planner
Sean Swartz, Esq., City Attorney

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for any additions, deletions, or modifications to the agenda. There being none, Mayor O'Connor called for a motion to approve the agenda as presented.

Motion by Vice Mayor Langowski to approve the agenda as presented, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (5-0).

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the Local Planning Agency and may be approved in its entirety by a single motion. There will be no discussion of these items unless an Agency Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

A. Minutes_Local Planning Agency Meeting – 04.01.2025 - DRAFT

Mayor O'Connor called for a motion to approve the consent agenda.

Motion by Councilman Werner to approve the consent agenda, seconded by Vice Mayor Langowski.

UPON ROLL CALL:

Councilman Gleason	YES
Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (5-0).

PUBLIC HEARING

A. **LPA:** Ordinance 2025-04 – Chapter 119 Zoning Text Amendment (A/C Screening)
Submitted By: Planning and Zoning

ORDINANCE NO 2025-04

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "ZONING", BY SPECIFICALLY AMENDING SECTION 119-31(c)(7) ENTITLED "SETBACK EXCEPTIONS FOR RESIDENTIAL-1(R-1) AND RESIDENTIAL-2(R-2) DISTRICTS" UNDER ARTICLE II ENTITLED "ZONING DISTRICTS AND STANDARDS"; TO PROVIDE FOR CLARIFICATION RELATIVE TO SCREENING EXCEPTIONS FOR SINGLE FAMILY RESIDENTIAL LOTS; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

City Attorney read the item into record, by title only.

Planning & Zoning presentation by Osniel Leon, City Planner, on Ordinance 2025-04 Zoning Text Amendment (A/C Screening).

The Council and Mr. Leon discussed the screening requirements for all A/C units in residential homes.

Staff recommends approval.

Mayor O'Connor opened for public hearing. There being no comments, Mayor O'Connor closed the public hearing.

Mayor O'Connor called for a motion.

Motion by Councilwoman Leonard to approve the LPA Ordinance 2025-04 Zoning Text Amendment (A/C Screening), seconded by Councilman Werner.

UPON ROLL CALL:

Councilwoman Leonard	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES

With all in favor, motion carried without dissent (5-0).

- B. **LPA:** Ordinance 2025-05 – Chapter 113 Zoning Text Amendment (Permitted Temporary Signs)

Submitted By: Planning and Zoning

ORDINANCE NO 2025-05

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 113 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "SIGNS", BY SPECIFICALLY AMENDING SECTION 113-66, TABLE 113-66 ENTITLED "PERMITTED TEMPORARY SIGNS" UNDER ARTICLE III ENTITLED "TEMPORARY SIGNS"; PROVIDING FOR ADDITIONAL INSTALLATION AND REMOVAL DATES FOR NONRESIDENTIAL SALE, RENTAL OR LEASE OF BUILDING OR PORTION OF BUILDING; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Mayor O'Connor introduced the item.

City Attorney read the item into record, by title only.

Planning & Zoning presentation by Mr. Leon on Ordinance 2025-05, Chapter 113 Zoning Text Amendment (Permitted Temporary Signs).

Council discussion.

Mayor O'Connor called for a motion.

Motion by Councilman Werner to approve LPA Ordinance 2025-05 – Chapter 113 Zoning Text Amendment (Permitted Temporary Signs) as text amended “within ten (10) days of the sale, rental or lease of the building” seconded by councilwoman Leonard.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilman Werner	YES
Councilman Gleason	YES
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (5-0).

Mayor O'Connor asked if there were any public comments.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 5:54 PM.

Zoie P. Burgess, CMC City Clerk

JohnPaul O'Connor, Mayor



Meeting Agenda Item Coversheet

MEETING DATE:		7/1/2025	Submitted By: Planning and Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		LPA: Ordinance 2025-XX – Chapter 119 Zoning Text Amendment (Cottage Homes)			
STAFF RECOMMENDATION: (MOTION READY)		Motion to recommend approval of First Reading of Ordinance 2025-XX – Chapter 119 Zoning Text Amendment (Cottage Homes).			
SUMMARY and/or JUSTIFICATION:		This Ordinance amends Chapter 119 of the City Westlake, Code of Ordinances to establish additional standards and development regulations for cottage homes in the R-1 and R-2 zoning districts, and to reduce the minimum side yard setback to five feet for single-family attached units with no more than two attached units			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Exhibit A: Ordinance 2025-XX: Chapter 119 Zoning Text Amendment (Cottage Homes).			
SELECT, if applicable		RESOLUTION:		ORDINANCE: 2025-XX	X
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>		ORDINACE NO. 2025-XX AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ZONING", SPECIFICALLY AMENDING SECTION 119-31 ENTITLED "RESIDENTIAL DISTRICTS" UNDER ARTICLE II ENTITLED "ZONING DISTRICTS AND STANDARDS"; TO ESTABLISH ADDITIONAL STANDARDS AND DEVELOPMENT REGULATIONS FOR COTTAGE HOMES IN THE R-1 AND R-2 ZONING DISTRICTS, AND TO REDUCE THE MINIMUM SIDE YARD SETBACK TO FIVE FEET FOR SINGLE-FAMILY ATTACHED UNITS WITH NO MORE THAN TWO ATTACHED UNITS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE..			
FISCAL IMPACT (if any):					\$

1st Reading _____2nd Reading _____**ORDINANCE 2025-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 119, "ZONING," OF THE CITY'S CODE OF ORDINANCES; SPECIFICALLY AMENDING SECTION 119-31, "RESIDENTIAL DISTRICTS," UNDER ARTICLE II, "ZONING DISTRICTS AND STANDARDS," TO ESTABLISH DEVELOPMENT STANDARDS FOR COTTAGE HOMES WITHIN THE R-1 AND R-2 ZONING DISTRICTS AND TO ALLOW REDUCED SIDE YARD SETBACKS FOR CERTAIN SINGLE-FAMILY ATTACHED UNITS; AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," UNDER ARTICLE I, SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO INCLUDE DEFINITIONS RELATED TO COTTAGE HOMES; AMENDING CHAPTER 117, "SUBDIVISION AND SITE DEVELOPMENT STANDARDS," UNDER ARTICLE VII, SECTION 117-176, "MINIMUM STANDARDS; ACCESS AND CIRCULATION SYSTEMS," TO ESTABLISH STANDARDS FOR COMMON DRIVEWAY ACCESS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Westlake finds it necessary and in the public interest to amend its zoning regulations to provide clearly defined development standards for Cottage Homes; and

WHEREAS, the City Council has determined that it is appropriate to amend the residential zoning regulations to include clearly defined dimensional and design standards for cottage homes, including lot size, setbacks, building height, lot coverage, and minimum pervious area and,

WHEREAS, the City Council of Westlake finds and determines that new Site Design Guidelines will assist property owners with the maximum utilization of their property and allow adequate safety and security measures to be implemented.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA THAT:

SECTION 1. Recitals. The foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

SECTION 2. Amendment to the Code of Ordinances.

Chapter 101, "General and Administrative Provisions," Article I, Section 101-1, "Definitions and Acronyms," is hereby amended to include new definitions related to Cottage Homes;

Chapter 117, "Subdivision and Site Development Standards," Article VII, Section 117-176, "Minimum Standards; Access and Circulation Systems," is hereby amended to include

provisions allowing shared access through common driveways; and

Chapter 119 entitled "Zoning", Article II, specifically Section 119-31, "Residential Districts," is hereby amended to establish development standards for Cottage Homes and to permit reduced side yard setbacks for certain single-family attached units, within the City of Westlake's Code of Ordinances.

Chapter 101 – General and Administrative Provisions - Sec. 101 – 1 Definitions and Acronyms

Cottage Home means a type of -single-family attached dwelling in a 2-lot, Z-lot configuration with a common driveway and parking area in the rear from a public or private access easement or alley. Unless separate standards for Cottage Homes are specified, standards for development of single family attached dwellings shall apply to Cottage Homes.

Chapter 117 – Subdivision and Site Development Standards – Sec. 117-176 Minimum standards

1. Access and circulation systems.

a. Vehicular circulation systems.

- (i) When legal access to a lot is permitted by these LDRs to be by a common parking area which serves more than one (1) parcel, it shall be dimensioned and depicted on the construction plans and reserved on the plat as a "parking tract." Said tract shall be reserved for parking and access purposes to the POA having jurisdiction over the parking area and the abutting lots.
- (ii) A common driveway may, with prior approval by the city engineer, be utilized for legal access to a group of not more than four (4) abutting parcels situated adjacent to a curve on a residential access road where said parcels would otherwise have no reasonable means of obtaining direct access to or required frontage on the adjacent residential access road. Said driveway shall be delineated and reserved on the applicable plat for purposes of perpetual access to the parcels served.
- (iii) A common parking lot may be utilized for legal access to individual parcels created by subdivision of a shopping center or set of parcels under a common plan of development developed solely for commercial or industrial uses where all parcels within the boundary of such subdivision are served by said access and are subject to recorded shared access, maintenance, and use covenants approved by the city. Where such access is utilized, direct lot or parcel access on any road adjacent to the boundary of the subdivision parcel shall be prohibited except at common access points approved for the subdivision parcel as a whole.
- (iv) A common driveway and parking area may be utilized for legal access to a group of not more than eight (8) abutting Cottage Homes (that is, 4 sets of Cottage Homes in 2- lot configurations) sharing a single common driveway and parking area. The common driveway and parking area must be accessible from a residential access road or other approved right-of-way, and shall be delineated and dedicated or reserved on the applicable plat for purposes of perpetual access to the lots served. For purposes of this subsection, lots separated only by the common driveway and parking area shall be considered abutting.

Chapter 119 – Zoning - Sec. 119-31. Residential districts.

(a) Residential-1 District (R-1).

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- (1) *Permitted uses, density and intensity.* Uses permitted within the R-1 district are identified in Table 119-127.
- a. *Density for all residential uses.*
 - 1. Maximum gross density is five (5) dwelling units per gross acre. Accessory dwelling units are not counted towards the maximum gross density.
 - 2. Bonus densities may be permitted up to four (4) dwelling units per gross acre pursuant to section 119-39.
 - b. *Accessory dwelling units.*
 - 1. Each single-family dwelling unit may have one (1) accessory dwelling unit.
 - 2. Mobile homes are not permitted as accessory dwelling units except in mobile home subdivisions.
 - c. *Intensity for all nonresidential uses.*
 - 1. Maximum FAR is 0.25.
 - 2. Neighborhood centers shall not exceed ten (10) acres and shall be governed by the requirements of section 119-38.
- (2) *Requirements.*
- a. Forty (40) feet is the minimum lot width for a lot containing a single-family detached dwelling.
 - b. For any residential parcel within R-1, no more than forty-nine (49) percent of the lots may be less than fifty (50) feet in width.
 - c. Development in R-1 is subject to the standards found in the following tables:

Table 119-31-1. R-1 District Residential Standards for Single-Family Detached (Excluding Zero Lot Line Development)

Residential Use Type	Lot Width (Feet)	Minimum Lot Size (Square Feet)	Minimum Front Setback (1) (Feet)	Minimum Side Road Setback (2) (Feet)	Minimum Side Yard Setback (2) (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family detached dwelling	403	4,400	Bldg: 10	Bldg: 10	Bldg: 5	10	36	55%	25%
			Flg: 20	Slg: 15	Slg: 15				
	504	5,500	Bldg: 10	Bldg: 10	Bldg: 5	10	36	55%	25%
			Flg: 20	Slg: 15	Slg: 15				
	More than 705	7,700	Bldg: 10	Bldg: 10	Bldg: 7.5	15	36	45%	25%
			Flg: 20	Slg: 15	Slg: 15				

1. Bldg = building without front-loading garage, or portion of a building a front-loading garage. Flg = front loading garage.
2. Bldg = building without side-loading garage, or portion of a building without a side-loading garage. Slg = side loading garage.
3. If a lot is at least forty (40) feet wide but less than fifty (50) feet wide, the standards in this row apply.
4. If a lot at least fifty (50) feet wide but not more than seventy (70) feet wide, the standards in this row apply.
5. If a lot is greater than seventy (70) feet in width, the standards in this row apply unless the lot is part of a residential parcel developed under a common plan of development intended to provide seventy (70) foot (or less) lots.

Table 119-31-2. R-1 District Residential Standards for Detached Zero Lot Line Development

Residential Use Type	Lot Width (Feet)	Minimum Lot Size (Square Feet)	Minimum Front Setback ¹ (Feet)	Minimum Side Road Setback ² (Feet)	Minimum Rear Yard Setback (Feet)	Minimum Building Separation (Feet)	Maximum Building Height (Feet)	Maximum Lot Coverage	Minimum Pervious Percentage Of Parcel
Single-family detached dwelling ³	404	4,400	Bldg: 10	Bldg: 10	10	10	36	55%	25%
			Flg: 20	Slg: 15					
	505	5,500	Bldg: 10	Bldg: 10	10	10	36	55%	25%
			Flg: 20	Slg: 15					
	More than 706	7,700	Bldg: 10	Bldg: 10	15	15	36	45%	25%
			Flg: 20	Slg: 15					

1. Bldg = building without front-loading garage, or portion of a building without a front-loading garage. Flg = front loading garage.
2. Bldg = building without side-loading garage, or portion of a building without a side-loading garage. Slg = side loading garage.
3. No setback is required (i.e., a 0-foot setback is permitted) for zero lot line development on the zero lot line side.
4. If a lot at least forty (40) feet wide but less than fifty (50) feet wide, the standards in this row apply.
5. If a lot at least fifty (50) feet wide but not more than seventy (70) feet wide, the standards in this row apply.
6. If a lot is greater than seventy (70) feet in width, the standards in this row apply unless the lot is part of a residential parcel developed under a common plan of development intended to provide seventy (70) foot (or less) lots.

Table 119-31-3. R-1 District Residential Standards for Attached Dwelling Units and Mobile Homes

Residential Use Type	Minimum Lot Width per Dwelling Unit (feet)	Minimum Lot Square Footage per Dwelling Unit	Minimum Front Setback ¹ (feet)	Minimum Side Road Setback ² (feet)	Minimum Side Yard Setback ^{2, 3} (feet)	Minimum Building Separation (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel Lot
Single-family attached dwellings ⁴	25	2,500	Bldg:10	Bldg: 10	Bldg: 5	10	10	36	60%	25% 20%
			Flg: 20	Slg: 10	Slg: 15					
<u>Cottage Homes</u>	<u>25</u>	<u>2,500</u>	<u>Bldg: 10</u>	<u>Bldg: 10</u>	<u>Bldg: 5</u>	<u>10</u>	<u>10'</u>	<u>36</u>	<u>65%</u>	<u>20% *5</u>
Mobile homes	-	-	-	-	-	-	-	-	60%	25%

1. Bldg = building without front-loading garage, or portion of a building without a front-loading garage. Flg = front loading garage.
2. Bldg = building without side-loading garage, or portion of a building without a side-loading garage. Slg = side loading garage.
3. No setback is required (i.e. A 0-foot setback is permitted) for zero lot line development on the zero lot line side.
4. Single-family attached dwellings may be zero lot line. No more than 8 single-family dwelling units may be attached without a separation.
5. The minimum pervious percentage of each residential lot shall be 20%. The minimum pervious percentage of the parcel's total land area, as set forth in the Master Site Plan (or Site Plan if not subject to a Master Site Plan), shall be 25%.

Table 119-31-4. R-1 District Nonresidential Standards

Nonresidential Use Type	Minimum Parcel Size (square feet)	Minimum Parcel Width (feet)	Minimum Front Setback (feet)	Minimum Side Road Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Setback (feet)	Maximum Building Height ² (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Religious uses	43,560	100	30	20	30	301	50	35%	25%
Child or adult care centers	43,560	100	301	20	30	301	36	35%	25%

Neighborhood parks	-	-	15	15	15	15	36	30%	40%
Residential amenity center	20,000		20	30	30	30	30	40%	25%
Conservation uses	-	-	-	-	-	-	-	-	-

1. Where the rear of a neighborhood park abuts a lake or open space tract, a five (5) foot setback is required.
2. All mechanical equipment located on rooftops must be screened by parapets or other architectural features.

Table 119-31-5. R-2 district residential standards for single-family detached (excluding zero lot line)

Residential Use Type	Lot Width	Minimum Lot Size (square feet)	Minimum Front Setback ¹ (feet)	Minimum Side Road Setback ² (feet)	Minimum Side Yard Setback ² (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family detached dwellings	403	3,600	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg: 20	Slg: 10	Slg: 10				
	504	4,500	Bldg: 10	Bldg: 10	Bldg: 5	10	40	60%	25%
			Flg: 20	Slg: 10	Slg: 10				
	More than 705	6,300	Bldg: 10	Bldg: 10	Bldg: 5	10	40	55%	25%
			Flg: 20	Slg: 10	Slg: 10				

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.
2. Bldg = building without side-loading garage, or portion of building without side-loading garage. Slg = side loading garage.
3. If a lot is at least 40 feet wide but less than 50 feet wide, the standards in this row apply.
4. If a lot is at least 50 feet wide but not more than 70 feet wide, the standards in this row apply.
5. If a lot is greater than 70 feet in width, the standards in this row apply unless the lot is part of a residential parcel developed under a common plan of development intended to provide 70 foot (or less) lots.

Table 119-31-6. R-2 District Residential Standards for Detached Zero Lot Line Development

Residential Use Type	Minimum Lot Width (feet)	Minimum Lot Size (square feet)	Minimum Front Setback ¹ (feet)	Minimum Side Road Setback On Non-Zero-Lot-Line ^{2,3} (feet)	Minimum Building Separation (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Zero lot line single-family detached dwellings	40	3,600	Bldg:10	Bldg: 10	10	10	40	60%	25%
			Flg:20	Slg: 15					

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.
2. No setback is required (i.e., a 0-foot setback is permitted) for zero lot line development on the zero lot line side.
3. Bldg = building without side-loading garage, or portion of building without side-loading garage. Slg = side loading garage.

Table 119-31-7. R-2 District Other Residential Standards

Residential Use Type	Minimum Lot or Parcel Width (feet)	Minimum Lot or Parcel Size (square feet)	Minimum Front Road Setback ¹ (feet)	Minimum Side Road Setback ² (feet)	Minimum Side Yard Setback ² (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height ³ (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Single-family attached	20	1,600	Bldg: 10	Bldg: 10 / 5 *5	Bldg: 10	10	40	65%	20%
			Flg: 20	Slg: 10	Flg: 20				
<u>Cottage Homes</u>	<u>20</u>	<u>1,600</u>	<u>Bldg: 10</u>	<u>Bldg: 10</u>	<u>Bldg: 5</u>	<u>Bldg: 10</u>	<u>36</u>	<u>65%</u>	<u>20%</u>
Multifamily dwellings ⁴	-	10,000	15	10	10	20	60	50%	25%
Assisted living facilities	-	-	20	20	20	20	75	50%	25%
Foster care facilities and group homes	50	3,500	Bldg: 10	Bldg: 10	Bldg: 10	10	40	60%	25%
			Flg: 20	Slg: 10	Flg: 20				

1. Bldg = building without front-loading garage, or portion of building without front-loading garage. Flg = front loading garage.

2. Bldg = building without side-loading garage, or portion of building without side-loading garage. Slg = side loading garage. No setback is required for single-family attached dwelling units along the shared wall.

3. The maximum building height for buildings abutting lots containing single-family detached dwellings shall be 40 feet, regardless of the number in this column.

4. For multifamily developments, setbacks shall be measured from the boundary of the parcel. No other setbacks apply to buildings within the parcel, except buildings are subject to building separation requirements in the Florida Building Code and fire safety codes.

5. The minimum side yard setback for Single-family attached and cottage homes with no more than two attached units shall be reduced to five feet (5').

Table 119-31-8. R-2 District Nonresidential Standards

Nonresidential Use Type	Minimum Parcel Size (square feet)	Minimum Parcel Width (feet)	Minimum Front Setback (feet)	Minimum Side Road Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Setback (feet)	Maximum Building Height ² (feet)	Maximum Lot Coverage	Minimum Pervious Percentage of Parcel
Religious uses	43,560	100	20	20	30	30	50	35%	25%
Educational uses	43,560	100	20	20	30	30	40	35%	25%
Recreational	N/A	-	15	15	15	151	40	30%	40%
Residential amenity center	20,000	-	20	30	30	301	30	40%	25%
Conservation uses	-	-	-	-	-	-	-	-	-

1. No setback required if abutting a lake or open space tract.
2. All mechanical equipment located on rooftops must be screened by parapets or other architectural features.

SECTION 3. Codification. It is the intention of the City Council of the City of Westlake that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

SECTION 4. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 5. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

SECTION 7. Effective Date. This ordinance shall be effective upon adoption on second reading.

PASSED this__ day of ____, 2025, on first reading.

PUBLISHED on this __ day of ____, 2025 in the Sun Sentinel

PASSED AND ADOPTED this __ day of ____, 2025, on second reading.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY