

DIVISION 5. - COMPASS LAKE IN THE HILLS

Sec. 42-449. - Title.

This division shall be known and may be cited as the "Land Use Regulations for the Compass Lake in the Hills Municipal Services Taxing Unit."

(Code 1996, § 74-370; Ord. No. 2013-06, § 1, 9-10-2013)

Sec. 42-450. - Jurisdiction.

This division shall apply to all homesite parcels presently in the Compass Lake in the Hills municipal services taxing unit, as described in Ordinance No. 84-7, and as subsequently amended.

(Code 1996, § 74-371; Ord. No. 2013-06, § 1, 9-10-2013)

Sec. 42-451. - Purpose and intent.

The purpose of this division is to provide additional rules, regulations, and standards for the orderly and progressive development, conservation, protection, and proper use of the land within the unit. These regulations are intended to aid in the coordination of land development; promote an economically stable and healthy community; and encourage the establishment of adequate physical improvement.

(Code 1996, § 74-372; Ord. No. 2013-06, § 1, 9-10-2013)

Sec. 42-452. - Relationship to Comprehensive Plan.

The regulations of this division shall be construed as consistent with and supplemental to the County's Comprehensive Plan and to the foregoing development code, as they may be in effect from time to time.

(Code 1996, § 74-373; Ord. No. 2013-06, § 1, 9-10-2013)

Sec. 42-453. - Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Building means any structure built for the support, shelter or enclosure of persons, animals, chattel, or property of any kind.

Dwelling means any building, portion thereof, or other enclosed space or area used as or intended for use as a residence.

Lot means a portion of the unit designated as a unit or for development as a unit, or both, the boundaries of which have been clearly designated upon the plat of the unit as lots. Such term shall not include any parcel not having an assessed value of \$1,000.00 or more, for County ad valorem taxation purposes, or any other parcel not having street access.

Mobile home means any unit bearing a HUD seal as a mobile home, or which is manufactured on an integral chassis, or designed for initial transport over highways or for housing accommodations, or both, but not including a modular home.

Modular home means a residential structure which has been transported on a nonintegral carriage or other moveable frame which is removed from the structure frame prior to being permanently located on a lot.

Multifamily dwelling means any dwelling which is not a single-family dwelling.

Nuisance means a use of property or course of conduct that interferes with the rights of others by causing damage, annoyance, or inconvenience, such as offensive odors, loud noises, or proliferation of flies, insects, or rodents, or which is not in compliance with this division.

Residence means any dwelling or other manmade device or structure (whether or not mobile and whether or not affixed to the land) which is occupied for more than seven days in any calendar year as human habitation.

Residence/trade business means any business conducted for profit solely within the confines of a dwelling and provided no equipment for the conduct of this business is conspicuous to the public eye.

Run free means allowing an animal to leave the premises of the owner unescorted.

Single-family dwelling means any dwelling used as or intended for use as the home of one family, either temporarily or permanently, with separate cooking and housekeeping facilities.

Tract means any parcel of land which is an integral part of the subdivision, but which is unplatted into specific homesite parcels.

Trade business means any business conducted for profit but which requires the use of a building, or buildings, in addition to the dwelling for the conduct of that business or requires equipment conspicuous to the public eye.

(Code 1996, § 74-374; Ord. No. 2013-06, § 1, 9-10-2013)

Sec. 42-454. - Design standards.

- (a) *Lots*. The lots in the unit regulated by this division shall be maintained identical to the ones platted when the unit was originally approved by the Board of County Commissioners. No lot shall be subdivided.

- (b) *Tracts*. Other tracts in the unit regulated by this division shall not be subdivided into lots of less than one acre in size, and shall be suitable as homesite parcels.

(Code 1996, § 74-375; Ord. No. 2013-06, § 1, 9-10-2013)

Sec. 42-455. - Construction standards.

In the taxing unit regulated by this division:

- (1) *Setback*. No building shall be built or maintained on a lot less than 40 feet from the front lot line or less than 20 feet from side and rear lot lines.
- (2) *Dwelling size*. No dwelling shall have less than 1,000 square feet of living area, exclusive of porches, carports, and garages, nor be less than 22 feet wide.
- (3) *Number of dwellings per lot*. There shall not be more than one single-family dwelling on each lot. No lot shall have any multifamily dwelling.
- (4) *Building materials*. All exterior walls of dwellings shall be covered with brick veneer, stone, stucco, wood vinyl siding, or any other accredited building material.
- (5) *Residence/trade business*. A resident or occupant of a lot may conduct a residence/trade business, as defined in this division.
- (6) *Trade business*. No one shall conduct a trade/business in the unit, as defined in this division.
- (7) *Mobile or modular home*. No mobile home or house trailer shall be maintained or placed on any parcel within the unit, except on lots in that part of unit six west of U.S. 231. A modular home may be placed on any lot in the unit.

(Code 1996, § 74-376; Ord. No. 2013-06, § 1, 9-10-2013)

Sec. 42-456. - Temporary use.

The foregoing notwithstanding, any person who owns a lot in Compass Lake in the Hills or the remaining lands subject to these regulations may use said lot for human habitation on a temporary basis in a manner which does not conform to these regulations. For the purposes herein, temporary use means for a period not to exceed a cumulative total of seven days in a calendar year. Said temporary use may entail camping on said property in a tent, motor home or other temporary residence. It shall be a violation of this section, however, to occupy said lot for a cumulative period in excess of seven days in any calendar year without complying with the requirements of this section.

(Code 1996, § 74-377; Ord. No. 2013-06, § 1, 9-10-2013)

Sec. 42-457. - Family pets.

Horses, dogs, birds, service animals as defined in F.S. § 413.08, and cats which are kept as pets, or other animals kept as pets, may be kept on lots within the unit, provided that they are not bred or maintained for any commercial purpose; that they do not become a nuisance, either public or private; and that they are not allowed to run free in the unit. No other animal may be maintained within the unit.

(Code 1996, § 74-378; Ord. No. 2013-06, § 1, 9-10-2013)

Sec. 42-458. - Variances and exceptions.

Where strict adherence to the provisions of this division would cause an unnecessary hardship due to topographical or other conditions peculiar to the site, or strict adherence to this division is impossible or impractical, the County Planning Commission may recommend and the Board of County Commissioners may authorize a variance. Such variance shall apply only to the requirements directly affecting the particular hardship. No variance shall be granted if the variance would be detrimental to the intent and purpose of this division and/or would have the effect of nullifying the requirements or purpose of the Comprehensive Plan. Any request for a variance shall be submitted in writing for review and recommendation by the Planning Commission, and then transmitted to the Board of County Commissioners.

(Code 1996, § 74-379; Ord. No. 2013-06, § 1, 9-10-2013)

Sec. 42-459. - Violations and penalties; remedies cumulative; conflict.

The owner or tenant of any land, building, structure, or development which is the subject of a violation of this division, and any architect, surveyor, engineer, builder, contractor, agent or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties provided for violation of this section.

(Code 1996, § 74-380; Ord. No. 2013-06, § 1, 9-10-2013)

Secs. 42-460—42-486. - Reserved.