

DIVISION 19.

LAURA STREET RESTORATION OVERLAY DISTRICT*

* **Editors Note:** Ord. No. 42-2005, § 2, adopted Oct. 24, 2005, created ch. 102, art. IV, div. 18. Inasmuch as div. 18 already existed, these provisions have been redesignated as div. 19 at the editor's discretion.

Sec. 102-846. Intent.

The Laura Street Restoration overlay district, with its associated standards and regulations, is established to encourage development and ensure architecturally appealing design, with traditional residential features and adequate open space.
(Ord. No. 42-2005, § 2, 10-24-2005; Ord. No. 2-2009, § 1, 1-12-2009)

Sec. 102-847. Establishment of district.

The Laura Street Restoration overlay district is hereby established with the following boundaries:

North boundary--East/west CSX railroad right-of-way;

South boundary--Alabama Street;

East boundary--Maryland Avenue;

West boundary-- North/south CSX railroad right-of-way.
(Ord. No. 42-2005, § 2, 10-24-2005)

Sec. 102-848. Allowance for small lots.

(a) Notwithstanding sections 102-227 and 102-267, a residential lot of record as of January 1, 2000, with an area of less than 6,000 square feet, but not less than 4,000 square feet, shall be allowed to be developed as a single-family residence.

(b) Lots which meet the requirements of subsection (a) herein, shall be required to have the following minimum lot sizes, setbacks, yards and building area, notwithstanding sections 102-227 and 102-267:

(1) *Minimum Lot width.* The minimum lot width is 40 feet.

(2) *Setbacks.* Front, rear and side yard setbacks shall be provided as follows:

a. *Front yard.* There shall be a front yard of not less than 15 feet measured from the right-of-way line to the front wall of the main building.

b. *Rear yard.* There shall be a rear yard not less than 15 feet in depth.

- c. *Side yard.* There shall be a side yard on each side of the main building of not less than seven feet, except that any side yard abutting on a street shall have a minimum width of ten feet measured from the right-of-way line.
 - (3) *Minimum building area.* The floor area of dwelling structures, exclusive of garages shall be a minimum of 1,000 square feet.
 - (4) *Maximum building site area.* Not more than 35 percent of the area of a lot shall be occupied by the main structure and its accessory buildings.
- (Ord. No. 42-2005, § 2, 10-24-2005; Ord. No. 2-2009, § 2, 1-12-2009)

Sec. 102-849. Design standards.

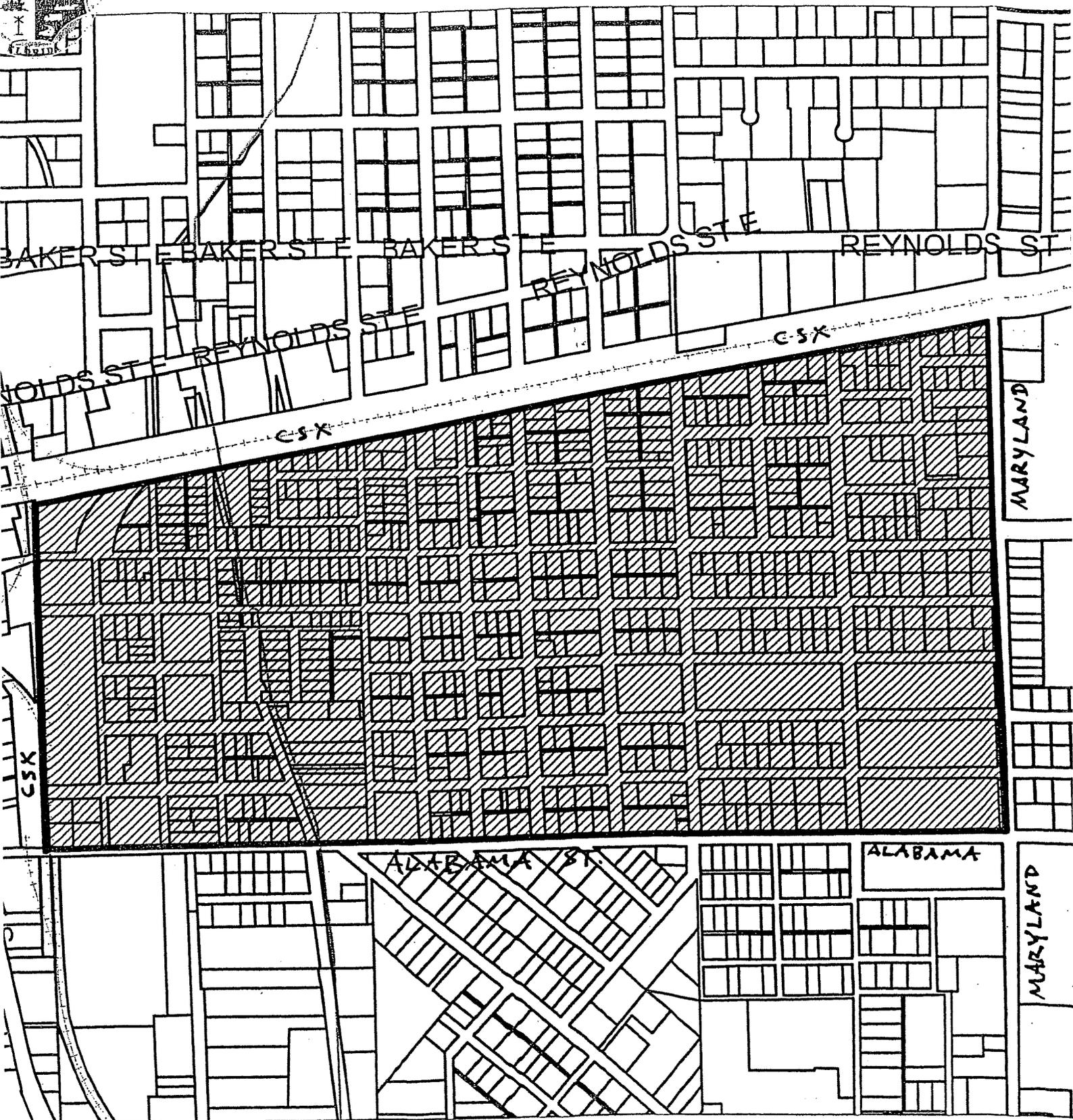
All single-family homes and duplexes shall be built in accordance with the following design standards:

- (1) *Roofline.* A roof pitch of at least four inches of height for each linear foot of roof shall be required for all single-family and duplexes (4:12 pitch, rise/run). The minimum roofline variation length shall be four feet for dormers and eight feet for all other types of variations.
- (2) *Front porch.* Each dwelling unit shall have a covered front porch of a minimum of 60 square feet in size.
- (3) *Building design.* Single-family dwellings and duplex dwelling units shall utilize at least three of the following design features:
 - a. Dormers.
 - b. Recessed entries.
 - c. Cupolas.
 - d. Bay windows.
 - e. Attached garage in line with or does not protrude more than five feet from the front wall.
 - f. Window shutters.
 - g. Tile, shake roof, architectural, laminated, shadowed or shaped shingles.
 - h. Exterior window treatment at least four inches in width.
 - i. Horizontal lap or shingle shake siding material.

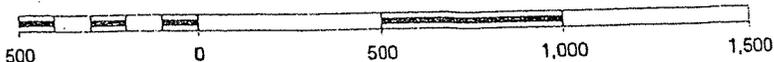
- j. Brick or stucco exterior siding or veneer.
 - k. Decorative columns.
 - l. Rollup garage doors with decorative window treatments or raised panels.
- (4) *Design requirements when visible from public right-of-way.* All sides of buildings, where visible from public right-of-way, shall include design characteristics and materials consistent with those on the front primary facade of the building.
- (5) *Snout houses.* Snout houses are prohibited.
- (6) *Minimum building area.* Except for buildings subject to section 102-848 above, the floor area of the dwelling structures, exclusive of garages, shall be a minimum of 1,400 square feet.
- (Ord. No. 42-2005, § 2, 10-24-2005; Ord. No. 2-2009, § 3, 1-12-2009)



Laura Sreet Restoration Overlay District



SCALE 1 : 6,762



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