

ORDINANCE NO. 339

**AN ORDINANCE OF THE TOWN OF HAVANA, FLORIDA,
AMENDING THE TOWN OF HAVANA PERFORMANCE
ZONING ORDINANCE; AMENDING SECTION 3303. URBAN
CORE DISTRICT AND SECTION 4203 TABLE OF
DISTRICT PERFORMANCE STANDARDS;
PROVIDING FOR CONFLICTS; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Now, **THEREFORE, BE IT ENACTED** by the Citizens of Havana, Florida, as follows:

SECTION 1: This Ordinance amends Section 3303 Urban Core District of the Town of Havana Performance Zoning Ordinance by adding the underlined words below.

Section 3303. Urban Core District.

This district is intended to serve as a community focal point as a business and focal center.

In general, the district provides for centers and uses of regional importance. It is intended to be an area of high intensity use on which a full range of public facilities (including water, sewer, schools, police, fire protection) will generally be focused. The standards and high densities prescribed for the district are designed to optimize utilization of in-place facilities, and thus, to reduce the fiscal burden of new infrastructure construction on all citizens of the Town of Havana. Uses within this district are exempt from the off street parking and loading requirements in Sections 5700 (Off-street Parking) and 5800 (Off-street Loading). Masonry or brick structures are exempt from the bufferyard provisions in Section 4605 (Determination of Bufferyard Requirements) and Section 4606 (Table of Bufferyard Requirements). Frame structures proposed for construction in the Urban Core District must comply with all bufferyard requirements.

Commentary: The urban core district is intended to be the center of commercial activity in the Town. It is characterized by higher density development than allowed elsewhere in the Town. The higher densities allowed in this District will facilitate pedestrian access to and between commercial establishments in the area.

SECTION 2: This Ordinance amends Section 4203 Table of District Performance Standards of the Town of Havana Performance Zoning Ordinance by adding the underlined words below.

Section 4203. Table of District Performance Standards.

Zoning District and Use	Open Space Ratio (OSR) Minimum (See Section 4500)	Density Factor (DF) Maximum (See Article VIII)	Floor Area Factor (FAF) Maximum	Impervious Surface Ratio	Min. Site Area (*)	Min. Lot Area (**)
Neighborhood Conservation						
Conventional subdivision	-	(See Section 5300)	-	-	(See Section 5300)	-
Other	-	-	.12	.20	-	-
Development District						
Conventional subdivision	-	4.0	-	.35	40,000	8,500
Performance subdivision	.30	22	-	.50	-	-
Other uses	-	-	1.2	1.0	-	-
Conditional uses	-	-	.63	.60	30 Ac	-
Urban Core District***						
Conventional subdivision	-	4.1	-	.36	10,000	8,500
Performance subdivision	.20	27	-	.50	-	-
Other permitted uses	-	-	1.2	1.00	-	-
Conditional uses	-	-	.86	.80	20 Ac	-
Heavy Industry						
All uses			.94	1.00	-	-

- * The figures specified in this column are minimum square feet unless otherwise specifically expressed in terms of minimum acreage.
- ** The minimum lot area will be 21,780 square feet with on-site water supply and septic tanks; and 10,890 square feet with public water supply and septic tanks. See Section 4409.
- *** Uses within this district are exempt from the off street parking and loading requirements in Sections 5700 (Off-street Parking) and 5800 (Off-street Loading). Masonry or brick structures are exempt from the bufferyard provisions in Section 4605 (Determination of Bufferyard Requirements) and Section 4606 (Table of Bufferyard Requirements). Frame structures proposed for construction in the Urban Core District must comply with all bufferyard requirements.

SECTION 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, as of the effective date of this ordinance, except to the extent of any conflicts with the Havana Comprehensive Plan as amended, which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

SECTION 4: If any word, phrase, clause, section or portion of this ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion of the ordinance.

SECTION 5: This ordinance shall become effective upon adoption.

INTRODUCED to the Town Council on the 29, 2008.

PASSED by the Town Council on the ____ of ____ 2008.

TOWN OF HAVANA

By: _____
T. J. Davis, MAYOR

ATTEST:

APPROVED AS TO FORM

By: _____
Shelia Evans
Town Clerk

Alexander Hinson
Town Attorney