

ORDINANCE NO. 579

AN ORDINANCE AMENDING ORDINANCE NUMBER 529  
OF THE CITY OF MOUNT DORA PERTAINING  
TO A PLANNED UNIT DEVELOPMENT ON CERTAIN  
LANDS OWNED BY GEORGE WIMPEY OF FLORIDA, INC.;  
PROVIDING FOR AN AMENDMENT TO SECTION 4.1  
PERTAINING TO RESIDENTIAL SETBACKS;  
PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT DORA,  
FLORIDA;

Section 4.1 of Ordinance No. 529 of the City of Mount Dora is  
hereby amended to read as follows:

Section 4.1 Residential

A. The following (\*) setbacks are for the single-family  
dwelling units:

1. Front Set Back - 20' from property line.
2. Rear Set Back - 15' from rear property line.
3. Side Set Back - 7.5' from side property lines.

B. The following (\*) setbacks are applicable to the single-  
family patio homes (golf villas):

1. Front Set Back - 15' from front property line.
2. Rear Set Back - 5' from rear property line.
3. Side Set Back - 5' from side property lines. In the  
alternative, the setback on one side may be 3', provided that a  
minimum distance of 10' is maintained between buildings at all  
times.

(\*) Where such setbacks shall conflict with required  
easement widths, the easement widths (if larger) shall govern.

C. Distance from Water Bodies:

The minimum distance between any structure and Lake Loch  
Leven shall be 25 feet from waters edge or landward of the  
conservation easement line as shown on the development plan,  
whichever is a greater distance from the lake.

D. Dwelling Size:

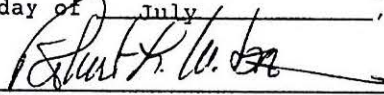
The minimum dwelling size in the development shall be  
1200 square feet of heated/air conditioned space, exclusive of a  
garage, under roof for the golf villas and a minimum dwelling size

of 1200 square feet of heated/air conditioned space under roof for the single-family residences other than golf villas. Golf carts shall be stored either in an enclosed area attached or a part of the dwelling unit or in an area specifically designated for golf cart storage and designated as same on the development plan attached hereto and made a part hereof.


E. Screen pool enclosures, only one side of which consists of a wall of the main building, shall not be closer than five (5) feet to a lot line. For purposes of this paragraph, the set back distance shall be measured from the lot line, along a line perpendicular to the lot line, to the first vertical plane which intersects any portion, without limitation, of the screen pool enclosure.

This Ordinance shall take effect immediately upon its final adoption by the City Council.

PASSED AND ORDAINED by the Mount Dora City Council this 2nd day of July, 1991.

  
Robert L. Wilson, Mayor  
City of Mount Dora

Attest:

  
Kenneth E. Harley, Assistant City Manager

Passed First Reading: June 18, 1991

Passed Second Reading: July 2, 1991

Approved as to Form:

  
Gary J. Cooney, City Attorney

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