

RESOLUTION NO. 4257

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The following resolution was offered by Commissioner James H. Yarbrough,
seconded by Commissioner Creston B. Bird, and upon vote duly adopted:

WHEREAS the Dade County Zoning Department has applied for a public hearing to
revise Dade County Zoning Regulations, Resolution No. 895, Board of County Commis-
sioners, adopted August 2, 1938, as subsequently amended to rescind Resolution No.
1763 of August 10, 1943, Sec. 14A, EU-1A ZONE ESTATES and to rescind Resolution No.
2517 of April 29, 1947, Sec. 14B, EU-1B ESTATE DISTRICT (One Acre or More), to
abolish said zone classification and to amend Sec. 14 ZONE EU-1 ESTATES, to revise
permitted uses in said zone classification, increase minimum lot width from one hun-
dred feet (100') to one hundred and fifty feet (150') and to rezone to EU-1 all areas
now zoned EU-1A and EU-1B and

WHEREAS a public hearing of the Dade County Zoning Commission was advertised and
held, as required by law, the Zoning Commission recommended that the application be
recommended on the following basis :

1. That the EU-1A and EU-1B zone classifications be abolished.
2. That the minimum frontage requirements for the EU-1 zone be
increased from one hundred feet (100') to one hundred and
twenty-five feet (125').
3. That the uses in the EU-1 zone be amended as applied for
with the following exceptions:
 - (a) That sheep be included in Item No. 4 listing horses,
goats, and cattle.
 - (b) That bee keeping, as provided in Item No. 7 be re-
stricted not to exceed five (5) hives, and require
their location a minimum of one hundred and fifty feet
(150') from highway lines and residential structures; and

WHEREAS it appears to this Board that the number of chickens should be increased
to one hundred (100), instead of the twenty-five (25) recommended, and

WHEREAS it appears to this Board that the consolidation of the EU-1A and the
EU-1B with the EU-1 zone classification as proposed would be for the betterment of
the overall, comprehensive zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Dade County,
Florida, that Resolution No. 895, adopted by this Board on August 2, 1938 and as
subsequently amended, be further amended in the following manner:

- I. That the RU-1A and RU-1B zone classifications be abolished.
- II. That the revised RU-1 zone classification be adopted as follows:

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Section 14. ZONE RU-1. Single Family One Acre Estates.

(a) USES.

No land, no body of water and/or no structure shall be used and no building shall be hereafter erected, constructed, moved, reconstructed or structurally altered in any zone of RU-1 classification, which is designed, arranged or intended to be used or occupied for any purpose, unless other herein provided, excepting for one (1) or more of the following uses:

- (1) Every use as one (1) family residence, including every customary use not conflicting therewith.
- (2) Guest House and/or servants quarters (incidental to principal residence only). For the purpose of these regulations, the term "Guest-House" as defined in Section 4, shall be further defined as follows: Occupants of a guest house shall include only non-paying and personal guests of the occupant of the principal residence. Year around occupancy by the same guest shall not be permitted, nor shall the owner occupy the guest house and rent the principal residence.
- (3) Raising of poultry and fowl provided same are not kept within one hundred feet (100') of a residential building on adjoining property nor within fifty feet (50') of a side or rear property line and provided further that in no case shall the size of a flock of poultry or fowl exceed one hundred (100) in number (incidental to existing residential use).
- (4) It shall be permissible to keep and maintain not in excess of two (2) in number, sheep, horses, goats and cows without waivers or special permits. Where it is desired to keep and maintain in excess of two (2) in number, sheep, horses, goats and cows, waivers of objection must be submitted from all abutting property owners, including owners on opposite side of abutting rights-of-way, or approval granted as result of public hearing; except waivers of objections or a public hearing will not be required where lot area is sufficient to permit sheep, horses, goats, and cows to be kept and maintained within an enclosure not closer than three hundred feet (300') to a highway or a property line.
- (5) Boat piers or slips for the docking of privately owned water craft, except house boats without power, provided no remuneration is charged for the use of either such motor craft or docking space. Such use shall be limited to the owner of the premises and/or occupant of a residential building on the premises or guest of such occupant. Residential use of a water craft shall be limited to owner of said water craft under same conditions as occupancy of a guest house.
- (6) Truck gardening and fruit growing, provided no signs are displayed regarding the sale of products so raised. Such use shall be confined to an area no closer than ten feet (10') to an official highway right-of-way line; no trees shall be planted within thirty-five feet (35') of the intersection of official highway right-of-way lines or the official highway right-of-way lines projected to an intersection.

- (7) Bee keeping not to exceed five (5) hives, provided the same are located no closer than one hundred and fifty feet (150') to a highway line nor closer than one hundred and fifty feet (150') to a residential structure.

(b) MINIMUM LOT AREA.

Lots for any use in this zone shall contain a minimum of one (1) acre in area. Credit shall be given for right-of-way dedicated from site.

(c) LOT COVERAGE.

Main structure, fifteen per cent (15%) of total lot area.

(d) SETBACKS, CUBICAL CONTENT, AND MINIMUM LOT WIDTH.

See Section 26. Minimum lot width shall be one hundred and twenty-five feet (125'). The minimum lot width requirement shall not be retro-active, i. e., lots with a smaller width can be used if before the date of this resolution said lot:

- (1) Was platted or recorded in compliance with old EU-1, EU-1A or EU-1B standards, or,
- (2) Was purchased under a contract for deed arrangement and meets the old EU-1, EU-1A, or EU-1B standards.

(e) CONSTRUCTION AND GENERAL REQUIREMENTS.

See Sections 5 and 23.

(f) PRINCIPAL RESIDENCE AND/OR ACCESSORY BUILDINGS may be two

- (2) stories or thirty-five feet (35') in height.

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III. In the event any section, subsection, sentence, clause or phrase in this resolution should be declared invalid or unconstitutional, said declaration or invalidity shall in no manner effect the other sections, subsections, sentences, clauses or phrases of this resolution.

IV.

- (a) Immediately upon the adoption of this resolution, the Director of the Dade County Planning, Zoning and Building Department shall undertake it's enforcement according to the terms hereof.
- (b) Any person, firm or corporation who violates any of the provisions, sections, or subsections of this resolution shall be deemed guilty of a misdemeanor and be punished thereof as provided by law.

The Director of the Dade County Planning, Zoning and Building Department is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Planning, Zoning and Building Department in accordance with the terms of this resolution and to place all areas now zoned EU-1A and EU-1B in the EU-1 zone classification.

Adopted this 17th day of April, 1951.

Heard 3-19-51

RESOLUTION NO. 2847

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The following resolution was offered by Commissioner _____

Preston E. Bird, seconded by Commissioner _____

I. D. MacVicar, and upon vote duly adopted:

WHEREAS the Dade County Zoning Department has requested a change of zone from GU and AU to AU and EU-1B on all of Section 13-56-38 and the S $\frac{1}{2}$ of Section 12-56-38 extending from Silver Palm Drive ^{to} one-half mile from N of Hainlin Mill Road and from Krome Avenue to Redland Road and,

WHEREAS a public hearing of the Dade County Zoning Commission was advertised by the Zoning Director as required by law and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended the following changes of zone and minimum cubic content requirements:

GU and AU to EU-1B 7500 cubic feet minimum on the N 330' and on the S330' of the S $\frac{1}{2}$ of Section 12-56-38

GU to EU-1B 7500 cubic feet minimum on the E ^{330'} 300' and on the W 330' of the SE $\frac{1}{4}$ of Section 12-56-38

GU to EU-1B 7500 cubic feet minimum on the E 330' and on the W 330' of the SW $\frac{1}{4}$ of Section 12-56-38

GU to AU 3,000 cubic feet minimum on the balance of the S $\frac{1}{2}$ of Section 12-56-38

GU to EU-1B 7500 cubic feet minimum on the N 330' and on the S 330' of Section 13-56-38, excepting therefrom the existing EU-2 zone on the NW corner of Silver Palm Drive and Krome Avenue

GU to EU-1B 7500 cubic feet minimum on the W 330' and on the E 330' of Section 13-56-38, excepting therefrom the existing EU-1 zone in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section

GU to EU-1B 7500 cubic feet minimum on the S 330' of the N $\frac{1}{2}$ of Section 13-56-38

GU and AU to EU-1B 7500 cubic feet minimum on the N 330' of the S $\frac{1}{2}$ of Section 13-56-38

AU and GU to EU-1B 7500 cubic feet minimum on the W 330' of the E $\frac{1}{2}$ of Section 13-56-38

GU to EU-1B 7500 cubic feet minimum on the E 330' of the W $\frac{1}{4}$ of Section 13-56-38

GU to AU 3,000 cubic feet minimum on the balance of the Section 13-56-38

EU-2 ³⁰⁰⁰ 7500 cubic feet minimum to EU-2 7500 cubic feet minimum on the S 200' of the E 200' of Section 13-56-38, and

Heard 4-19-48

WHEREAS the Dade County Regional Planning Board has recommended the approval of the aforementioned changes of zone and minimum cubic content requirements and

WHEREAS it is the opinion of this Board that said changes of zone and minimum cubic content requirements are in accord with and for the betterment of the overall comprehensive zoning plan of Dade County, Florida

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that said changes of zone and minimum cubic content requirements as recommended by the Zoning Commission be and the same are hereby approved.

The Zoning Director is hereby directed to make the necessary changes on the maps and records of the Dade County Zoning Department.

Adopted this 1st day of June, 1948.