

- (2) *Townhouse/multifamily.* For residential developments other than detached single-family subdivisions, the location of screen porches (e.g., screened on the sides but having an impervious roof) shall be identified on the plat or site plan.
- (3) *Existing developments.* Where screen porches are not indicated on an approved site or development plan for uses requiring such approvals, application for screen porches shall be as follows:
 - a. The homeowners' association shall submit a request to amend the development order. Such request shall include a drawing clearly illustrating the location of all possible screen porches and stating the types of construction materials that may be used, and any necessary amendments to the declaration of covenants and restrictions.
 - b. The city commission may reduce the setback requirement for screen porches, provided:
 - 1. The distance the screen porch would infringe on the setback would be the minimum necessary;
 - 2. The addition of the screen porch will not have a detrimental effect on surrounding properties; and
 - 3. The twenty-foot (20') minimum distance between buildings is maintained.
 - c. The city commission may require additional landscaping and/or fencing if necessary to negate the impact of the screen porch.
 - d. In addition to the drawing required by subsection (aa)(3)a of this section, the homeowners' association shall submit a legal opinion from its attorney that the request was duly approved and executed by the association and that the request is not in conflict with any deed restrictions or covenants applicable to the development.
 - e. Following approval of the amended development order by the city commission, an individual unit owner may request a building permit from the chief building official, provided that such request is consistent with the conditions of the amended development order.
- (4) *Existing nonconforming screen enclosures.* Existing nonconforming screen enclosures shall be allowed to be removed and reconstructed in the same footprint as existed, provided that the nonconforming screen enclosure footprint is not enlarged.
- (cc) *Sheds, utility structures, playhouses and gazebos.* Each of the aforementioned accessory structures shall comply with the use limitations applicable in the zoning district for which it is located and are permitted under the following conditions:
 - (1) An approved building permit shall be issued prior to the erection of any accessory structure.
 - (2) The rear and side yard setbacks for a utility structure, shed, playhouse and gazebo shall be seven and one-half feet (7½').



(3) Area requirements.

- a. For purposes of this section any utility structure/shed over one hundred fifty (150) square feet shall be considered a garage and must meet the principal building setbacks for the zoning district in which the property is located.
- b. Any gazebo over one hundred fifty (150) square feet shall be required to meet the principal building setbacks for the zoning district in which the property is located.

(4) Number.

<i>Size of property</i>	<i>Number of sheds/utility structure, plus a playhouse and/or gazebo allowed</i>
Up to 10,000 square feet	2
10,001 to 24,999 square feet	3
25,000 to 49,999 square feet	4
50,000 square feet and over	No limit

(5) Height.

- a. The utility structure/shed or gazebo shall not exceed ten feet (10') in height.
- b. Playhouses shall not exceed eighteen feet (18') in height.

(6) Sheds, utility structures, playhouses, and gazebos are permitted to have hard roofs.

(dd) *Solar energy systems.*

- (1) Solar energy systems are permitted in any zoning district.
- (2) All systems shall be roof mounted with orientation to the south or within forty-five degrees (45°) east or west of due south.
- (3) All systems shall be finished in a rust resistant, nonobtrusive finish and color that is nonreflective. The colors used in the construction materials or finished surface shall be muted and visually compatible with the surroundings.
- (4) All electrical connections or distribution lines shall be underground and comply with all applicable codes and public utility requirements. No system shall be installed until evidence is submitted to the city that the utility company has approved the interconnection pursuant to IEEE-929, UL-1741, and the current edition of the Florida Electrical Code. Off-grid systems shall be exempt from this requirement.
- (5) All systems shall be compliant with the current editions of OSHA, the state building code, the Florida Electrical Code, the National Electrical Safety Code and any other applicable codes required by the building official, as well as manufacturer specifications.

(ee) *Tailwater recovery system.* Excavated material from a tailwater recovery system or farm pond may be transferred from one (1) parcel of land to a noncontiguous parcel when such system or pond is designed to meet the standards and specifications of the