

## ORDINANCE NO. 2019-03

**AN ORDINANCE AMENDING CHAPTER 62 ZONING AND LAND DEVELOPMENT REGULATIONS OF THE HILLIARD TOWN CODE; AMENDING SECTION 62-67 DESTRUCTION OF A NONCONFORMING USE BUILDING; AMENDING SECTION 62-360 RESIDENCES DESTROYED BY ACTS OF GOD; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Hilliard has found it necessary to enact the following ordinance;

**NOW, THEREFORE, BE IT ORDAINED**, by the Town Council of the Town of Hilliard, Florida that the following Section of the Hilliard Town Code, Chapter 62, Zoning and Land Development Regulations, shall be amended as follows:

### **Section 1.**

**Sec. 62-67. - Destruction of a nonconforming use building – is hereby amended to read as follows:**

No building which has been damaged by any means to an extent of more than 60 percent of the replacement cost of the building immediately prior to damage shall be restored except in conformity with the regulations of this chapter, and all rights as a nonconforming use are terminated except as permitted in Sec. 62-360. If a building is damaged by less than 60 percent of the replacement cost, it may be repaired or reconstructed and used as before the time of change, provided that such repair or reconstruction is substantially completed within 12 months of the date of such damage.

### **Section 2.**

**Sec. 62-360. - Residences destroyed by acts of God – is hereby amended to read as follows:**

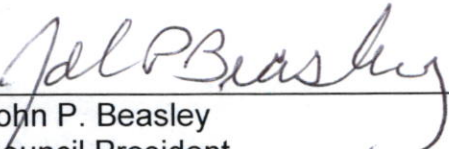
Homeowners shall be allowed to place temporary housing on property when their residence is destroyed by an act of God. Temporary housing may consist of a recreational vehicle or travel trailer. Temporary housing will be granted for a period of not to exceed 180 days from the date the residence is destroyed. Mobile home replacement can be granted without special exception when the mobile home has been destroyed by an act of God. A replacement mobile home may be granted a move on permit when the permit is approved by the land use administrator and the planning and zoning board chairperson. Single or Multiple Family Residence can be re-built if the

residence is destroyed by an act of God and is located in the General Commercial District C-1. All other sections of this chapter must be adhered to, including setbacks, lot size, lot coverage, and principal residence by homeowner.

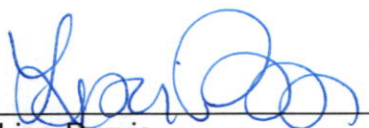
**Section 3.**

This ordinance shall become effective upon passage.

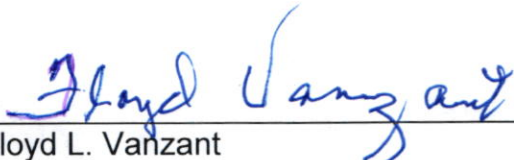
Adopted this 16<sup>th</sup> day of May, 2019, by the Hilliard Town Council, Hilliard, Florida.

  
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John P. Beasley  
Council President

ATTEST:

  
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Lisa Purvis  
Town Clerk

APPROVED:

  
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Floyd L. Vanzant  
Mayor

Date introduced to the Town Council:	March 7, 2019
Date introduced to the Planning & Zoning:	April 2, 2019
Date of Town Council First Reading:	April 4, 2019
Dates of Town Council Publication:	April 10, 2019
Date of Planning & Zoning Publication:	April 10, 2019
Date of Planning & Zoning Public Hearing:	May 7, 2019
Dates of Town Council Public Hearing:	May 16, 2019
Date of Town Council Second Reading:	May 16, 2019
Date of Town Council Final Passage:	May 16, 2019