

ORDINANCE NO. 07 - 2018

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA, AMENDING APPENDIX A-ZONING, ARTICLE I-GENERAL PROVISIONS, SECTION 1. DEFINITIONS AND RULES OF CONSTRUCTION BY DELETING THE DEFINITION OF "ROOF ENVELOPE"; BY FURTHER AMENDING APPENDIX A-ZONING, ARTICLE I-GENERAL PROVISIONS, BY AMENDING SECTION 13. BUILDING AND WALL HEIGHT REGULATIONS TO PROVIDE THAT THE ROOF OF A ONE-STORY RESIDENCE SHALL NOT EXCEED TWENTY-THREE (23) FEET IN HEIGHT AND BY DELETING THE PROVISIONS PERTAINING TO "ROOF ENVELOPE"; PROVIDING AUTHORITY TO CODIFY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA, AS FOLLOWS:

SECTION 1. Appendix A-Zoning, Article I-General Provisions, Section 1. Definitions and Rules of Construction is hereby amended to delete the definition of "Roof envelope" as follows:

Roof envelope. ~~The area of a lot where the roof of a one-story residence may have a maximum building height of twenty-five (25) feet.~~

SECTION 2. Appendix A-Zoning, Article I-General Provisions, Section 13. Building and Wall Height Regulations is hereby amended to read as follows:

Section 13. - Building and Wall Height Regulations.

(A) *Maximum building height.* No building or structure shall exceed twenty-five (25) feet in height at the highest point of the roof measured from the average finish grade, as approved by the Building Official. The roof of a one-story residence shall not exceed twenty-three (23') feet in height, ~~unless located within the roof envelope. The roof of a one-story residence may have a maximum building height of twenty-five (25') feet within the roof envelope only. The roof envelope shall be measured from the adjacent property line and shall be determined as follows:~~

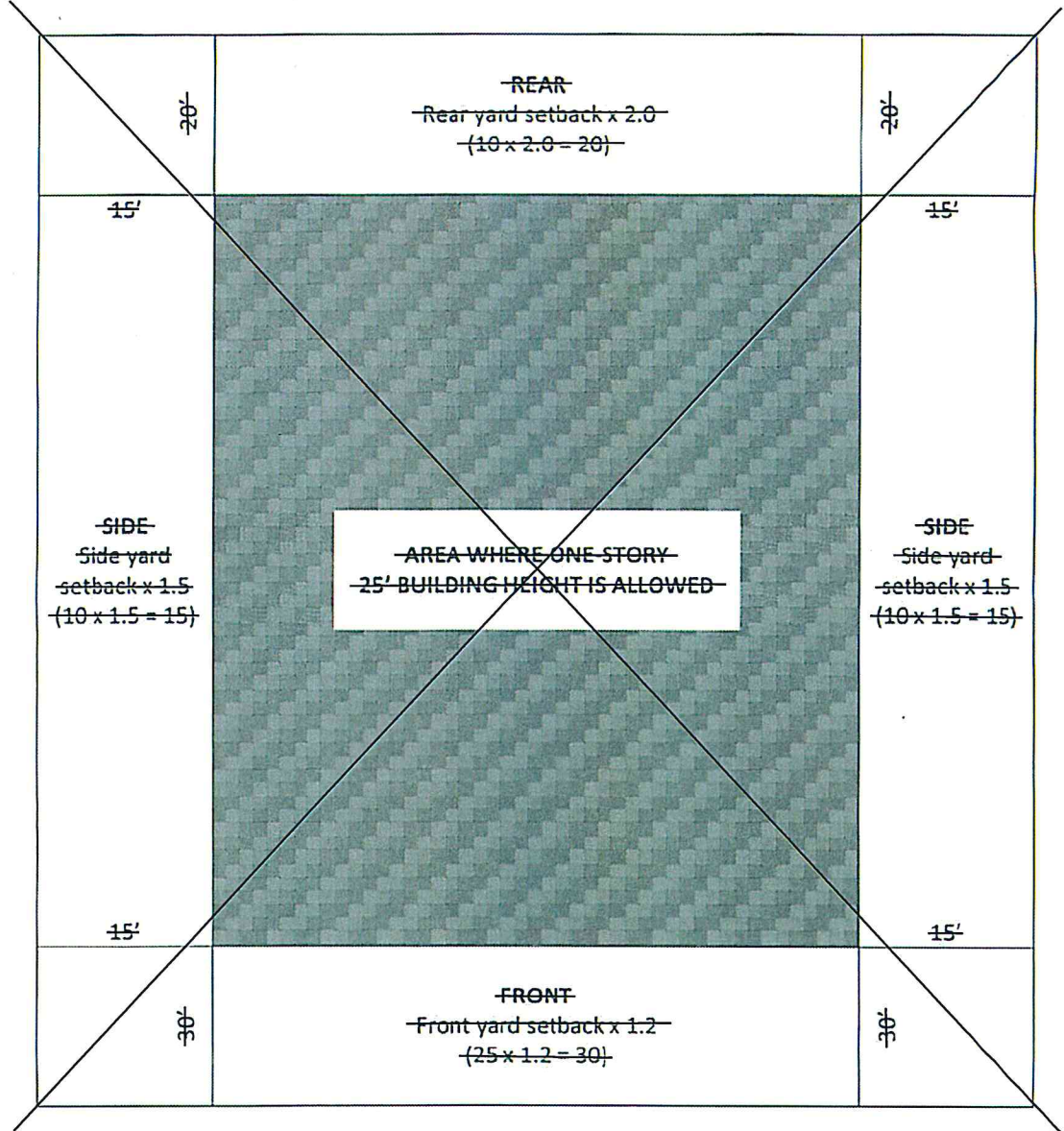
~~1) Front: front yard setback x 1.2~~

~~2) Side/ Side Street: side or side street yard setback x 1.5~~

~~3) Rear: rear yard setback x 2.0~~

~~An example of the roof envelope for a typical lot is shown in Figure 3.~~

Figure 3. Roof Envelope



- (B) *Maximum wall height for a one-story residence.* The exterior walls of a single story building or structure shall not exceed fourteen (14) feet in height at the highest point of the wall, measured from the average finished grade as approved by the Building Official; *provided*, the exterior walls of non-habitable, non-enclosed entry features and spaces may exceed fourteen (14) feet in height. The maximum height of an entry feature shall not exceed eighteen (18') feet.
- (C) *Maximum wall height for a two-story residence.* The exterior walls of a two story building or structure shall not exceed the following height at the highest point of the wall, measured from the average finished grade as approved by the Building Official:
- (1) If the roof is flat, the exterior walls shall not exceed twenty-four (24) feet in height.

- (2) If the roof is sloped at an angle of less than or equal to three (3) feet of height for every twelve (12) feet of length, or is sloped but does not terminate at a peak or ridge, the exterior walls shall not exceed twenty-one (21) feet in height.
- (3) If the roof terminates at a peak or ridge and is sloped at an angle of greater than three (3) feet of height for every twelve (12) feet of roof length, the exterior walls shall not exceed eighteen (18) feet in height.

SECTION 3. Specific authority is hereby granted to codify and incorporate this ordinance into the existing Code of Ordinances of the Town of Jupiter Inlet Colony, Florida.

SECTION 4. That all ordinances or parts or ordinances, in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Ordinance.

SECTION 6. This Ordinance shall become effective upon its passage and adoption.

FIRST READING this 11th day of June, 2018.

SECOND READING and FINAL PASSAGE this 9th day of July, 2018.

TOWN OF JUPITER INLET COLONY, FLORIDA

MAYOR DANIEL J. COMERFORD, III

VICE-MAYOR MILTON J. BLOCK

COMMISSIONER JEROME A. LEGERTON

COMMISSIONER SAEED A. KHAN

ATTEST:

COMMISSIONER RICHARD D. BUSTO

TOWN CLERK JUDE M. GOUDREAU