

## 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:

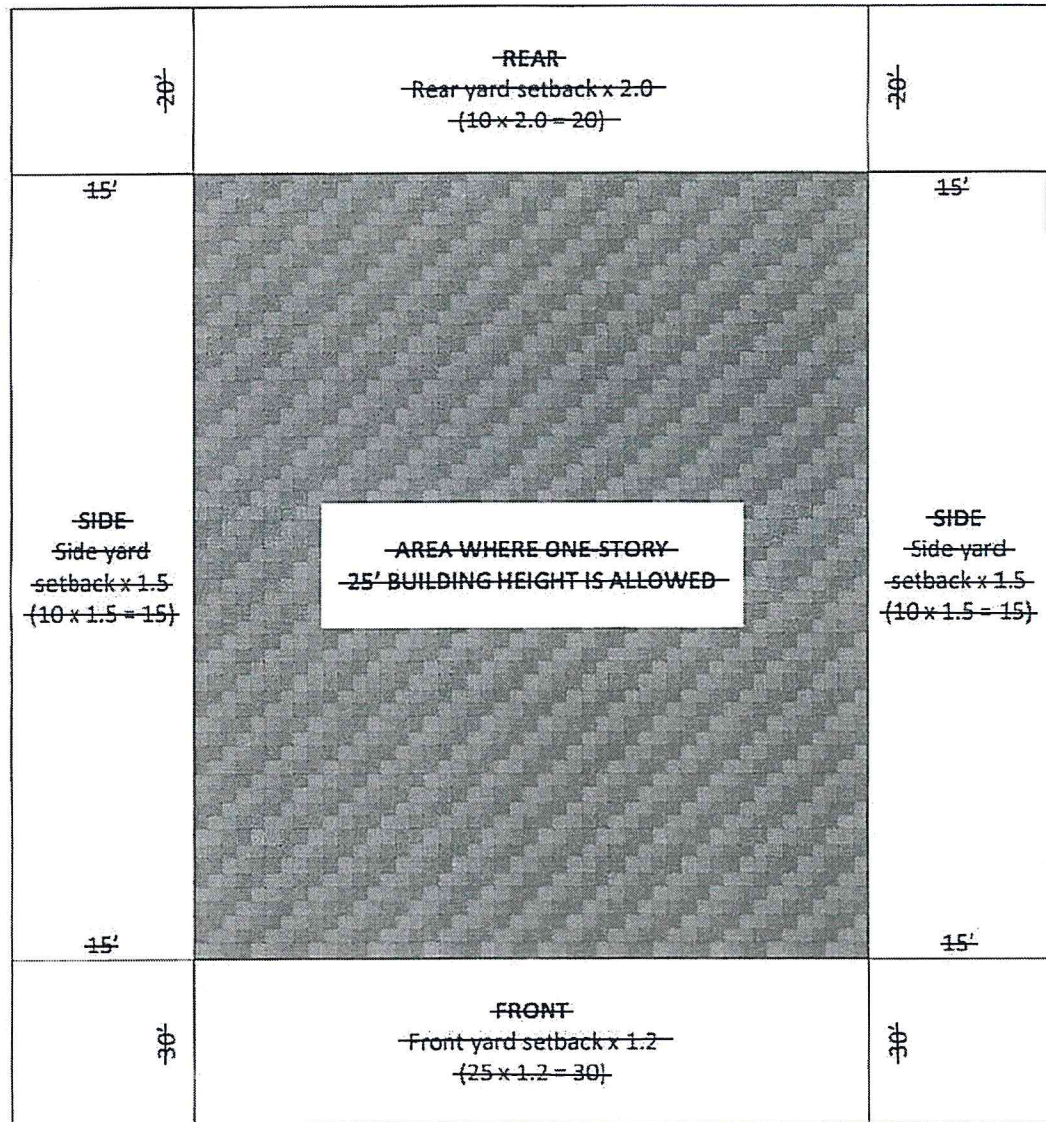
Section 13. - Building and Wall Height Regulations.

(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 exterior wall height for a one-story residence.* The exterior walls of a single story building or structure, as established by the foundation plan, 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. A wall, other than an exterior wall, may exceed fourteen (14') feet in height if setback on its front elevation a minimum of thirty-two (32') from the front property line and on its rear elevation a minimum of fifteen (15') from the rear property line.
- (C) *Maximum exterior wall height for a two-story residence.* The exterior walls of a two story building or structure, as established by the foundation plan, 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 10<sup>th</sup> day of September, 2018.

SECOND READING and FINAL PASSAGE this 9<sup>th</sup> day of October, 2018.

TOWN OF JUPITER INLET COLONY, FLORIDA

\_\_\_\_\_  
MAYOR DANIEL J. COMERFORD, III

\_\_\_\_\_  
VICE-MAYOR MILTON J. BLOCK

ATTEST:

\_\_\_\_\_  
COMMISSIONER JEROME A. LEGERTON

\_\_\_\_\_  
COMMISSIONER SAEED A. KHAN

\_\_\_\_\_  
COMMISSIONER RICHARD D. BUSTO

\_\_\_\_\_  
TOWN CLERK JUDE M. GOUDREAU

**TOWN OF JUPITER INLET COLONY**  
A MUNICIPAL CORPORATION

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JUPITER INLET COLONY  
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August 28, 2018

**VIA: E-Mail**

Legal Advertising Department  
The Palm Beach Post  
2751 S. Dixie Highway  
West Palm Beach, FL 33405  
TEL: 561-820-3106  
FAX: 561-820-4340  
E-Mail: [legals@pbpost.com](mailto:legals@pbpost.com)

**RE: Jupiter Inlet Colony "Notice of Public Hearing" Legal Advertisement; Publication  
Date: Thursday, August 30, 2018**

Dear Staff:

Please publish the enclosed legal advertisement in The Palm Beach Post on Thursday, August 30, 2018. Proof of Publication is required.

Should you have any questions, please call me at 561-746-3787. Thank you.

Sincerely,



John Pruitt  
Town Administrative Officer

Enclosure – 1

The Town Commission of the Town of Jupiter Inlet Colony, sitting as the Local Planning Agency, will conduct a public hearing on Monday, September 10, 2018 at 7:00 p.m. at the Jupiter Inlet Colony Administration Building, 50 Colony Road, Jupiter Inlet Colony, Florida. The subject of the public hearing will be consideration and review of proposed Ordinance amending the Town's Zoning Code and to make recommendations to the Town Commission as to the consistency of the proposed Ordinance with the Town's comprehensive plan.

Ordinance No.07-2018

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All interested parties are encouraged to come to the Public Hearing and be heard concerning the proposed Ordinance. Copies of the full text of the proposed Ordinance may be inspected by the public during regular business hours at the Town Administration Building, 50 Colony Road, Jupiter Inlet Colony, Florida. The above items may be postponed or withdrawn without prior notice.

If a person decides to appeal the decision of the Local Planning Agency with respect to any matter considered at the public hearing herein referred, he or she may need to insure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. The Town of Jupiter Inlet Colony does not prepare or provide such a record.

Pursuant to the provision of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting, because of a disability or physical impairment, should contact the Town Administrator, 561-746-3787, at least three (3) calendar days prior to the Hearing.

John Pruitt  
Town Administrator

Publish: The Palm Beach Post, Thursday, August 30, 2018