

1 **2.00.02 - Definitions.**

2 ...  
3 h. *Grade.* The natural elevation of the ground, ~~when compared to abutting properties, or the grade as~~  
4 established ~~as relative to the required minimum base~~ floor elevation ~~by the flood insurance map~~  
5 ~~published by the U.S. Department of Housing and Urban Development for the applicable coastal~~  
6 ~~flood zone designated by the current Federal Emergency Management Agency's (FEMA) Flood~~  
7 ~~Insurance Rate Maps (FIRMs), or in the extreme cases of varied elevations within the same site,~~  
8 grade shall be established by the Director of Building and Zoning.  
9 ...

10 **4.01.01 - Definitions.**

11 ...  
12 (w) *Pervious area.* That surface area of land that allows passage of air and water to the subsurface area,  
13 ~~which shall consist of natural sod and landscaping.~~

14 ...  
15 **4.03.05. - Site Plans and Construction Documents.**

16 ...  
17 (a) *Information for Development in Flood Hazard Areas.* The site plan or construction documents  
18 for any development subject to the requirements of this section shall be drawn to scale and shall  
19 include, as applicable to the proposed development:  
20 ...  
21 ~~(10) Proposed elevations along property boundaries, matching those of adjacent lands.~~

22 ...  
23 **5.01.01. Minimum Lot Area Requirements and Other Site Considerations.**

24 A. *Requirements for All Developments.* All developments shall have a total land area sufficient to meet  
25 all development design standards in this Code including, but not limited to, land required to provide  
26 setbacks from abutting rights-of-way, buffers, stormwater management, off-street parking and  
27 circulation, protection of environmentally sensitive lands, and any other provisions which may  
28 require land area to be set aside.

29 B. *Specific Requirements for Residential Development.*

30 (1) No Building shall be allowed on any lot except one detached single dwelling house for the use  
31 of one family only, and no lot shall be used except for residential purposes exclusively for one  
32 family. No accessory building shall be allowed, built or used. No temporary residence shall be  
33 permitted on any lot. No business of any kind shall be conducted from a residential use.

34 (2) *Building Site Area.* The minimum building site area shall be 1 lot as shown on the Plat. The  
35 ground floor area of the main structure on any lot (exclusive of 1 story open porches and  
36 garages) shall not be less than 1200 square feet in the case of a 1 story structure, nor less than  
37 1000 square feet in the case of a structure having more than 1 story. A residential site may  
38 consist of 1 or more lots, all of 1 lot and part of another or of contiguous parts on more than 1  
39 lot or any other combination of contiguous parts of lots which will form an integral unit of land  
40 suitable for use as a site for a residence and extending from the street serving the same to the  
41 rear or waterfront boundary. No resubdivision as aforesaid or otherwise shall be permitted  
42 unless the total area shall be at least equal to the smallest lot as shown on the Plat.

43 (3) *Building Height.* The height of any building shall be no more than 35 feet above grade  
44 measured to the highest structural component of the structure such as roof ridge, parapet wall,  
45 spire, or screen.

46 (4) ~~Law~~ *Pervious Area.* ~~A lot shall consist of a minimum of thirty percent (30%) of pervious area.~~  
47 The area between the front lot line and the main structure and the area between the rear lot line  
48 and the main structure ~~must include a portion of this pervious area in sod, and the area between~~

~~the side lot lines and the main structure shall be sodded or landscaped with a minimum greenspace area of 30%. The area between the side lot lines and the main structure shall include a minimum five-(5) foot-wide buffer area consisting of landscaping and may include any fences or walls. This buffer area shall be inclusive of the thirty percent (30%) pervious area requirement.~~

~~All lawns~~The portion of pervious area adjacent to streets must be sodded to the paved area of the street. No paved or pebbled parking strips shall be permitted on any lot adjacent [to] or abutting any street.

(5) *Driveways.* Driveways must allow for drainage on swale at street and they must be level with and form a perfect joint with said street.

(6) *Garage doors.* Garage doors shall not open directly to a street. Each residence constructed in the Residential District shall have a garage with a minimum area of 450 square feet. A garage shall be used exclusively for the shelter of motor vehicles and may not be converted to another use, except that if a garage is converted to another use, then another garage must be built for the shelter of motor vehicles.

(7) *Filling in.* No lot or parcel shall be increased in size by filling in the waters on which it abuts.

...  
**5.01.02. Building Setback Requirements**

A. *Residential District.* On all lots, other than those fronting upon the Waterfront boundary, no structure or any part thereof, including garages, porches and carports shall be erected any closer to the front property line than twenty-five feet (25') or a distance which is twenty percent (20%) of the dimension of the lot from the front property line to the rear property line, whichever is the lesser. All lots fronting upon the Waterfront boundary, no structure or any part thereof, including garages, porches and carports, shall be erected any closer than twenty-five (25) feet to the street line. On all lots no structure or any part thereof, shall be erected any closer than twelve feet (12') to either side property line except in the case of corner lots in which event the setback line on that side facing the street shall be fifteen feet (15') from said street line. Notwithstanding the foregoing, where a structure exceeds twenty-two feet (22') in height that portion of the structure above twenty-two feet (22') in height shall be set back an additional one foot (1') per foot of additional height. On all lots except those lots fronting upon the Waterfront boundary, no structure or part thereof, shall be erected any closer than fifteen feet (15') to the rear property line. On all lots fronting upon the Intracoastal Waterway, no structure or any part thereof, shall be erected any closer than fifteen feet (15') from the rear property line and on all lots fronting upon the interior lakes, no structure or any part thereof, shall be erected any closer than twenty-five feet (25') from the rear property line. In addition to the foregoing setback requirements, roof over-hangs shall not extend more than ~~thirty inches~~ twenty-four inches (24") beyond any wall.

...  
**5.03.00 Stormwater Management**

...  
5.03.03 Grading.

The grading of all properties shall be designed so that the average grade elevation of the lot, other than the building's footprint, shall not exceed the average elevation along the center line of the street pavement on which it fronts, unless the base floor elevation established by FEMA is higher than the centerline of the street. Proposed elevations along property boundaries on any site plan shall match the adjacent lands, and cause no storm water runoff to flow across any of the property's boundaries.