

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 or~~  
8 ~~varied elevations between adjacent lots,~~ grade shall be established by the Director of Building and  
9 Zoning.

10 ...  
11 **4.01.01 - Definitions.**

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

15 ...  
16 **4.03.05. - Site Plans and Construction Documents.**

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

23 ...  
24 **5.01.01. Minimum Lot Area Requirements and Other Site Considerations.**

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

30 B. *Specific Requirements for Residential Development.*

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

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

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

47 (4) ~~Lawn Pervious Area.~~ A lot shall consist of a minimum of thirty percent (30%) of pervious area.  
48 The area between the front lot line and the main structure and the area between the rear lot line

1 and the main structure must include a portion of this pervious area in sod, and the area between  
2 the side lot lines and the main structure shall be sodded or landscaped with a minimum  
3 greenspace area of 30%. The area between the side lot lines and the main structure shall  
4 include a minimum three-(3) foot-wide buffer area consisting of landscaping and may include  
5 any fences or walls. This buffer area shall be inclusive of the thirty percent (30%) pervious  
6 area requirement.

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

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

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

17 (7) *Filling in.* No lot or parcel shall be increased in size by filling in the waters on which it abuts.  
18 ...

19 **5.01.02. Building Setback Requirements**

20 A. *Residential District.* On all lots, other than those fronting upon the Waterfront boundary, no structure  
21 or any part thereof, including garages, porches and carports shall be erected any closer to the front  
22 property line than twenty-five feet (25') or a distance which is twenty percent (20%) of the  
23 dimension of the lot from the front property line to the rear property line, whichever is the lesser. All  
24 lots fronting upon the Waterfront boundary, no structure or any part thereof, including garages,  
25 porches and carports, shall be erected any closer than twenty-five (25) feet to the street line. On all  
26 lots no structure or any part thereof, shall be erected any closer than twelve feet (12') to either side  
27 property line except in the case of corner lots in which event the setback line on that side facing the  
28 street shall be fifteen feet (15') from said street line. Notwithstanding the foregoing, where a  
29 structure exceeds twenty-two feet (22') in height that portion of the structure above twenty-two feet  
30 (22') in height shall be set back an additional one foot (1') per foot of additional height. On all lots  
31 except those lots fronting upon the Waterfront boundary, no structure or part thereof, shall be erected  
32 any closer than fifteen feet (15') to the rear property line. On all lots fronting upon the Intracoastal  
33 Waterway, no structure or any part thereof, shall be erected any closer than fifteen feet (15') from the  
34 rear property line and on all lots fronting upon the interior lakes, no structure or any part thereof,  
35 shall be erected any closer than twenty-five feet (25') from the rear property line.  
36 In addition to the foregoing setback requirements, roof over-hangs shall not extend more than ~~thirty~~  
37 ~~inches~~ twenty-four inches (24") beyond any wall into a side yard setback.

38 ...  
39 **5.03.00 Stormwater Management**

40 ...  
41 5.03.03 Grading.

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