

**INTRODUCED BY:
COUNCILOR JOLLY**



ORDINANCE NO. 2015-14

A BILL TO BE ENTITLED

**AN ORDINANCE OF THE CITY OF NEPTUNE BEACH,
FLORIDA, AMENDING CHAPTER 27, SECTION 27-15,
DEFINITIONS; AND SECTION 27-237, BUILDING AREA
REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Whereas, the City Council of the City of Neptune Beach, Florida has determined that it is necessary to amend the following:

Now, therefore, be it ordained by the City Council of Neptune Beach, Florida:

Section 1. Section 27-15. Definitions shall be amended to add the definition of breezeways as follows:

Sec. 27-15. - Definitions.

For the purpose of this Code, certain terms and phrases are defined. Where words or terms are not defined, they shall have their ordinarily accepted meanings or such as the context may imply. Words and phrases that apply to more than one (1) article or division are defined below and shall have the meaning ascribed to them, except where the context clearly indicates a different meaning:

Breezeway means a roofed open-sided passageway, for connecting a principal structure to an accessory structure.

Section 2. Section 27-237. Building area requirements shall be amended as follows

Sec. 27-237. - Building area requirements.

Principal buildings shall have at least the minimum floor areas, exclusive of porches, attached garages, carports and breezeways, as provided for below:

- (1) *R-1 district*: One thousand five hundred (1,500) square feet of gross floor area for a one-story building. One thousand (1,000) square feet of gross floor area for a two-story building with a total floor area of not less than one thousand seven hundred (1,700) square feet. *Breezeways are limited to 15 feet in length from the vertical exterior wall of the principal structure to the vertical exterior wall of an accessory structure.*

- (2) *R-2 district*: One thousand two hundred (1,200) square feet of gross floor area for a one-story building. Eight hundred (800) square feet of gross floor area for a two-story building with a total floor area of not less than one thousand two hundred (1,200) square feet. Breezeways are limited to 15 feet in length from the vertical exterior wall of the principal structure to the vertical exterior wall of an accessory structure.
- (3) *R-3 district*: Eleven hundred (1,100) square feet of gross floor area for a one-story building. Eight hundred (800) square feet of gross floor area for a two-story building with a total floor area of not less than one thousand two hundred (1,200) square feet. Breezeways are limited to 15 feet in length from the vertical exterior wall of the principal structure to the vertical exterior wall of an accessory structure.
- (4) *R-4 district*: Eight hundred (800) square feet of gross floor area per each dwelling unit (including standard duplex units). Breezeways are limited to 15 feet in length from the vertical exterior wall of the principal structure to the vertical exterior wall of an accessory structure.

Additionally, principal buildings in this district, including accessory buildings, are limited to a maximum floor area ratio (FAR) of sixty-five (65) percent of the total lot area. The FAR is calculated by dividing the gross floor area by the total lot area. (refer to Figure 27-222-1 [at the end of article IV]). Attached porches, balconies, or similar structures also may be allowed in addition to the maximum FAR ratio; provided, however they are limited to a total of four (4) percent lot coverage, a minimum of six (6) feet deep, and a maximum of two hundred fifty (250) square feet in size.

- (5) *R-5 district*: One thousand one hundred (1,100) square feet of gross floor area per dwelling unit.
- (6) *C-1 district*: Not applicable.
- (7) *C-2 district*: Not applicable.
- (8) *C-3 district*: Not applicable.
- (9) *CBD district*: Not applicable.

Section 3. The Ordinance shall become effective on after passage by the City Council.

VOTE RESULTS OF FIRST READING:

Mayor Harriet Pruette	Yes
Vice Mayor Richard Arthur	Yes
Councilor John Jolly	Yes
Councilor Kara Tucker	Yes
Councilor Scott Wiley	Yes

Passed on First Reading this 9th day of September, 2015.

VOTE RESULTS OF SECOND AND FINAL READING:

Mayor Harriet Pruette	Yes
Vice Mayor Richard Arthur	No
Councilor John Jolly	Yes
Councilor Kara Tucker	Yes
Councilor Scott Wiley	Yes

Passed on Second and Final Reading this 5th day of October, 2015.

Harriet Pruette, Mayor

ATTEST:

Karla Strait, CMC, City Clerk

Approved as to form and correctness:

Patrick Krechowski, City Attorney