



# **BUILDING AND ZONING CODES PERTINENT TO COLONY**

**TOWN COMMISSION SPECIAL WORKSHOP  
APRIL 24, 2013**



## IMPROVEMENT COST THRESHOLDS

- **Less than 50 % of Appraised Value of Structure**
  - **Comply with Current Building Code**
- **Greater than 50% of Appraised Value of Structure**
  - **Comply with Current Town Flood Control**
    - **Enforces FEMA Regulations and Insurance Incentives**
  - **Comply with Current Building Code**



# TOWN CODE CHAPTER 154 FLOOD CONTROL

- **Protect Human Life, Health, & Safety**
- **Eliminate or Minimize Property Damage**
- **FEMA Base Flood Elevation Requirements**
  - **Plus 1 Foot for All Flood Zones A**
  - **Plus 3 Feet for All Flood Zones A and V Seaward of the Coastal Construction Control Line (CCCL)**



# COASTAL CONSTRUCTION CONTROL LINE (CCCL)

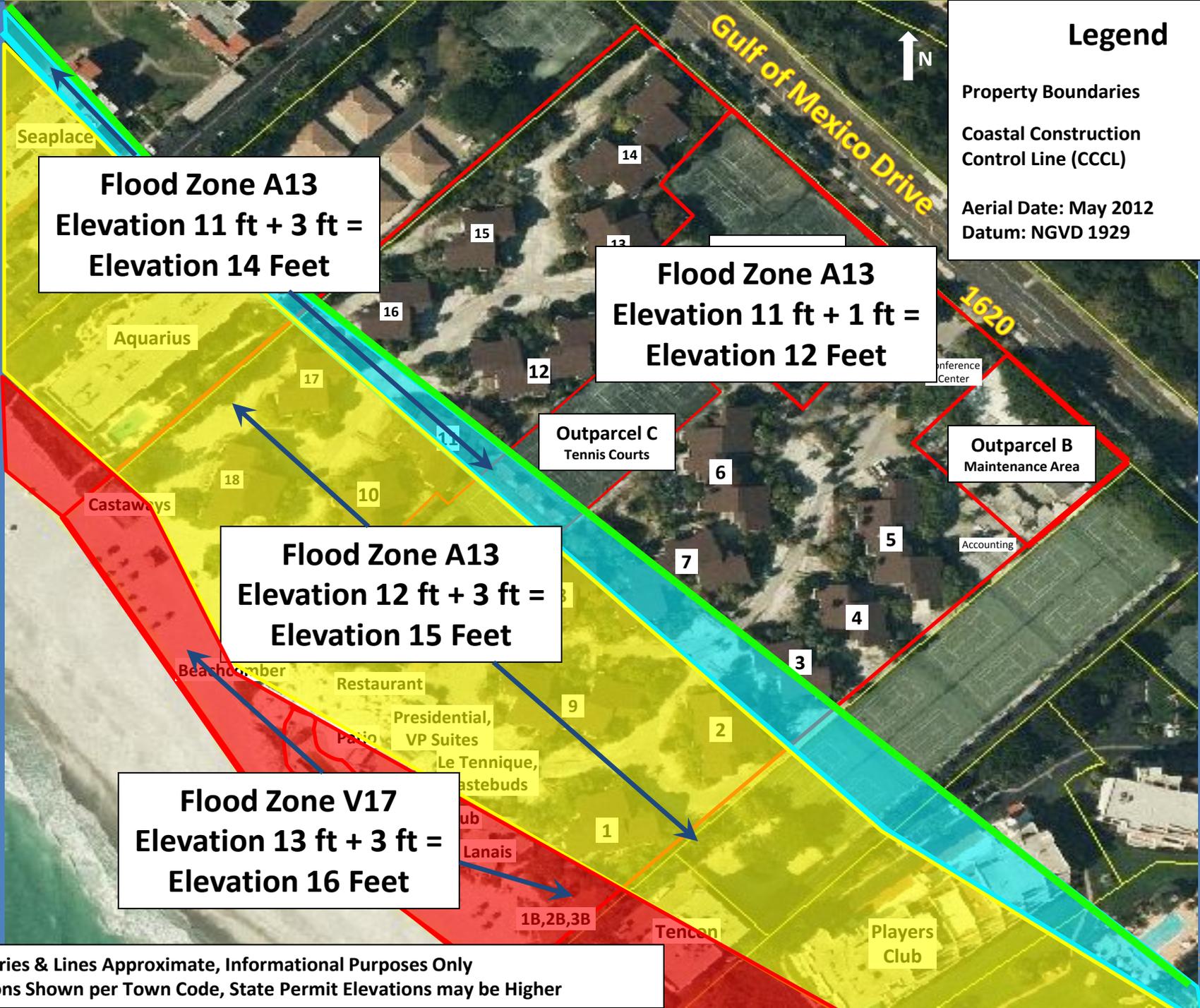
- **Established to Protect Beaches and Dune Vegetation from Imprudent Construction**
- **Construction Seaward of CCCL**
  - **Requires Additional FDEP State Permit**
  - **Increased Construction Design Standards**
  - **Higher Construction Elevation per Town Flood Control and State, Whichever is Higher**

# Legend

Property Boundaries 

Coastal Construction Control Line (CCCL) 

Aerial Date: May 2012  
Datum: NGVD 1929



**Flood Zone A13**  
Elevation 11 ft + 3 ft =  
Elevation 14 Feet

**Flood Zone A13**  
Elevation 11 ft + 1 ft =  
Elevation 12 Feet

**Flood Zone A13**  
Elevation 12 ft + 3 ft =  
Elevation 15 Feet

**Flood Zone V17**  
Elevation 13 ft + 3 ft =  
Elevation 16 Feet

Boundaries & Lines Approximate, Informational Purposes Only  
Elevations Shown per Town Code, State Permit Elevations may be Higher



# ZONING CODE DEFINITIONS

## TOURISM UNIT

- **Tourism Unit – “A building, or portion thereof, including a room or rooms, designed or used for tourism use. Any room or rooms capable of being separated as a self-contained entity by permanent or movable walls or doors with individual access to a public corridor, public access area, or exterior, shall each be counted as one ‘tourism unit’”**



# ZONING CODE DEFINITIONS

## TOURISM USE

- **Tourism Use – “Use, or occupancy, or the design for such use or occupancy, by any person, of any property for transient lodging purposes where the term of occupancy, possession or tenancy of the property by the person entitled to such occupancy, possession or tenancy is less than 30 consecutive calendar days or one entire calendar month, whichever is less.”**



# FLORIDA STATUTES DEFINITION TRANSIENT PUBLIC LODGING ESTABLISHMENT

- **Transient Public Lodging Establishment – “Any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.**



# ZONING CODE DEFINITIONS

## RESIDENTIAL USE

- **Residential Use or Residential Occupancy – “The use of a building or portion thereof, designed for and used for occupancy periods of not less than 30 days as provided in subsection (4) herein. ‘Residential use’ may allow for occupancy periods of less than 30 days by one family, and only that same family, and shall not preclude visitation by guests, provided that such property is not used as a tourism use for remuneration.”**



## **TOURISM UNIT OCCUPANCY CONCLUSION**

- **Can Only be Occupied for Less than 30 Consecutive Calendar Days or 1 Calendar Month, Whichever is Less**
- **Occupancies Exceeding this Timeframe are Violations of Code**



**END OF ITEM**