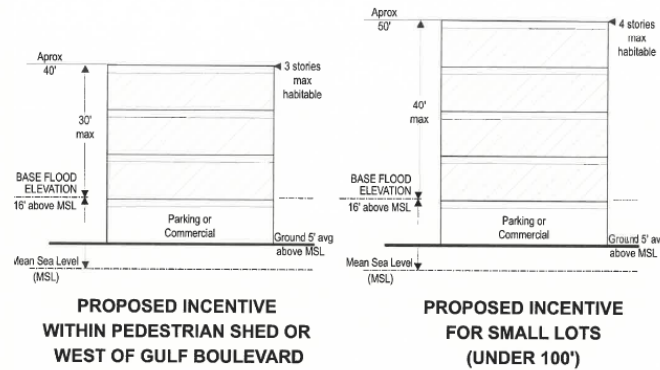
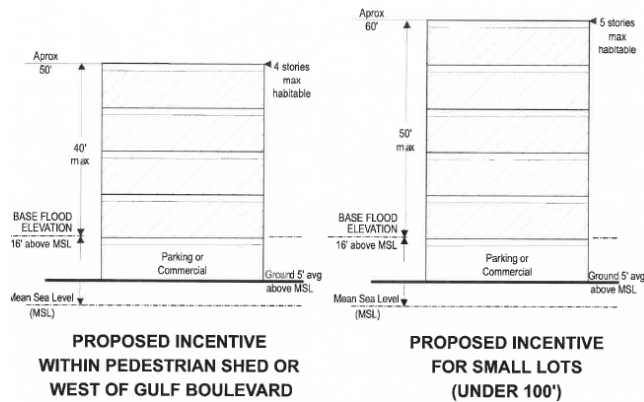


Madeira Beach Master Plan 2002

	C1 TOURIST COMMERCIAL	C2 JOHN'S PASS MARINE	C3 RETAIL COMMERCIAL	C4 MARINE COMMERCIAL
BUILDING TYPE				
BUILDING HEIGHT				

WEST OF GULF BOULEVARD - BUILDING HEIGHT R3

EAST OF GULF BOULEVARD - BUILDING HEIGHT C3



BUILDING HEIGHT & MASSING

No building shall be less than two stories and no more than six stories, including at grade parking, measured from grade at the front entrance of the building to the top of the parapet or roof eave. The exceptions are sites designated as such within their respective Community Redevelopment Districts, where individually developed height and massing guidelines shall pertain.

(Madeira Beach Master Plan 2002, 76)

Current Madeira Beach Code of Ordinances

“Height, building means the vertical distance from grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch. When a building is located within a special flood hazard area having a designated base flood elevation on the flood insurance rate map (FIRM), the height may be measured from the base flood elevation plus required freeboard to the highest point of the building.”

“Story means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling next above it. The ground floor of a building may be used for parking and not counted as a story.”

Sec. 110-430. - Height regulations.

(a) General application. No building or structure shall have a greater number of stories, nor have an aggregate height greater than is permitted in the district in which such building or structure is located, except as noted in this subsection

(b) of this section. (b) Permitted exception to height regulations. Chimneys, cooling towers, elevators, bulkheads, fire towers, stairways, protective railings, gas tanks, steeples, water towers, ornamental towers or spires, amateur radio towers or necessary mechanical appurtenances, may be erected as to their height in accordance with existing or hereafter adopted ordinances of the municipality, provided no tower other than a church spire or such noncommunication tower of a public building shall exceed 20 feet above the maximum allowable building height limit or 20 feet above the main building roof if the roof is below the maximum allowable building height. For reasons of architectural aesthetics the owner may appeal to the local planning agency, and if the architectural design is endorsed by the local planning agency, the owner may petition the special magistrate for a variance from the 20-foot height limitation. No tower shall be used as a place of habitation.