

Article 14. ROOFS

Sec. 14-1 - Roofs--General.

Except as provided for in this article all roofs for single-family residences, duplexes, motels and special-uses shall be constructed of tile, coral rock slabs, slate or copper as specifically set forth herein.

Sec. 14-2 - Flat roofs without a parapet.

Except on Lots 1 through 18, inclusive, Block 89, Lots 20 through 36, inclusive, Block 91, Riviera Section Part Three and Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4 and Lots 11 through 16, Block 6, French Village, flat roofs without a parapet shall be permitted upon buildings subject to restrictions noted hereinafter.

- (a) Over porch or room additions within the L, T or U of an R, D or A-Use building having all tile roofs provided:
 1. A tile roof is not practical, as shall be determined by the Board of Architects.
 2. The flat roof portion shall not exceed fifteen (15%) percent of the ground area of the building.
 3. The flat roof portion is not visible from the front elevation of the building on an inside lot, or is not visible from the front or side street elevations on a corner lot.
- (b) Over one-story rooms in the rear of a two-story residence, duplex or apartment on inside lots, or over one-story rooms in the rear of a two-story residence, duplex or apartment where the room is not visible from the front or side street elevation on corner lots, providing in all cases some type of metal or masonry railing, as shall be approved by the Board of Architects is installed upon such flat roof.
- (c) In M-Use Districts where the roof is constructed entirely of non-combustible materials.
- (d) On boat houses, provided some ornamental railing, design or other treatment, as shall be approved by the Board of Architects, is placed upon such flat roof.
- (e) Over meter rooms, elevator towers, elevator machinery and equipment rooms, stair towers, and air-conditioning rooms in

C-Use Districts where the roof is constructed entirely of non-combustible materials.

- (f) Over one-story areas of a two (2) story building, or as a balcony, tower or other feature used to enhance the architecture of a building (as with the Colonial or Mediterranean style), provided that if located on an elevation visible to the street, the flat roof portions visible to the street shall not constitute more than twenty (20%) percent of the building's total roof area and a metal or masonry railing is installed on such flat roof.

Sec. 14-3 - Flat roofs with an eighteen (18) inch parapet.

Except on Lots 1 through 18, inclusive, Block 89, Lots 20 through 36, inclusive, Block 91, Riviera Section Part Three, and Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4 and Lots 11 through 16, Block 6, French Village, flat roofs with a parapet (minimum eight (8) inches thick and eighteen (18) inches above the roof at all points) shall be permitted upon the following buildings subject to restrictions noted hereinafter:

- (a) Over porch or room additions within the L, T or U of an R or D-Use Building having all tile roofs provided:
 1. A tile roof is not practical as shall be determined by the Board of Architects.
 2. The flat roof portion shall not exceed fifteen (15%) percent of the ground area of the building.
 3. The flat roof portion is not visible from the front elevation of the building on an inside lot, or is not visible from front or side street elevations on a corner lot.
- (b) Over one-story rooms in the rear of a two-story residence or duplex on inside lots, or over one-story rooms in the rear of a two-story residence or duplex where the room is not visible from the front or side street elevation on corner lots.
- (c) Over boat houses.
- (d) Upon buildings designed and devoted to A-Uses.
- (e) Over one-story areas of a two-story building or as a balcony, tower or other

features used to enhance the architecture of a building (as with the Colonial or Mediterranean style), provided that if located on an elevation visible to the street, the flat roof portions visible to the street shall not constitute more than twenty (20%) percent of the building's total roof area.

- (f) On additions to existing buildings having a flat roof with a parapet.

Sec. 14-4 - Roofs for commercial buildings.

Except for motels, commercial buildings shall be permitted to have flat roofs with a parapet (minimum eight (8) inches thick and eighteen (18) inches above the roof at all points, provided, however, that where the height of the building and other attendant and connected circumstances and features of said building justify a lesser height, such parapet wall may be as low as six (6) inches at any point above the roof) where the roof is constructed entirely of non-combustible materials.

Sec. 14-5 - Pitched roofs--Material.

Except in Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse Center, that part of the Industrial Section abutting South Dixie Highway (U. S. Highway 1), and where plastic or glass translucent material is used as permitted elsewhere in this article, pitched roofs shall be constructed of:

- (a) Vitrified clay tile.
- (b) White concrete tile. The finished surface for white concrete tile shall be a mixture of one part Portland white cement to three parts white silica sand, together with a waterproofing and plasticizer ad-mix. These ingredients shall be mixed with water to a consistency equal to that of a finishing coat of plaster. The mix thus obtained shall be pressure troweled onto the surface of the freshly extruded tile at the time of manufacture.
- (c) Colored cement tile, provided the tile is color impregnated with the same color intensity throughout and the color is not surface applied, and provided the color meets with approval of the Board of Architects, taken in conjunction with the surrounding areas. Such colored cement tile roofs, which have been installed according to approved plans may be

painted or repainted a different color from the original color of the installed tile subject to approval of the application and the paint specifications by the Board of Architects. (2631)

- (d) Coral rock slabs laid shingle fashion.
- (e) Thick butt variegated colored slate as approved by the Board of Architects.
- (f) White Bermuda roof, as approved by the Board of Architects, and the Building Department, with a minimum pitch of not less than five (5) inches in twelve (12) inches.
- (g) Where there exists a pitched roof of other material that was permitted at the time of the original construction, additions to or replacements to said building may use the same material.
- (h) Roofs on accessory or auxiliary buildings shall conform to the roof requirements for the principal building provided, that bomb shelters and/or fallout shelters may be constructed with a flat roof that the maximum height of such shall not exceed four (4) feet above grade.
- (i) Copper may be used as a roofing material for residences subject to approval of design, manner of installation, conformity with the architectural design, style and composition of the proposed residential structure as shall be approved by the Board of Architects.
- (j) Monier Monray roof tiles with surfaces applied cement glaze under the manufacturers process, provided, that the color meets with the approval of the Board of Architects taken in conjunction with the surrounding area and provided further that the tile shall not be painted or repainted.

Sec. 14-6 - Flat roofs--Material.

All flat roofs shall have coverings of approved standard quality, such as concrete, gypsum, tile, built-up roofing of tar and paper, or tar paper and gravel, asbestos roofing, or of like grade, which would rank as Class A or B under test specifications of the National Board of Fire Underwriters.

Sec. 14-7 - Plastic, fiberglass, glass and aluminum roofs.

Any plastic or glass translucent material or flat aluminum material, as approved by the Board of Architects and the Board of Adjustment may be

used as a roof covering on screened enclosures or screened porches of residences providing it does not extend out from the outside wall of the building more than six (6) feet including any existing roof overhang and further provided it is not visible from the street. (3234)

Sec. 14-8 - Skylights.

Skylights may be constructed in roofs provided that such skylights comply with the following conditions and restrictions:

- (a) The size, location and architectural design of such skylights shall be subject to approval by the Board of Architects.
- (b) The structural design of such skylight shall be subject to approval by the Structural Engineer.

Sec. 14-9 - Roof projections.

Roofs and bay windows that do not extend to the ground may project into the required minimum setback area not more than the following: (3234)

- (a) On setbacks from five (5) feet to ten (10) feet, roofs and bay windows may project not more than two-and-one-half (2½) feet into the required minimum setback area.
- (b) On setbacks from ten and one-tenth (10.1) feet to fifteen (15) feet, roofs and bay windows may project not more than three (3) feet into the required minimum setback area.
- (c) On setbacks from fifteen and one-tenth (15.1) feet to twenty (20) feet, roofs and bay windows may project not more than three-and-one-half (3½) feet into the required minimum setback area.
- (d) On setbacks from twenty and one-tenth (20.1) feet to twenty-five (25) feet, roofs and bay windows may project not more than four-and-one-half (4½) feet into the required minimum setback area.
- (e) On setbacks of twenty-five (25) feet or more, roofs and bay windows may project not more than five (5) feet into the required minimum setback area.

Sec. 14-10 - Trussed rafters.

The minimum size for upper and lower truss cords in all buildings shall be two (2) inches by six (6) inches.

Sec. 14-11 - Tile roof pitch.

Roof tile shall not be laid on a deck with a pitch of less than two and one-half (2½) inches in twelve (12) inches.