

ORDINANCE NO. 741-17

AN ORDINANCE OF THE MIAMI SHORES VILLAGE COUNCIL,
AMENDING APPENEDIX A, ZONING SEC. 521.1 (6) ROOFING
MATERIALS, OF APPENDIX A ZONING, CONTAINED IN THE
CODE OF ORDINANCES OF MIAMI SHORES VILLAGE,
REMOVING THE REQUIREMENT FOR PLANNING BOARD
APPROVAL OF METAL ROOFS AND PROVIDING FOR
ADMINISTRATIVE REVIEW OF METAL ROOFS BY VILLAGE
STAFF, PROVIDING FOR CONFLICTS, PROVIDING FOR
SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with, Sec. 1001 of the Village Code of Ordinances, the
Village Council on September 26, 2017 by resolution requested that the Planning Board review
Appendix A Zoning, Sec. 523.1 (6) and consider an amendment to remove the requirement for
Planning Board review and approval of metal roofs and to allow administrative approval of metal
roofs by Village Staff; and,

WHEREAS, together with the Planning Director, the Planning Board reviewed
information pertinent to permitting and reviewing metal roofs and held a public hearing at which
the public was offered the opportunity to provide testimony; and,

WHEREAS, during the Planning Boards public hearing, and deliberations, the Board
considered the appropriateness of adopting the amendments to remove the requirement for
Planning Board review and approval of metal roofs and to allow administrative approval of metal
roofs by Village Staff; and

WHEREAS, the Planning Board held a public hearing on October 12, 2017, and voted to
recommend approval of an amendment to Sec. 523.1 (6) Roofing materials of Appendix A.
Zoning contained in the Code of Ordinances of Miami Shores Village.

WHEREAS, the original ordinance first allowing metal roofs in Miami Shores was
adopted in 2009 and in the eight years since Village Staff has had experience working with the
public and Planning Board reviewing metal roofs and now that metal roofs are accepted in
Miami Shores it is appropriate to have administrative approval of metal roofs by Village Staff.

NOW, THEREFORE, BE IT ORDAINED BY THE MIAMI SHORES VILLAGE COUNCIL:

Section 1. That Sec. 523.1 (6) Roofing materials of Appendix A. Zoning contained in
the Code of Ordinances of Miami Shores Village is hereby amended and shall read as follows
(words that are ~~stricken out~~ are deletions; words that are underlined are additions).

Appendix A - Zoning

ARTICLE V. – SUPPLEMENTARY REGULATIONS

DIVISION 7. QUALITY OF BUILDINGS

Sec. 523.1. - Construction.

- 49
- 50 (6) *Roofing materials.* All roofs with inclines of not less than two and one-half
- 51 inches per foot and all mansard fascia's shall be limited to the following
- 52 materials:
- 53 a. Clay tile the color of which is impregnated with the same color intensity
- 54 throughout;
- 55 b. White concrete tile;
- 56 c. Solid colored cement tile impregnated with the same color intensity
- 57 throughout;
- 58 d. Thick butt variegated slate;
- 59 e. Metal with a factory finish and that has received a "notice of
- 60 acceptance" from Miami Dade County and that is labeled "Miami-Dade
- 61 County Product Control Approved" may be used as roofing material for
- 62 residences and commercial buildings subject to review and approval of
- 63 the planning ~~director board~~, in accordance with the following:
- 64 1. The subject residence is constructed in the high modern, post-
- 65 war modern, ranch or Key West architectural style, or a variation
- 66 thereof.
- 67 2. The type of roof shall be limited to standing seam metal and
- 68 shall specifically exclude metal roofing intended to replicate
- 69 barrel tile or Spanish-S tile.
- 70 3. ~~The color of the metal roof shall be one solid color throughout~~
- 71 ~~the roof. subject to approval by the Planning Board and shall be~~
- 72 ~~limited to colors that are not bright or highly reflective and that~~
- 73 ~~are harmonious with the exterior color of existing buildings on~~
- 74 ~~the plot and the neighborhood in general.~~
- 75 4. The color of the roof material shall be a non-reflective neutral
- 76 color that shall not overwhelm or cause the roof to stand out in a
- 77 significant manner. Primary colors and white are prohibited. No
- 78 bright, electric or florescent colors shall be used.
- 79 5. The metal roof shall have a finish that is non-reflective with an
- 80 Initial Solar Reflectance (IR) or (SR) of .50 or less or a Solar
- 81 Reflective Index (SRI) of 60 or less.
- 82 6. Paint applied to painted metal roof panels must be applied to
- 83 the panels at the factory using materials and a baking or other
- 84 process that prevents the paint from cracking or chipping
- 85 through normal wear and tear of a residential roof. All unfinished
- 86 metal roofing is prohibited. Field applied painting of metal roofs
- 87 is prohibited.
- 88 4. 7. The details, color, and manner of installation shall be consistent
- 89 with the architectural design, style, and composition of the
- 90 residential or commercial structure and the character of the
- 91 surrounding neighborhood.

8. An applicant for a metal roof shall submit a metal sample and color chart to the building department along with a completed building permit application for a roof.

5. ~~The use of a metal roof is architecturally compatible with the established scale, context, and character of the surrounding area.~~

Section 2. All ordinances or parts of ordinances in conflict herewith or inconsistent herewith, are hereby repealed, but only insofar as such ordinances may be inconsistent or in conflict with this Ordinance.

Section 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance, which shall be deemed to be severable therefrom.

Section 4. This Ordinance shall become effective immediately upon adoption on second reading.

Passed on first reading this 7th day of November, 2017.

Passed and adopted on second reading this day of November 21, 2017.

ATTEST:


Ysabely Rodriguez, CMC
Village Clerk

APPROVED AS TO FORM:


Richard Sarafan
Village Attorney


MacAdam Glinn, Mayor