ORDINANCE NO. ____

AN ORDINANCE TO AMEND CHAPTER 1, SECTION 16, DEFINITIONS, OF THE MUNICIPAL CODE OF THE TOWN OF DEWEY BEACH, DELAWARE, 2005, AS AMENDED, BY AMENDING §1-16 DEFINING THE TERM "HALF-STORY".

BE IT ENACTED AND ORDAINED, by the Commissioners of the Town of Dewey Beach, Sussex County, Delaware, in session met, as follows:

Section 1. Chapter 1, Definitions of the Municipal Code of the Town of Dewey Beach, Delaware, 2005, as amended, is hereby further amended by striking the definition of the term "half-story" in its entirety and by substituting in lieu thereof the following:

"HALF-STORY -- A partial story located above a full story and underneath a sloping roof, where the roof planes intersect two opposite exterior walls at a height of no more than three feet above the half story floor level, and window dormers or other projections out from this roof plane do not exceed more than 50% of the horizontal length of the roof, measured along both opposite roof planes at three feet above the half story floor level or higher. In addition to where the term "half-story" appears in the code, this definition applies in the context of references to "2 ½ stories" appearing in Table 2, Bulk Standards in all Districts."

Synopsis

This Act restates the definition of half-story and clarifies that gambrel and mansard roofs do not meet the criteria of a half-story.