

# Simplification of Single-Family Home Regulations

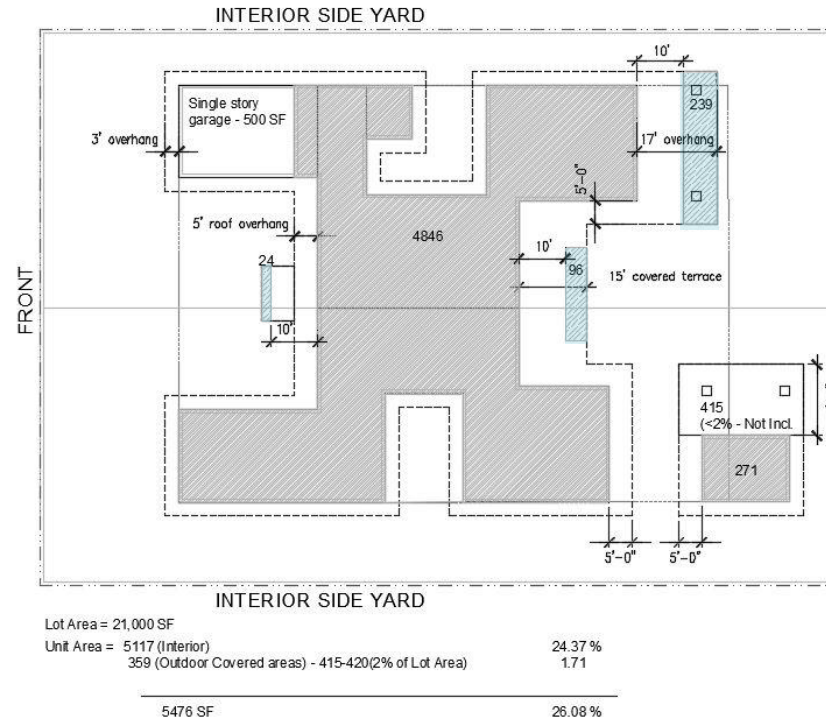
Miami Beach Land Use and Sustainability Committee

June 30, 2020

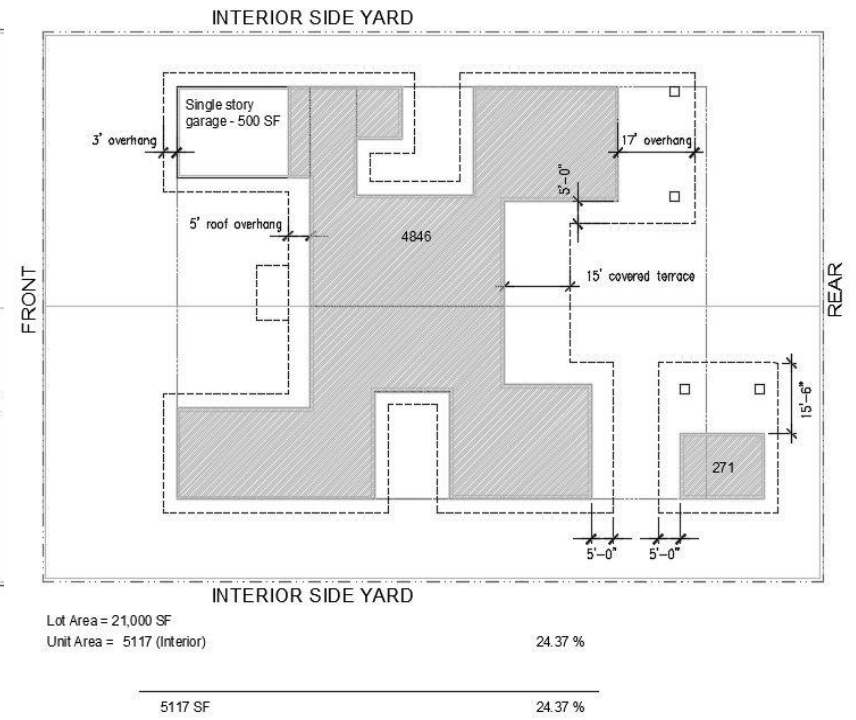
# Unit Size

- Proposed Exclusions:
  - Unenclosed covered terraces
  - Porches
  - Covered, unenclosed balconies
- Similar size homes
- Simplified requirements

## Existing



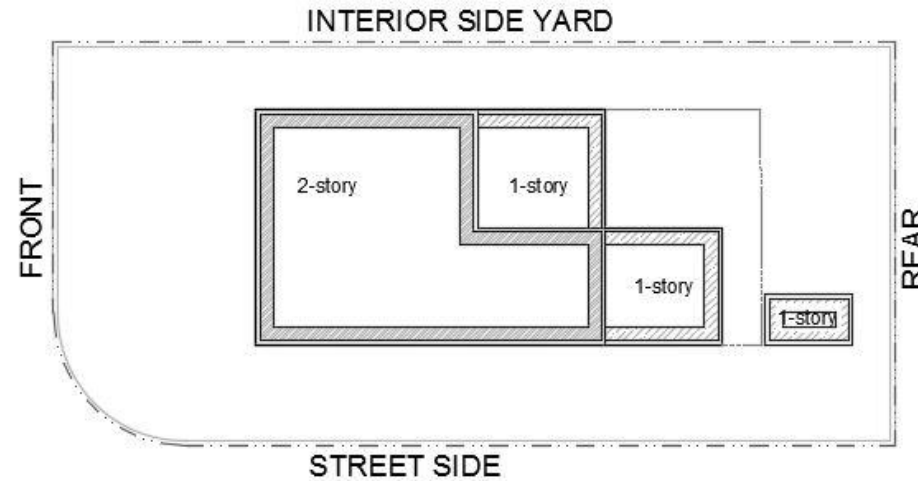
## Proposed



# Second Floor Requirements

- Existing
  - 2<sup>nd</sup> floor cannot exceed 70% of the volume of the 1<sup>st</sup> floor
- Proposed
  - Additional setbacks for portions of the 2<sup>nd</sup> floor when facing a street
- These requirements may be waived by the DRB

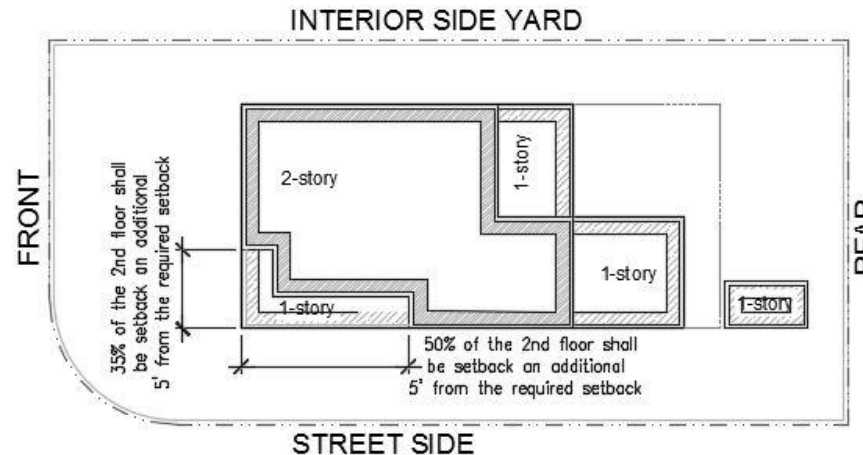
## Existing



Lot Coverage = 30%  
Unit Size = 50%

2nd floor = 70% of 1st floor (in this example)

## Proposed



Example 1

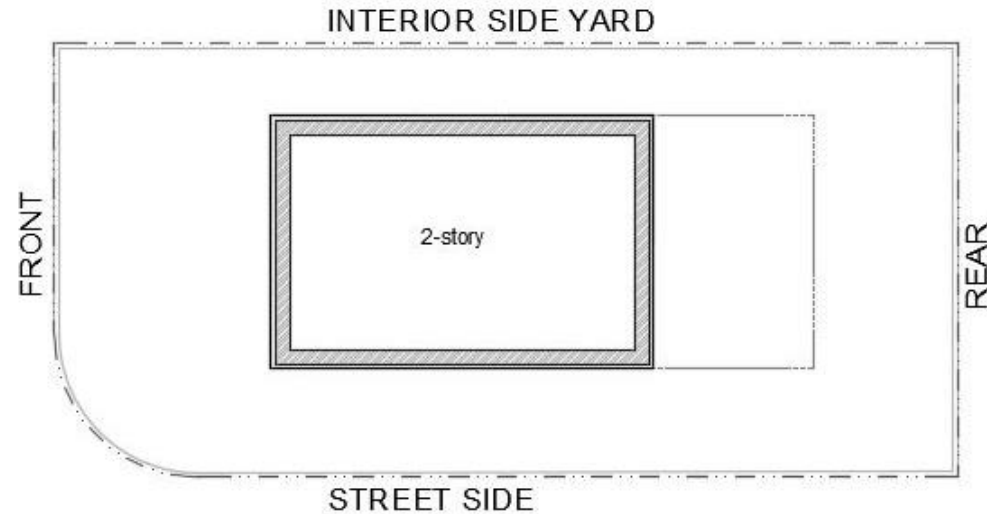
Lot Coverage = 30%  
Unit Size = 50%

2nd floor = 70% of 1st floor (in this example)

# Second Floor Requirements

- Additional setback would not apply if lot coverage <25% (current regulation)
- Proposed
  - Additional setbacks for portions of the 2<sup>nd</sup> floor when facing a street

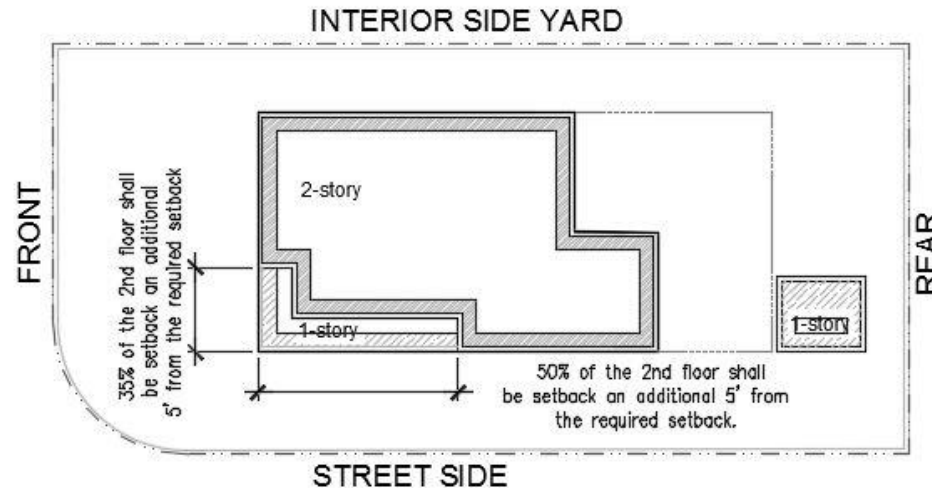
## Existing



Lot Coverage =  
24.99%  
Unit Size = 49.98%

2nd floor = 100% of 1st  
floor (in this example)

## Proposed



Example 2

Lot Coverage = 26.6%  
Unit Size = 49%

2nd floor = 90% of 1st  
floor (in this example)

# Understory Homes

- No longer require DRB approval
- Must comply with the stricter design regulations previously required for DRB approval
- Max enclosed building access increased from 3% to 5% of lot area
- Max driveway approach increased from 15% to 30% of lot width

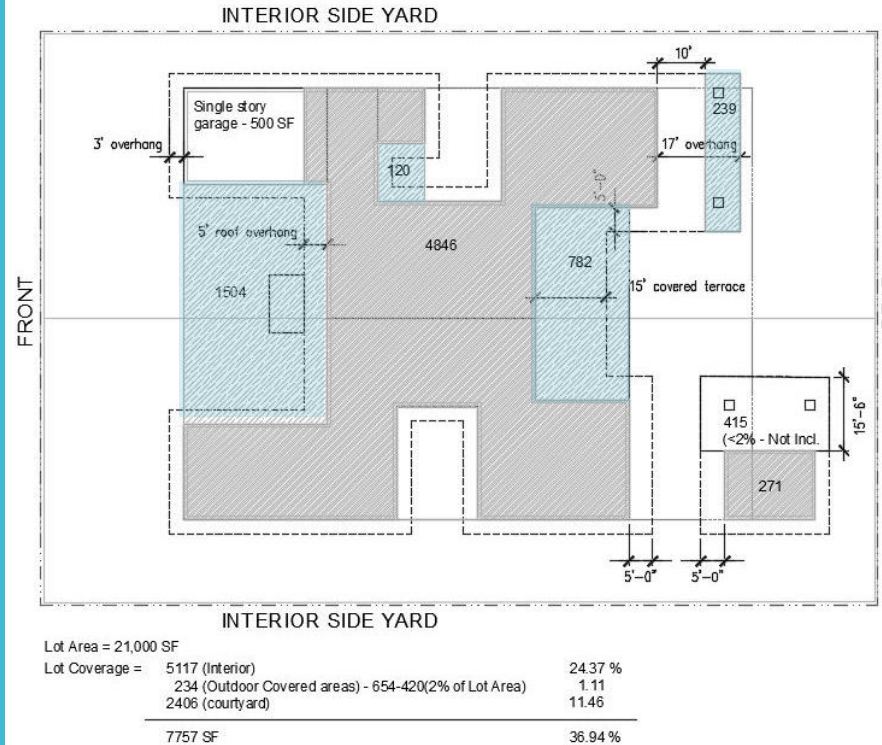




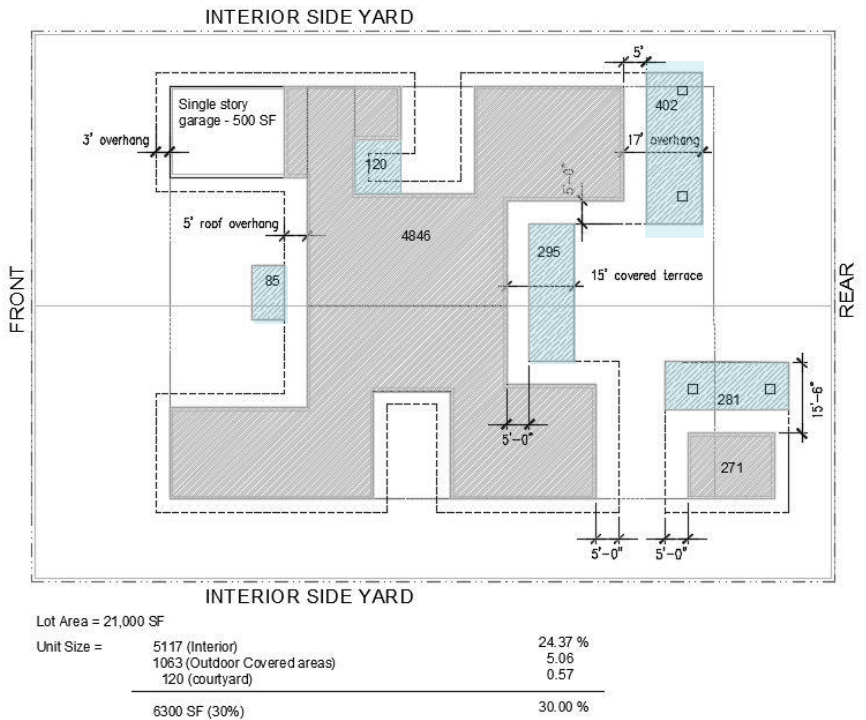
# Lot Coverage

- Currently courtyards, without a roof, count as lot coverage
- Covered area in the rear yard no longer excluded
- Proposed Exclusions include:
  - Courtyards (3 sides or less)
  - Eyebrows and roof overhangs (5' or less)
- Simplified requirements

## Existing



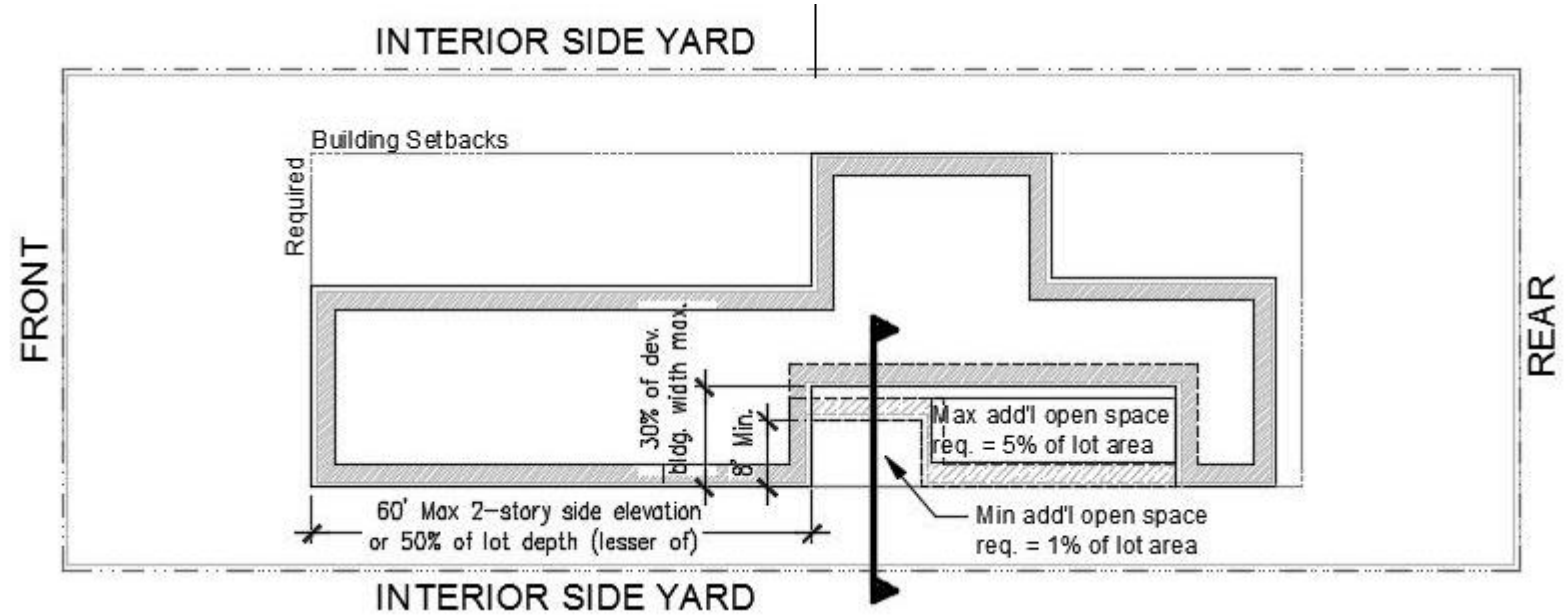
## Proposed



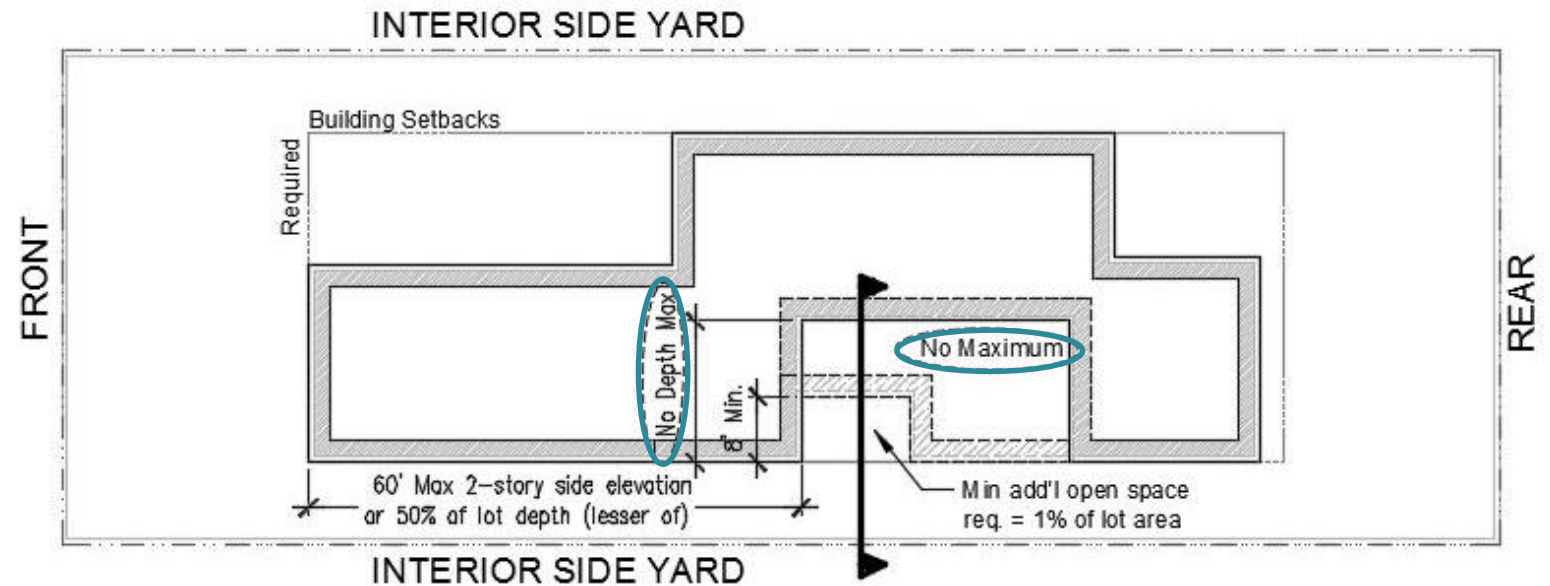
# Open Space Requirements

- Currently
  - Limited size
  - 75% Landscaped/open space
  - Mechanical equipment not permitted
- Proposed
  - No size limitation
  - 50% Landscaped/open space
  - Mechanical Equipment is permitted

## Existing



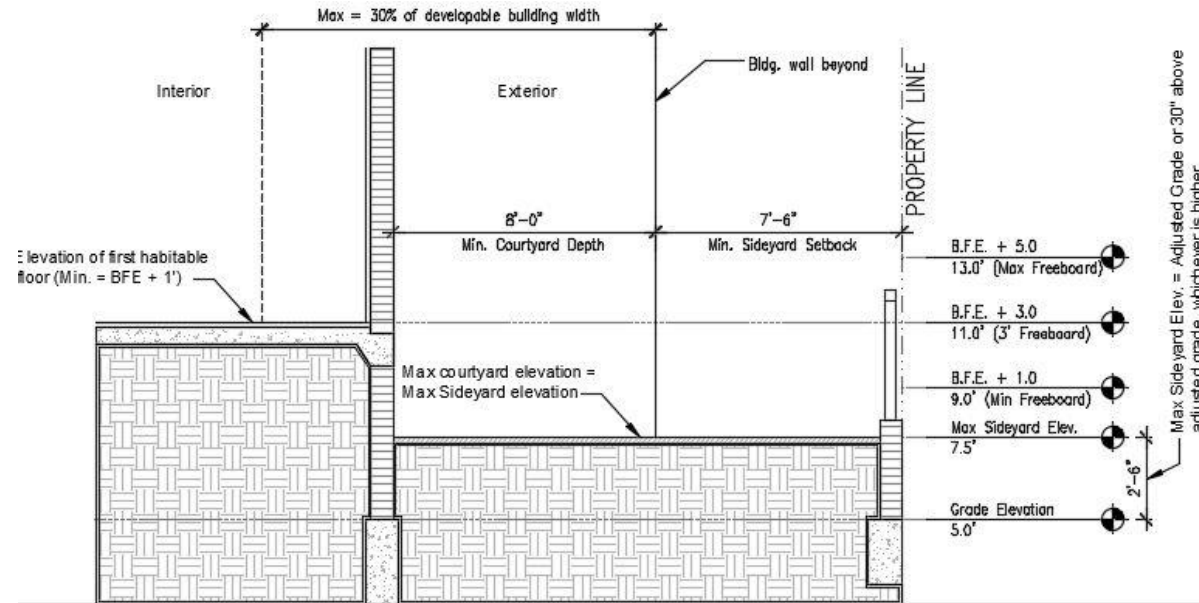
## Proposed



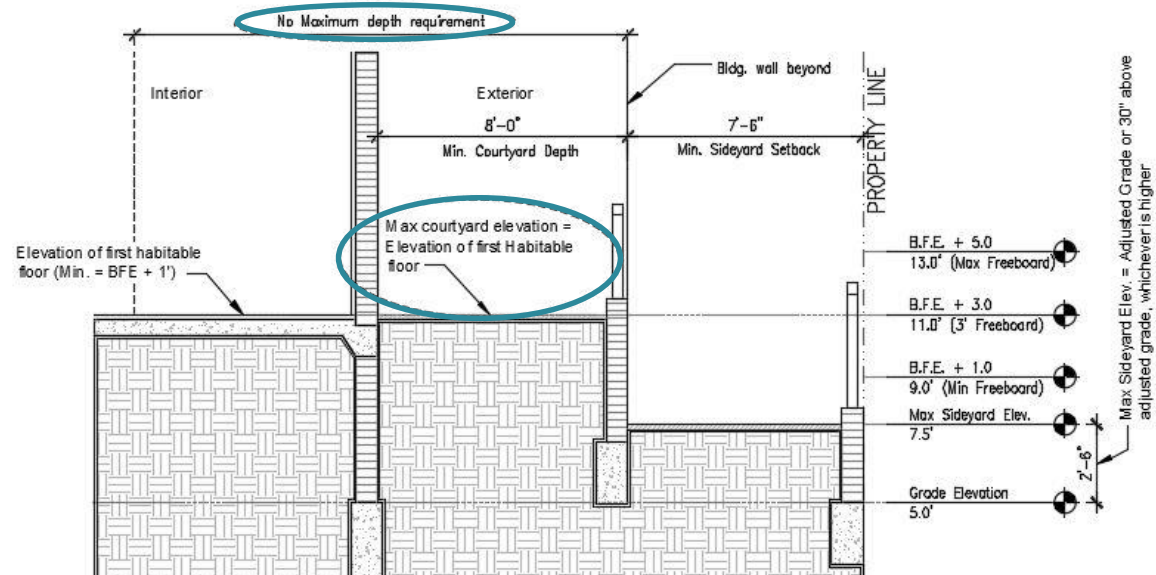
# Open Space Requirements

- Currently
  - May not exceed maximum permitted side yard elevation.
- Proposed
  - May not exceed elevation of the 1<sup>st</sup> habitable floor.

## Existing



## Proposed





## Other Modifications

- Lot coverage for single-story home
- Minimum side setbacks of 10' now for lots 65' in width or greater
- Limits to the continuance of non-conforming interior side yard setbacks
- Accessory Structures in the rear yard