

Existing RM1 Zoning Regulations and Proposed NCD Regulations

		EXISTING	PROPOSED NCD
LOT COVERAGE		45%	NA
SETBACKS	FRONT	20'-0"	North Shore -10'-0" Biscayne Beach - 10'-0" Normandy Isle and Normandy Shores - 20'-0" Waterfront - 25'-0"
	INTERIOR SIDE	< 65 Width - 7.5 feet > 65 Width - 10 feet / or 8% of lot width (whichever is greater)	<u>North Shore, Biscayne Beach, Normandy Isle and Normandy Shores</u> Non-Waterfront: •Lot width of 60 feet or less - 5 feet •Lot width of 61 feet or greater - 7.5 feet, or 8% of lot width Waterfront: •7.5 feet, or 8% of lot width, whichever is greater •One (1) interior side shall be 10 feet -or- 10% of lot width
	SIDE FACING A STREET	< 65 Width - 7.5 feet > 65 Width - 10 feet / or 8% of lot width (whichever is greater)	Five (5) feet
	SUM OF THE SIDES	16% of lot width	NA
	REAR	10% of lot depth	<u>North Shore</u> • Non-waterfront lots – 5 feet • Waterfront lots – 10% of lot depth <u>Biscayne Beach</u> • 10 % of lot depth <u>Normandy Isle and Normandy Shores</u> • Non-waterfront lots – 5 feet •Waterfront -10% of lot depth, maximum 20 feet
NON-CONFORMING SETBACK STANDARDS		N/A	<u>Existing 'Contributing' Buildings</u> •Rooftop additions may follow existing interior side and/or rear setbacks •New ground level additions may follow any existing interior side and/or rear setback, provided at least 33 % of building is substantially retained and restored

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MAXIMUM LOT AGGREGATION	<p>Two (2) contiguous lots*</p> <p>*The two (2) lot aggregation may be exceeded if the development site was combined with a unity of title prior to June of 2017</p>	<p>Two (2) platted lots</p> <p>Three (3) platted lot Exceptions:</p> <ul style="list-style-type: none"> •Where a development site contains at least one (1) 'contributing' structure •Projects consisting solely of affordable and/or workforce housing
MAXIMUM HEIGHT	<ul style="list-style-type: none"> •50'-0" • 55'-0' For properties outside a local historic district with a ground level consisting of non-habitable parking and/or amenity use 	<ul style="list-style-type: none"> • 32 feet for the first 25 feet of building depth • 45 feet for the remainder of the building depth • 55 feet may be permitted by DRB or HPB for the remainder of the lot depth for properties that contain at least one (1) 'contributing' building that is 50% or more substantially retained and restored <p>NOTE: The DRB or HPB may waive the aforementioned requirement for the 50% retention of existing 'contributing' buildings, provided at least 25% of all existing 'contributing' buildings on site, as measured from the front elevation, are substantially retained and restored.</p>
UNIT SIZE	<p>MINIMUM UNIT SIZE</p> <ul style="list-style-type: none"> • New construction: 550 •Rehabilitated buildings: 400 • WF/AH: 400 <p>AVERAGE UNIT SIZE</p> <ul style="list-style-type: none"> • New construction: 800 •Rehabilitated buildings: 500 •WF/AH: 400 	<p>MINIMUM UNIT SIZE</p> <ul style="list-style-type: none"> •New construction - 400 •'Contributing' buildings which are substantially retained and restored - 300 •Additions to 'contributing' buildings which are substantially retained and restored - 300 •WF/AH - 400 <p>AVERAGE UNIT SIZE</p> <ul style="list-style-type: none"> •New construction - 500 •'Contributing' buildings which are substantially retained and restored - 400 •Additions to 'contributing' buildings which are substantially retained and restored - 400 •WF/AH - 400

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PARKING	<p>Lots 65 feet in width or less:</p> <ul style="list-style-type: none"> • No Parking Requirement <p>Lots wider than 65 feet:</p> <ul style="list-style-type: none"> • Units between 550 and 1,600 SF - 1 (one) space per unit • Units 1,600 SF or greater - 2 (two) spaces per unit 	<p>Lots 65 feet in width or less:</p> <ul style="list-style-type: none"> • No Parking Requirement <p>Lots wider than 65 feet:</p> <ul style="list-style-type: none"> • No Parking Requirement for development sites with six (6) units or less and for 'Contributing' buildings that are substantially retained, preserved and restored • One (1) space per unit (regardless of unit size) for developments with seven (7) or more units. <p>Note: DRB or HPB can waive parking requirements</p>
DEMOLITION PROCEDURES	<ul style="list-style-type: none"> • Subject to HPB approval in Local Historic Districts • No standards or procedures outside of Local Historic Districts 	<ul style="list-style-type: none"> • No demolition of 'contributing' buildings for surface parking lots • Outside of Local Historic Districts new requirements for replacement structure approval and permitting prior to demolition of 'contributing' building
ROOF-TOP ADDITIONS	Subject to HPB or DRB approval	<ul style="list-style-type: none"> • Subject to HPB approval in Local Historic Districts • Outside of Local Historic Districts may be reviewed by staff, subject to compliance with specified criteria
ELEVATOR AND STAIRWELL BULKHEAD HEIGHT	Subject to HPB or DRB approval	Required to meet, unless waived by DRB or HPB
SHADE STRUCTURE HEIGHT EXCEPTION	Subject to HPB or DRB approval, not to exceed 25'	Maximum 10' and subject to DRB or HPB approval
DESIGN AND RESILIENCY STANDARDS SPECIFIC TO NB NCD	Not required, but still subject to applicable Sea Level Rise Criteria	As specified in ordinance
ADDITIONAL PARKING DESIGN STANDARDS SPECIFIC TO NB NCD	Not required	As specified in ordinance