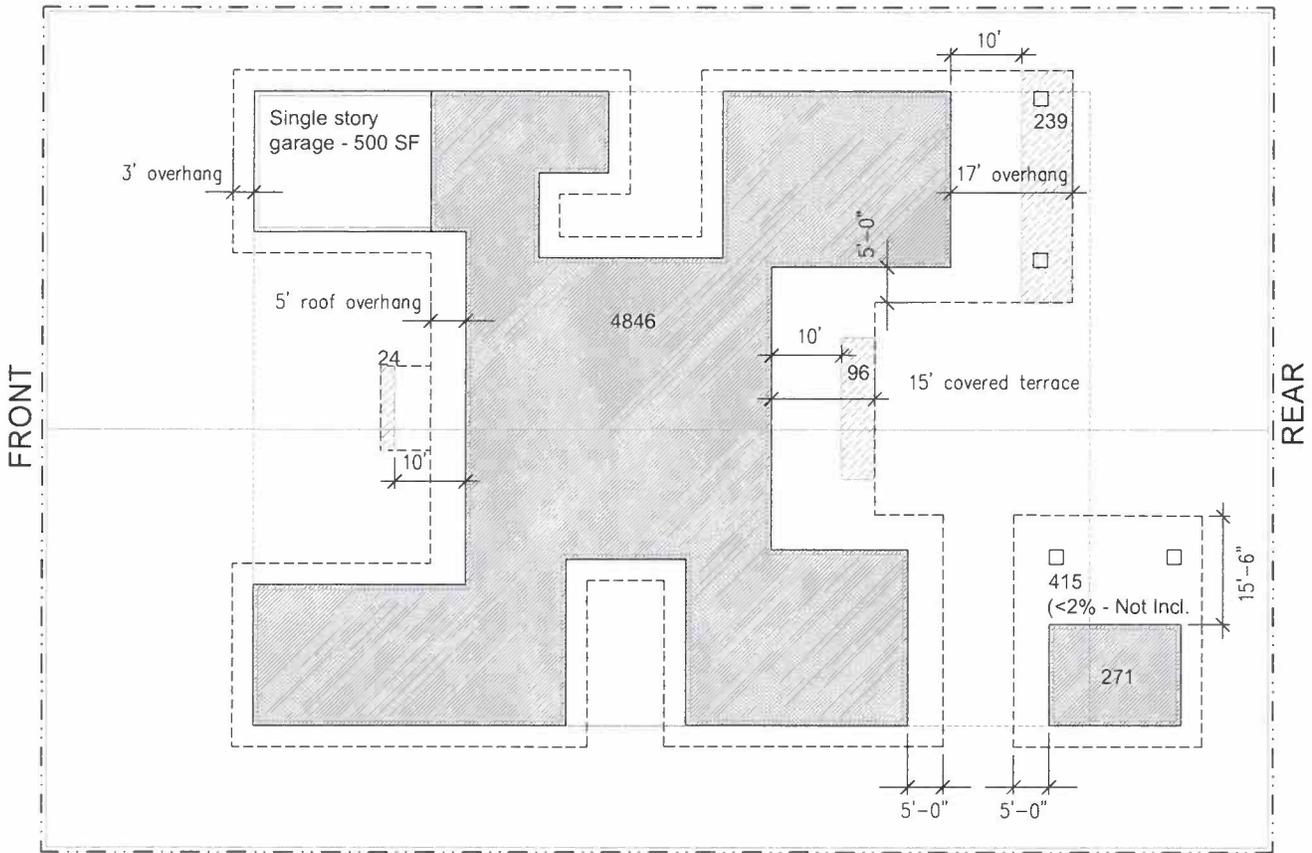


INTERIOR SIDE YARD



INTERIOR SIDE YARD

Lot Area = 21,000 SF

Unit Area = 5117 (Interior)

359 (Outdoor Covered areas) - 415-420(2% of Lot Area)

24.37 %

1.71

5476 SF

26.08 %

EXISTING REQUIREMENTS (Ground floor example only)

MIAMI BEACH

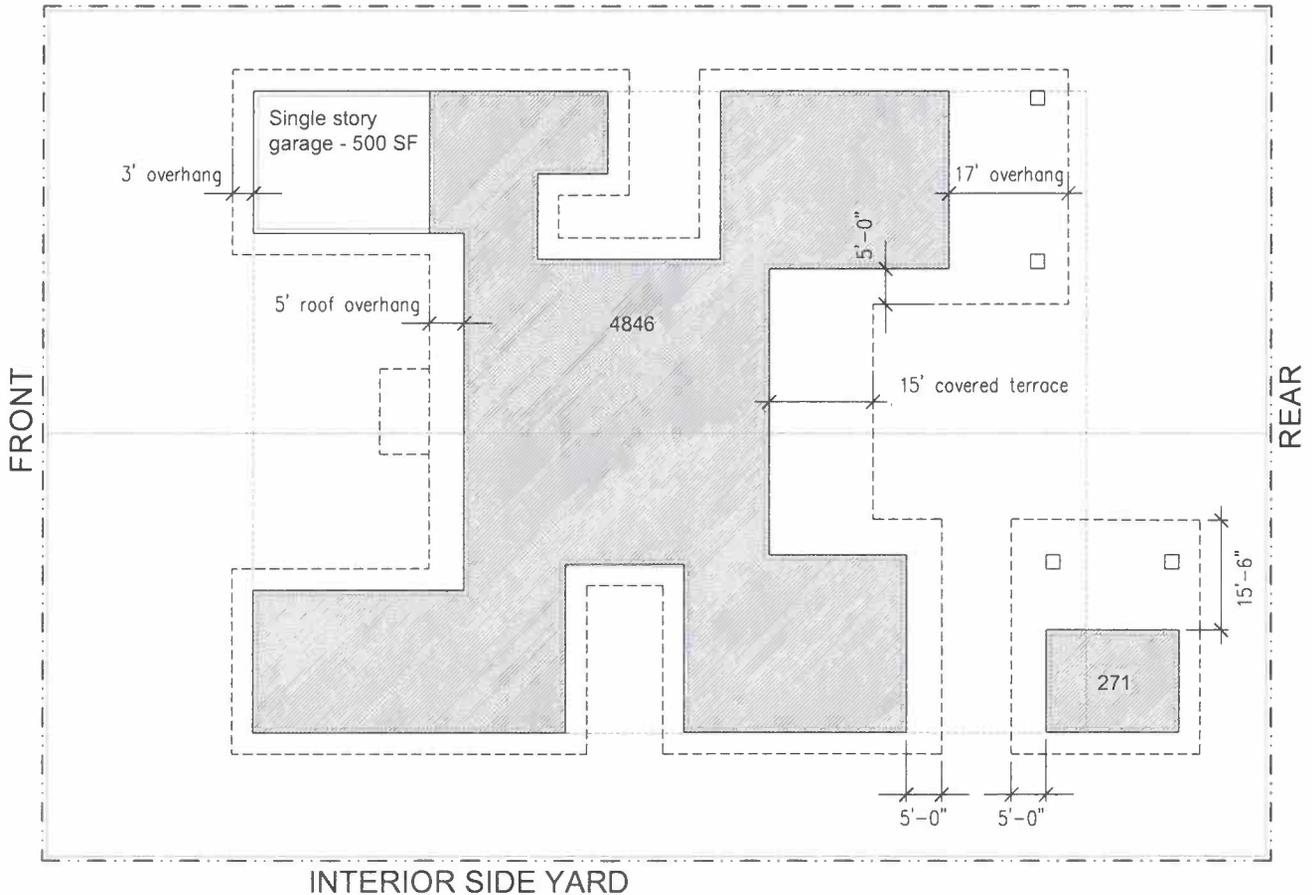
Planning Department

1

Unit Size - Existing

1. Portions of covered terraces, breezeways and open porches exceeding 10' count in unit size.
2. Covered terraces and porches in the rear yard which exceed 2% of lot area count as unit size.
3. Portions of covered balconies exceeding 6' count in unit size.

INTERIOR SIDE YARD



Lot Area = 21,000 SF

Unit Area = 5117 (Interior)

24.37 %

5117 SF

24.37 %

PROPOSED REQUIREMENTS (Ground floor example only)

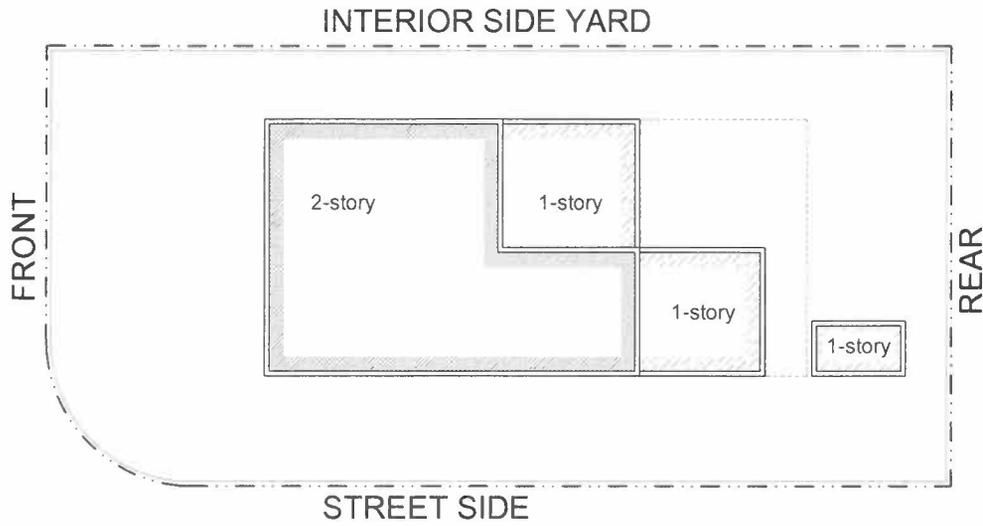
MIAMI BEACH

Planning Department

2

Unit Size - Proposed

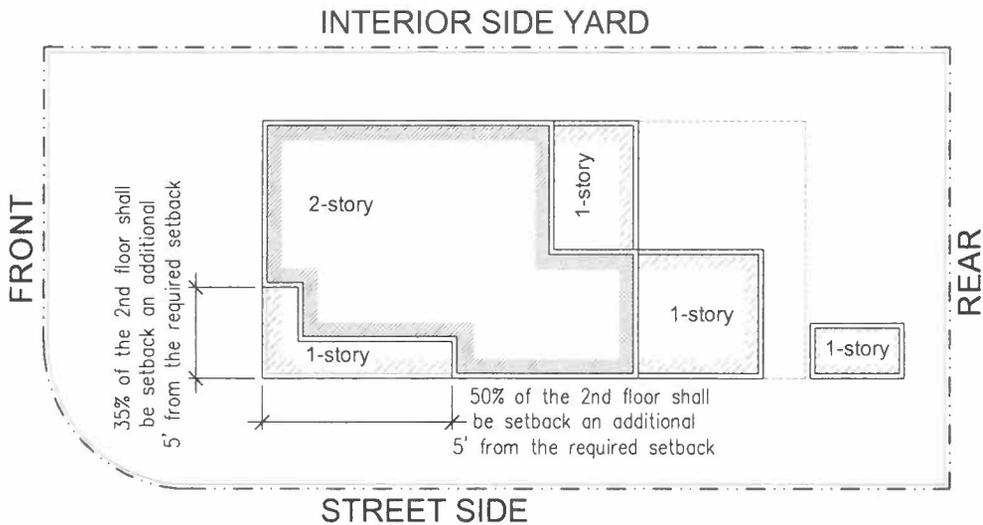
1. Unenclosed covered terraces, porches and breezeways do not count as unit size.
2. Covered, unenclosed balconies do not count as unit size.



Lot Coverage = 30%  
Unit Size = 50%

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

EXISTING REQUIREMENTS- 2nd floor cannot exceed 70% of the volume of the first floor



Example 1

Lot Coverage = 30%  
Unit Size = 50%

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

PROPOSED REQUIREMENTS - 35% of the 2nd floor along the front and 50% along a street side elevation shall be setback a minimum of 5' from the minimum required setback

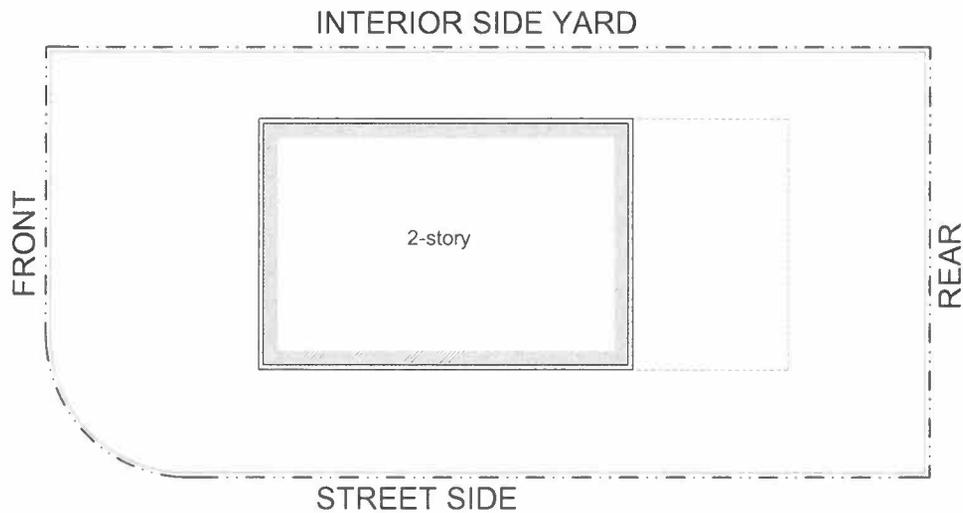
**MIAMI BEACH**

Planning Department

3

**SECOND FLOOR REQUIREMENTS**

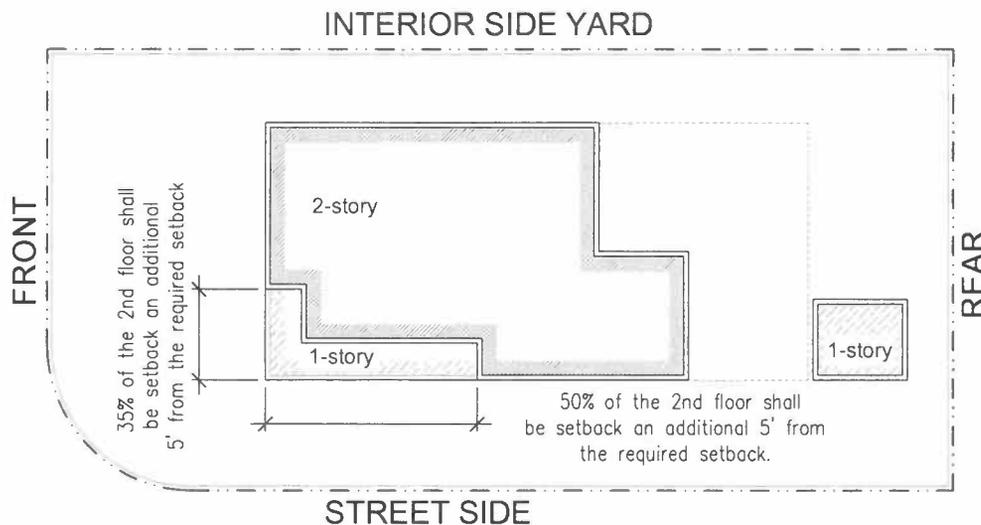
The 70% limitation is replaced with the requirement for homes with a lot coverage of 25% or greater having at least 35% of the second floor along the front and 50% along a street side set back a minimum of 5' from the minimum required setback This may be waived by the DRB.



Lot Coverage =  
24.99%  
Unit Size = 49.98%

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

EXISTING REQUIREMENTS- 2nd floor volume not limited, provided lot coverage <25%  
(No changes proposed to this requirement)



Example 2

Lot Coverage = 26.6%  
Unit Size = 49%

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

PROPOSED REQUIREMENTS - 35% of the 2nd floor along the front and 50% along street side elevations shall be setback an additional 5' from the minimum required setback

MIAMI BEACH

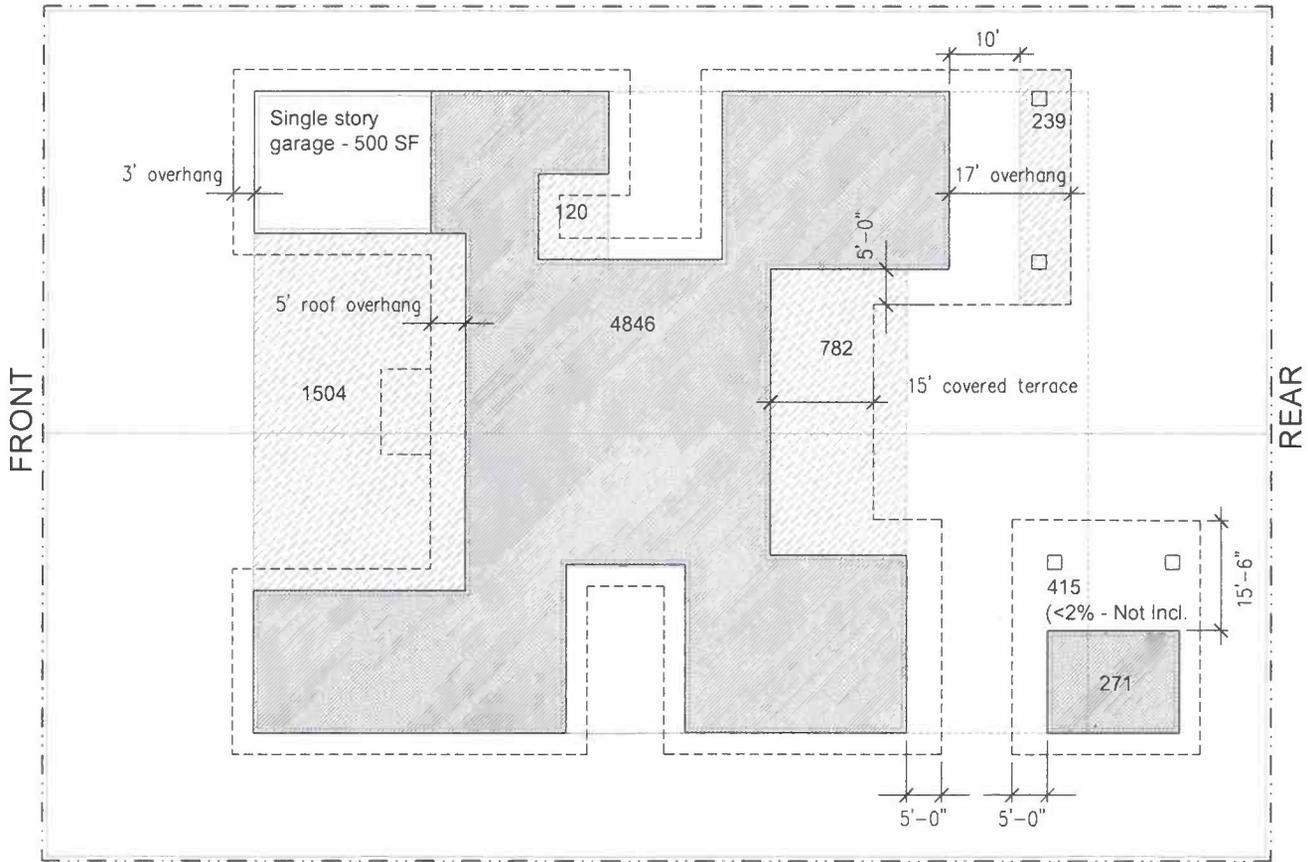
Planning Department

4

## SECOND FLOOR REQUIREMENTS

The 70% limitation is replaced with the requirement for homes with a lot coverage of 25% or greater having at least 35% of the second floor along the front and 50% of the second floor along a street side must setback an additional 5' from the minimum required setback. This may be waived by the DRB.

INTERIOR SIDE YARD



INTERIOR SIDE YARD

Lot Area = 21,000 SF

Lot Coverage =	5117 (Interior)	24.37 %
	234 (Outdoor Covered areas) - 654-420(2% of Lot Area)	1.11
	2406 (courtyard)	11.46
	<hr/>	<hr/>
	7757 SF	36.94 %

EXISTING REQUIREMENTS

MIAMI BEACH

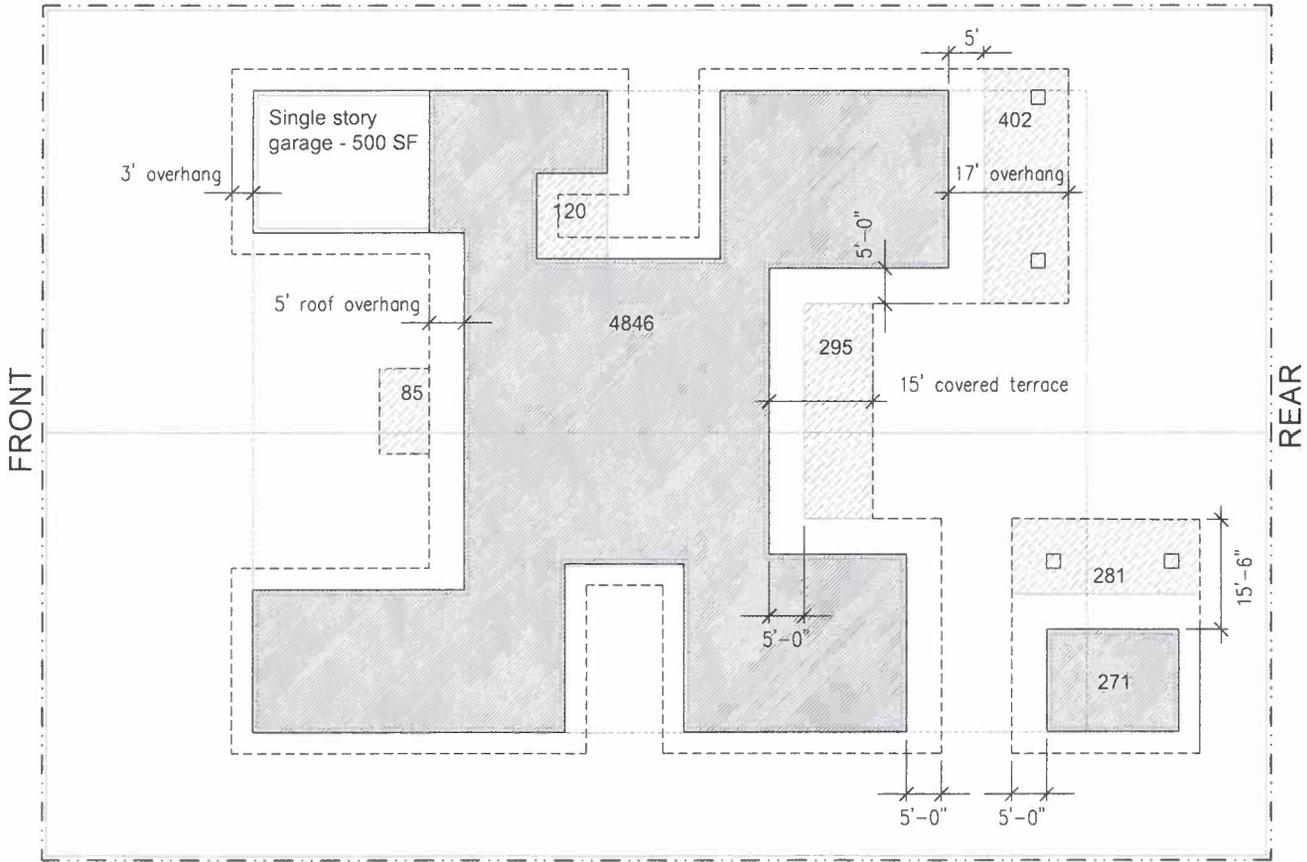
Planning Department

5

LOT COVERAGE - Existing

1. Internal court yards which are substantially enclosed on **3 or more sides** count as lot coverage.
2. covered areas attached to the main home with a projection of 10' or less are not counted as lot coverage.
3. Covered areas detached from the main home, with a projection of 10' or less, and not exceeding 2% of the lot area are not counted as lot coverage.

INTERIOR SIDE YARD



Lot Area = 21,000 SF

Unit Size =	5117 (Interior)	24.37 %
	1063 (Outdoor Covered areas)	5.06
	120 (courtyard)	0.57
	<hr/>	<hr/>
	6300 SF (30%)	30.00 %

PROPOSED REQUIREMENTS

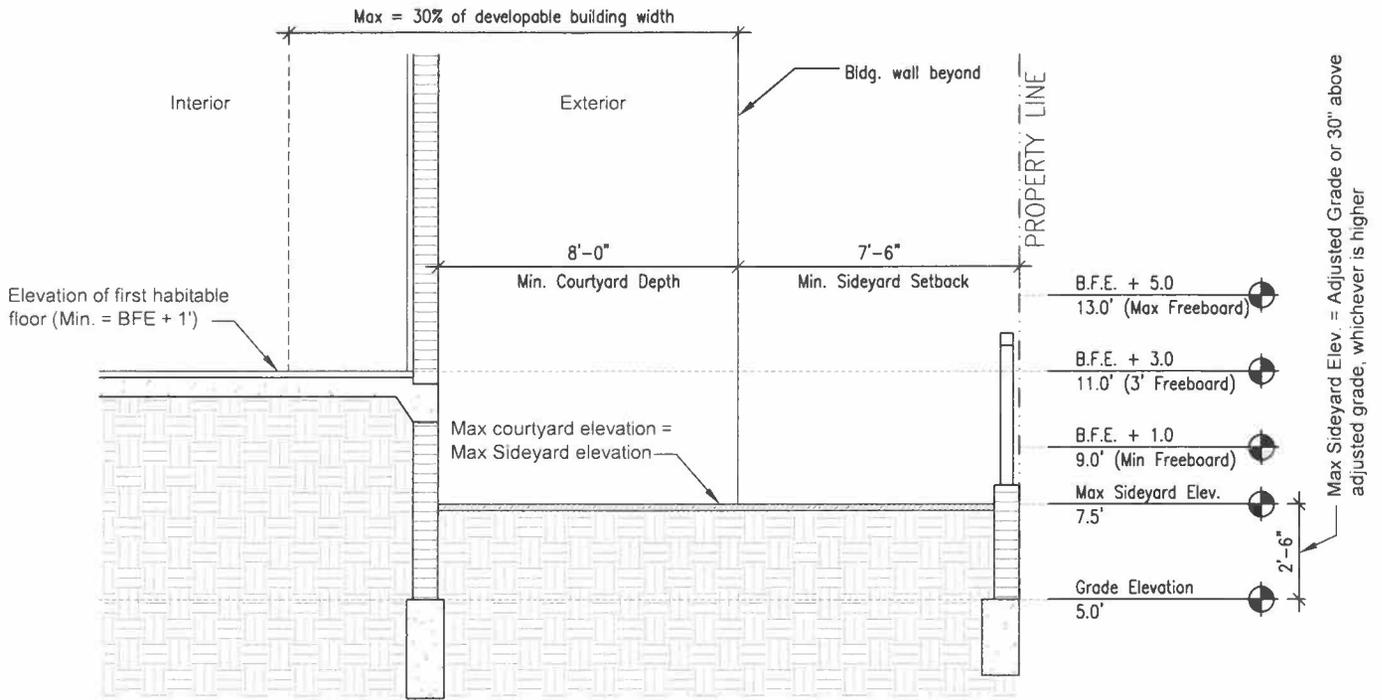
MIAMI BEACH

Planning Department

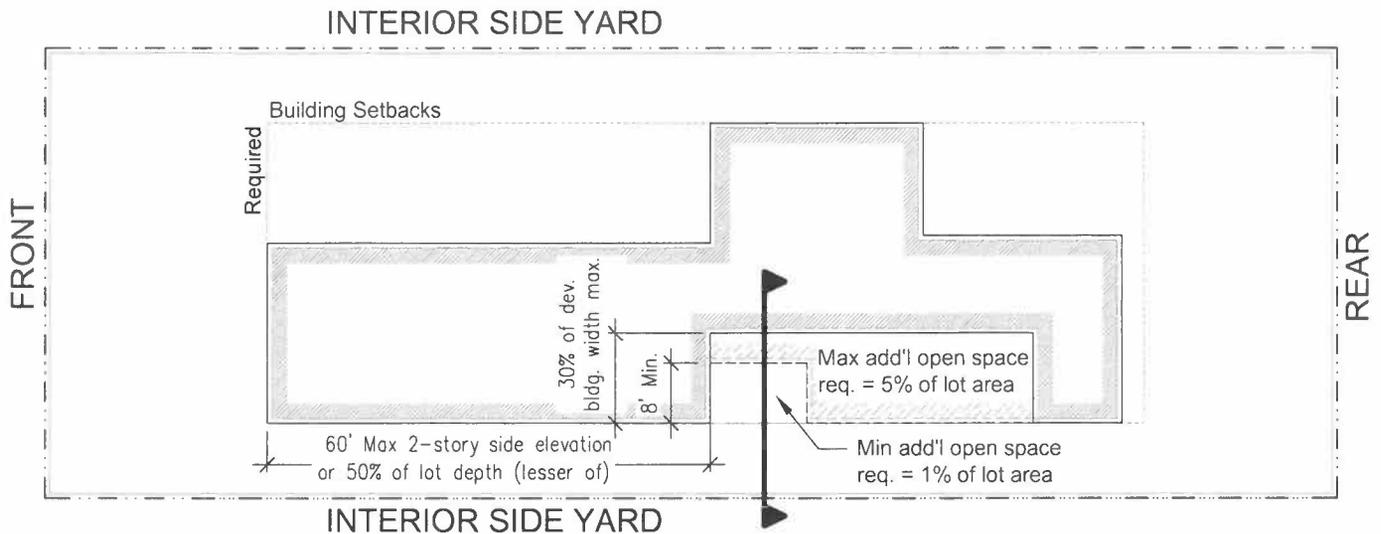
6

LOT COVERAGE - PROPOSED

1. Internal court yards which are substantially enclosed on **4 or more sides** count as lot coverage.
2. Eyebrows and roof overhangs exceeding 5 feet in depth count as lot coverage.



EXISTING REQUIREMENTS- Typical Side yard Section



EXISTING REQUIREMENTS - Typical Site Plan

MIAMI BEACH

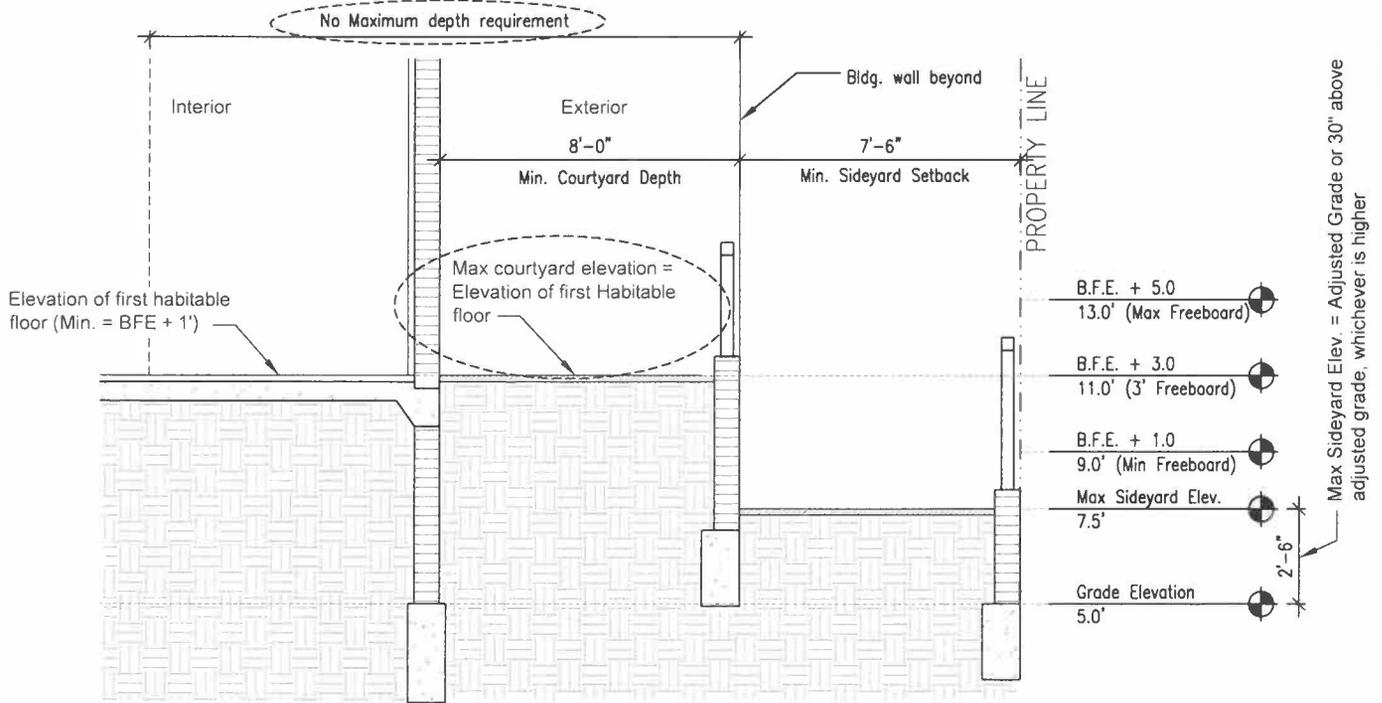
Planning Department

7

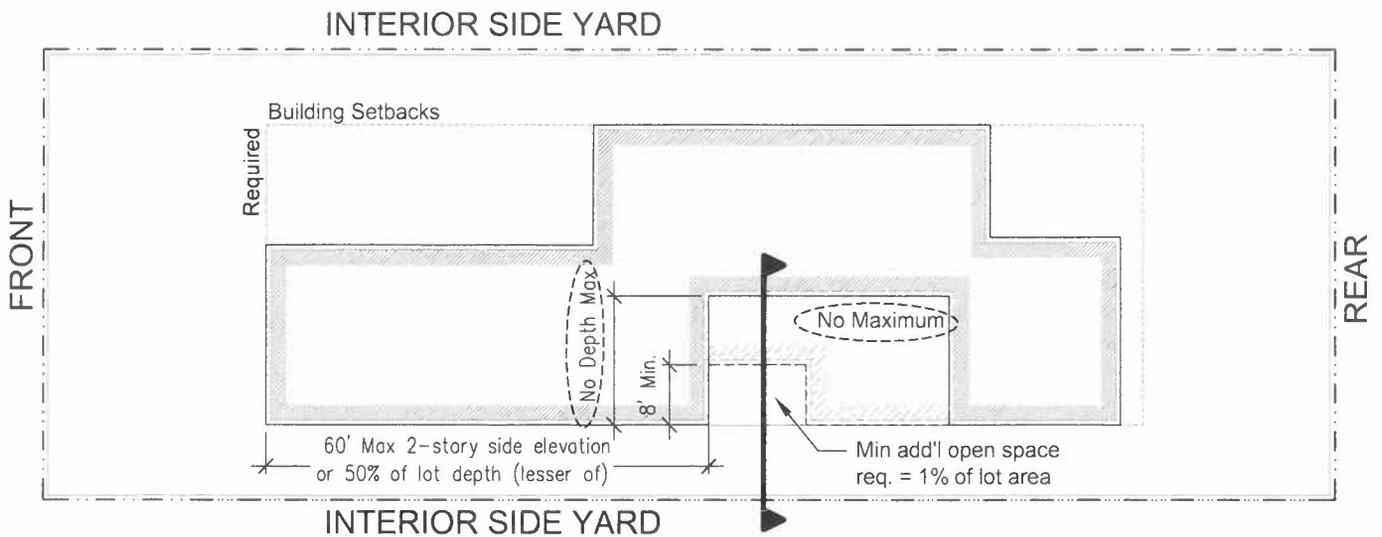
## OPEN SPACE REQUIREMENTS

When additional open space is required along an interior side yard, such area:

1. May not exceed the maximum permitted side yard elevation.
2. Shall have at least 75% of the open space landscaped.
3. Mechanical equipment is not permitted.



PROPOSED REQUIREMENTS- Typical Side yard Section



PROPOSED REQUIREMENTS - Typical Site Plan

MIAMI BEACH

Planning Department

8

## OPEN SPACE REQUIREMENTS

When additional open space is required along an interior side yard, such area:

1. May not exceed elevation of the **first habitable floor**.
2. Shall have at least **50%** of the open space landscaped.
3. Mechanical equipment **is** permitted.