

4. Site Design and Development Standards

Table 4.02.02.A: Building Height and Setback Standards

Zoning District	Maximum Building Height (in feet) ^{6/}	Minimum Setbacks from Property Lines (in feet)					
		Front	Side		Side Adjacent to Street	Rear	
			General	Adjacent Residential Districts Above ⁵		General	Adjacent Residential Districts Above ⁵
AR	35	25	50 ¹		50 ¹	50	
R-1a	35	30	12		25	30	
R-1b	35	25	7.5		20	25	
R-1c	35	20	5		15	20	
R-1cT	35	20	5		15	20	
R-O	35	20	0 ^{1,2}		10 ¹	20	
RTH	35	25	7.5		15	20	
R-2	35	25	5 ¹		15	25	
R-3	55	25	5 ¹	15	15 ⁴	15 ³	25
CL	35	25	5 ¹	15	15	10	15
CM	55	25	5 ¹	15	15 ⁴	10 ³	15
CH	65	25	5 ¹	15	15 ⁴	10 ³	15
M-1	55	25	5 ¹	15	5 ¹	5 ³	15
C	10	25	5 ¹	15	15	10	15
R	55	25	5 ¹	15	15 ⁴	10 ³	15
PF	55	25	5 ¹	15	15 ⁴	10 ³	15

¹ The *Side Yard Setbacks* shown apply to one-story *Buildings*. For each story above the first story, the *Side Yard Setback* shall increase 2.5 feet.

² A zero *Side Yard Setback* is allowed, but shall apply to only one *Side Yard*. The second *Side Yard* shall have a *Setback* of eight (8) feet.

³ The minimum *Rear Yard Setback* shall increase four (4) feet for each *Story* above the third story. In the M-1 district the *Rear Yard Setback* shall increase six and one-half (6.5) feet for every *Story* above the first *Story*.

⁴ The minimum *Side Street Setback* shown applies to 1-3 story *Buildings*. For each *Story* above the third *Story*, the *Side Street Setback* shall increase 2.5 feet.

⁵ The minimum *Setback* for a *Side* or *Rear Yard*, adjacent to an R-2 district or above (R-2 through AR), shall be as shown in the table. For each *Story* above the first, such *Side* and *Rear Yard Setback* shall increase by one (1) foot for every foot of height beginning at fifteen (15) feet from the side or rear property line as applicable.

⁶ Maximum height may be affected by *Setback* or overlay district requirements.

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7. Within the **Residential** subdivisions listed below that are located outside an FBO district, no permit shall be issued for a three (3) Story dwelling or a dwelling exceeding twenty (20) feet in **Building Height** until at least thirty (30) percent of the lots in the subdivision have been developed with two (2) story dwellings. This provision does not apply to the portions of the following subdivisions located within an FBO district:

Miramar Beach Area - All R-1C zoned areas in the following subdivisions:

- Miramar Heights Subdivision
- Wells Gulf Beach Estates
- Miramar Beach 1st Addition

Palmetto Trace - All phases.

Summerwood - All phases.

Summerbreeze Subdivision - All phases

Gulf Highlands, Unit 2 - All R-1B zoned areas.

Open Sands - All R-1C zoned areas including the Pura Vida unrecorded subdivision.

Gulf Highlands Subdivision - All R-1B or R-1C zoned areas.

El Centro Beach Area - All R-1C zoned areas in the following subdivisions:

- El Centro Beach
- Diamond Head Section of Lakeside By The Gulf
- Crown Point Section of Lakeside By The Gulf

Colony Club Area - All property zoned as R-1A in the following subdivisions:

- Greens West
- Bay West Estates Unit 1
- Colony Club Subdivision Phase 1
- Trieste Phase 2
- North Colony Club Estates Phase 1
- Trieste
- Colony Club Harbour Phases 1, 2, and 3
- All unrecorded lots in the Colony Club area.

The Glades Area - All property zoned as R-1B or R-O in the following subdivisions:

- The Glades and The Glades Phase II
- Tierra Verde and Tierra Verde Phase II
- Glades unrecorded addition

Bid-A-Wee Beach Area - All property zoned as R-1C or R-O in the following subdivisions:

- Seclusion Beach
- North Bid-A-Wee 1st Addition
- North Bid-A-Wee Beach
- Reflections
- Bid-A-Wee Beach 1st Addition
- Bahama Beach and Bahama Beach 1st Addition
- Daugette Addition to Bahama Beach
- Fernwood Park
- Gardenia Beach
- Hearn's Addition to Bahama Beach
- Hutchison's 1st Addition and 2nd Addition
- Leary's 2nd Addition

(Ord. #1340, 4/9/15; Ord #1475, 12/13/18; Ord. #1514, 2-13-20)

E. Design Requirements for Zero Lot Line Situations

1. Where zero **Lot Lines** are allowable, the wall of the structure located on the **Lot Line** shall have no windows, doors, air conditioning units or openings. Windows, doors or openings shall be permissible if no less than a five (5) foot **Building Setback** is maintained.
2. An atrium or courtyard may be allowable where the atrium or courtyard is enclosed on three (3) sides by the walls of the **Building** and a **Solid Faced** wall at least eight (8) feet in height is located on the **Lot Line**. The **Solid Faced** wall shall be constructed of the same material as the exterior wall of the **Building**.
3. A maintenance and drainage easement at least five (5) feet in width shall be recorded to permit property owners the ability to maintain and repair that part of the structure located on the **Lot Line**. This easement shall be shown on the **Subdivision Plat** and shall be incorporated into each deed transferring title

to the property. **Roof** overhangs may penetrate the easement of the adjacent **Lot** to a maximum of twenty-four (24) inches, but the **Roof** shall be designed so that water runoff from the **Dwelling** place on the **Lot Line** is limited to the easement area.

F. Lot Requirements

Site design standards for **Lot** area, **Lot** width, **Lot** coverage and **Impervious Surface**, are provided in Table 4.02.02.C.

1. Minimum **Lot** area is the total area of the **Lot** measured horizontally.
2. Minimum **Lot** width is the minimum distance measured between side **Lot Lines** between the front and the rear **Building Setback**.
3. Maximum **Lot** coverage is the maximum percentage of the **Lot** that may be covered by a **Building** and is calculated by dividing the total of **Building** footprint area by the total **Lot** area.
4. Maximum **Impervious Surface** is the maximum percentage of the **Lot** that may be covered by impervious materials, including **Buildings**, pavement and other surfaces that are not permeable to water. It is calculated by dividing the total area of all **Impervious Surfaces** by the total **Lot** area.
5. Notwithstanding the minimum **Lot** area set forth above, any single **Residential Lot Platted** prior to enactment of the preceding requirements may be used for a **Single Family Dwelling** and shall be subject only to the **Setback** requirements applicable to a **Lot** or comparable size as set forth above, regardless of the zoning classification; provided that at no time subsequent to the enactment of the preceding requirements was said **Lot** and any adjacent **Lot** or **Lots** owned by the same person so that the two (2) or more **Lots** taken together would meet the minimum requirements of this section.

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Table 4.02.02.C: Site Design Standards for Lots

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft. front bldg. line)	Maximum Lot Coverage ¹ (%)	Maximum Impervious Surface ² (%)
AR	A ⁴	A ⁴		30
R-1a	10,000	100	80	
R-1b	7,500	75	80	
R-1c	6,000	60	80	
R-1cT	6,000	60	80	
R-O	4,000	40	80	
RTH	1,575	20	80	60
R-2 1-2 units ³	6,000	60	40	
R-2 3-4 units	8,000	80	40	
R-2 5+ units	15 acres	600	40	
R-3 1-2 units	6,000	60	40	
R-3 3-4 units	8,000	80	40	
R-3 5+ units	10,000	100	40	
CL	5,000	50		80
CM	5,000	50		80
CH	5,000	None		85
M-1	6,000	60		70
C	None	None		5
R	None	50		40
PF	5,000	50		70

¹ "Lot coverage" includes principal and **Accessory Structures**, but not parking or other paved surfaces.

² "Impervious Surface" includes all Buildings, pavements and other Impervious Surfaces.

³ "Unit" refers to the number of **Dwelling Units**.

⁴ "A" means that the standard **Development** requires a minimum **Lot** of ten (10) acres (435,600 square feet) and a minimum **Lot** width of five-hundred (500) feet. Where cluster **Development** is proposed, the minimum **Lot** area is 21,780 square feet and the minimum **Lot** width is 100 feet.

(Ord. # 1332, 1-8-15)