

A. Building Height and Podium Standards

1. Table 7.02.03.H establishes the minimum and maximum **Heights** for **Buildings** in each of the FBO districts in terms of feet.
2. In each of the districts, additional height may be achieved through incentives established in Section 4.02.02E.
3. Table 7.02.03.I establishes standards for upper floors that are built on top of the **Building** podium or base floors, which are defined in terms of maximum feet (stories). Illustrations following the exhibit are conceptual only and are not intended to mandate the position of upper floors on the podium.
4. In a FBO-2 or FBO-3 district, **Buildings** thirty-five (35) feet tall or taller shall be set back from an FBO-1 or **Low Density Residential** district at least one hundred (100) feet. Starting at a distance of one hundred (100) feet from the applicable district boundary, **Building Height** may be increased to forty-five (45) feet. Beyond two hundred (200) feet, **Building Height** may be increased from forty-five (45) feet by one (1) foot for every one (1) foot increase in **Setback**. See Figure 7.02.03.A.
5. In the FBO-1 district, **Buildings** may extend an additional ten (10) feet beyond the total height allowed in this section provided that the portion of the **Building** exceeding the total height includes a tower room only. Tower rooms are restricted to a maximum of one hundred (100) square feet in area, excluding stairwells.
6. In the FBO-1 district, the width of the third floor shall be not be greater than seventy-five (75) percent of the width of the first floor. Width shall be measured parallel to the shoreline of the Gulf of Mexico.

Table 7.02.03.H: Minimum and Maximum Building Heights (in feet)

	FBO-1	FBO-2	FBO-3	FBO-4
Minimum	12	14	14	14
Maximum without Incentives	35	45	75	150
Maximum with Incentives	45	65	110	220

Notes:

- 1: **Height** shall be measured in accordance with Section 4.02.02..
- 2: The maximum height may be limited in the FBO-2 or FBO-3 district by the provisions of Section 7.02.03H.4.

Table 7.02.03.I: Podium Standards

Zone	<i>Building Can Occupy No More Than 75% of the Ground Floor Building Footprint Above the Lesser of:</i>
FBO-1	25 feet or 2 stories
FBO-2	45 feet or four stories
FBO-3	120 feet or 10 stories
FBO-4	120 feet or 10 stories

(Ord. #1254, 11/14/13)