

Table 4.02.02.A: Building Height and Setback Standards

Zoning District	Maximum Building Height (in feet) ^{6/} Without/ With Incentives	Minimum Setbacks from Property Lines (in feet)					
		Front	Side		Side Adjacent to Street	Rear	
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	
			General	Adjacent Residential Districts Above ⁵		General	Adjacent Residential Districts Above ⁵
R-3	55	25	5 ¹	15	15 ⁴	25 ³	15
CL	35	25	5 ¹	15	15	10	15
CM	55	25	5 ¹	15	15 ⁴	10 ³	15
CH	65/85	25	5 ¹	15	15 ⁴	10 ³	15
M-1	55/85	25	5 ¹	15	5 ¹	5 ³	15
C	10	25	5 ¹	15	15	10	15
R	55/85	25	5 ¹	15	15 ⁴	10 ³	15
PF	55/85	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. Where two (2) numbers are listed the higher number is the maximum height that may be achieved through the use of height incentives.

4. Site Design and *Development* Standards

4. Nothing shall extend above the ridgeline except chimneys, cupolas, steeples, parapets, antennas, mechanical equipment and elevator equipment. Within the AR zoning district, height limitations shall not apply to silos.
5. Within commercial districts, there shall be no projection of sills, belts, courses ornamental features or *Eaves* over any public right-of-way.
6. Within the *Residential* subdivisions listed below, no permit shall be issued for a three (3) Story dwelling 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

E. Height Incentives

1. The City Council may, after considering the recommendation of the Planning Board, grant the height increases for buildings in a CL, CM, CH or FBO district, upon finding that the conditions established in this section have been or will be met and that the public benefit in the conditions outweighs the benefits of strict compliance with the regulations, all based upon information presented at a public hearing. Height incentives are not a matter of right, they may be allowed at the sole discretion of the City Council.

4. Site Design and *Development* Standards

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* within one *Building*.

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.