

Attachment "E"

Property Development Regulations

RESIDENTIAL PROPERTY DEVELOPMENT REGULATIONS:

LAND USES	Minimum Lot or Tract			Minimum Building Setbacks (ft)				Max # of Habitable Floors/Max Building Height ^(3 & 8)	Min. Bldg Separation (ft)	Max. Lot Cover
	Area (sq ft)	Depth (ft)	Width ¹ (ft)	Side Incl. Corner	Rear about Lots	Rear about CO/Golf	Front ²			
SINGLE-FAMILY RESIDENTIAL USES										
Single-Family Detached	5,500	70	50	5	20	10	12 ⁴ or 20	0 ^{5&6} or 20	10	55%
Patio/Cluster Homes	3,500	70	35	5	10	10	12 ⁴ or 20	0 ^{5&6} or 20	10	55%
Zero Lot Line, Single-Family Attached or Townhouse	2,800	70	25	0 or 5	10	10	12 ⁴ or 20	0 ^{5&6} or 20	10	55%
Overwater Residential Uses ⁶	3,500	70	35	0 ⁶ or 5	0 ⁶ or 10	n/a	12 ⁴ or 20	0 ^{5&6} or 20	0 or 10	55%
MULTIPLE-FAMILY RESIDENTIAL USES										
Multiple-Family	6,000	100	n/a	10	20	10	20	0 ^{5&6} or 20	10	55%
Overwater Residential Uses ⁵	6,000	100	n/a	0 ⁵ or 10	0 ⁵ or 20	n/a	20	0 ^{5&6} or 20	20	55%
Assisted Living Facility	10,000	100	100	12½	20	10	20	20	25	55%
OTHER USES										
Clubhouse and Dry Boat Storage	n/a	n/a	n/a	5	20	10	n/a	0 ^{5&6} or 20	10	n/a
Accessory Structures	n/a	n/a	n/a	5	10	10	n/a	0 ^{5&6} or 20	n/a	n/a

Notes:

¹ Pie-shaped lots and flag lots are not required to meet minimum lot widths.

² Measured from back of curb where the back of curb is at the ROW or street easement.

³ Maximum building height of 65 feet where allowed by Deviation 28. See Deviation 28 and Exhibit B-7 for the location of the buildings with heights greater than 45 feet.

⁴ The 12' setback applies only to the non-garaged part of a house or for units with a side entry garage.

⁵ A maximum of 1,500 linear feet of lake frontage will have a 0' setback for buildings and accessory uses.

⁶ Structures, including residential and commercial buildings, may extend on pilings over the man-made lakes within Miramar Lakes so long as they do not extend past the platted property lines.

⁷ Conversion of uses restricted as set out in Section II.D.7 of the DRI Development Order.

⁸ See Conditions 32 and 33 of the Zoning Resolution for locations of maximum heights less than 45 feet.

COMMERCIAL PROPERTY DEVELOPMENT REGULATIONS

LAND USES	Minimum Lot or Tract			Minimum Building Setbacks (ft)					Max Building Height ^(3 & 8)	Min. Bldg Separation (ft)	Max. Lot Cover
	Area (sq ft)	Depth (ft)	Width ¹ (ft)	Side Incl. Corner	Rear abut Lots	Rear abut CO/Golf	Front ²	Water Body ^{5&6}			
CONVENTIONAL DEVELOPMENT TRACTS											
Commercial Use	10,000	100	100	0 or 15	20	10	15	0 ^{5&6} or 20	45/65	0 or ½ bldg. height	55%
Hotel and Office Use	10,000	100	100	0 or 15	20	10	15	0 ^{5&6} or 20	45/65	0 or ½ bldg. height	55%
Overwater Uses ⁶	10,000	100	100	0 ⁵ or 15	0 ⁵ or 20	n/a	15	0 ^{5&6} or 20	45/65	0 or ½ bldg. height	55%
LOTS WITHIN DEVELOPMENT TRACTS											
All Uses	1,300	65	20	0 or 5	0 or 20	10	15	0 ^{5&6}	45/65	0 or ½ bldg. height	100%
OTHER USES											
Accessory Structures	n/a	n/a	n/a	5	10	10	n/a	0 ^{5&6}	n/a	n/a	n/a

Notes:

¹ Pie-shaped lots and flag lots are not required to meet minimum lot widths.

² Measured from back of curb where the back of curb is at the ROW or street easement.

³ Maximum building height of 65 feet where allowed by Deviation 28. See Deviation 28 and Exhibit B-7 for the location of the buildings with heights greater than 45 feet.

⁴ The 12' setback applies only to the non-garaged part of a house or for units with a side entry garage.

⁵ A maximum of 1,500 linear feet of lake frontage will have a 0' setback for buildings and accessory uses.

⁶ Structures, including residential and commercial buildings, may extend on pilings over the man-made lakes within Miromar Lakes so long as they do not extend past than the platted property lines.

⁷ Conversion of uses restricted as set out in Section II.D.7 of the DRI Development Order.

⁸ See Conditions 32 and 33 of the Zoning Resolution for locations of maximum heights less than 45 ft.