

In the course of arriving at recommendations for each of the five different regulation areas, the codes of numerous coastal community that have single-family residential neighborhoods similar in character to NBI were extensively researched, including:

- Aventura
- Bal Harbor
- Sunny Isles Beach
- Surfside
- Bay Harbor Islands
- North Miami Beach
- Key Biscayne
- Indian Creek
- Miami Beach
- Hallandale
- Key West
- Captiva Island (Lee County)

Also reviewed were the single-family residential codes of the City of Miami and Miami-Dade County.

All of the reviewed communities face similar resilience challenges and character change (e.g., scale and neighbor privacy) issues as those North Bay Village is seeking to address, but several of them have not yet undertaken, or have chosen not to revise their codes. On the other hand, Miami Beach, Key Biscayne and Key West are at the forefront of many of these issues. For this reason, parts of these communities' codes provided examples for the regulatory principles being recommended in terms of lot coverage, building height, raised structures, and rooftop usage. The approaches and metrics of these communities may have been adapted, not copied.

Regarding setbacks, and in particular side setbacks, there are a variety of approaches that were reviewed and considered (summarized below in no particular order).

#### **Sample of Side Setback Approaches for Multi-story Homes**

- Side wall to a certain height limit (18' in Golden Beach and Bal Harbor) allowed to build at the side setback line; above that height an additional setback of 1 ft. for each 1 ft. of building height above the first 18 ft is triggered. The increased side setback applies to  $\frac{2}{3}$  of the length of the 2<sup>nd</sup> story+ side wall.
- Sum of the side yards at the second floor must be a certain percentage of the lot width with no side yard ever being less than the minimum setback required at the ground floor (7.5 feet in Key West and in most other communities, which is narrower than in NBV). If the square footage of the second or higher floor contains less than a certain percentage (50% in Key West) of the 1<sup>st</sup> floor square footage, then, the higher floors can be built at the setback line. Wider lots (100+ ft in Key West's case) have a wider side yard setback.
- Establish different side setback lines for each floor (effectively step-backs) tied to the massing of the different floors. This complex system is used in Surfside. For example, the 1<sup>st</sup> story meets the side setback (e.g., based on a percent of the lot width); but the upper stories meet a different setback requirement depending on the length of the side wall and whether the upper story floor area is within a specific percentage range of the floor area of the 1<sup>st</sup> floor.
- Require additional side yard open space: 2-story side elevations that run parallel to a side property line may not exceed a certain percent of the lot depth without incorporating open space in excess of the minimum required side yard directly adjacent to the required side yard (in MB the depth of that additional open space is at least 8 feet from the minimum side setback line, which is greater than a 5-ft step-back at the 2<sup>nd</sup> story).

- Simply encourage reduced bulk or massing in multistory structures by requiring that exterior walls of the second floor not be placed in direct alignment with those of the first floor for most of the building perimeter. In Indian Creek, this is an administrative review (discretionary), and the principle applies to all sides of the building, not just the side. (However, the minimum side setback in Indian Creek is much wider (25 ft) – as are, of course, the lots).