

BACKGROUND

- Application Initiated by a resident requesting to add a second story to existing house
- Location: Lauderdale Isles
- Zoning District: RS-6.85A



Applicant's Interpretation:

The height of a story shall be every 10 feet, therefore 30 feet is needed to exceed the two-story limit



Zoning Administrator's Determination:

Maximum building height is 20 feet pursuant to the definition of story



Board of Adjustment(BOA) Upheld Zoning Administrator's Interpretation

BOA sent Communication to City Commission to review height and zoning requirements to more accurately reflect current building construction techniques

Existing Definition of “STORY” results in an overall height of 20 feet maximum:

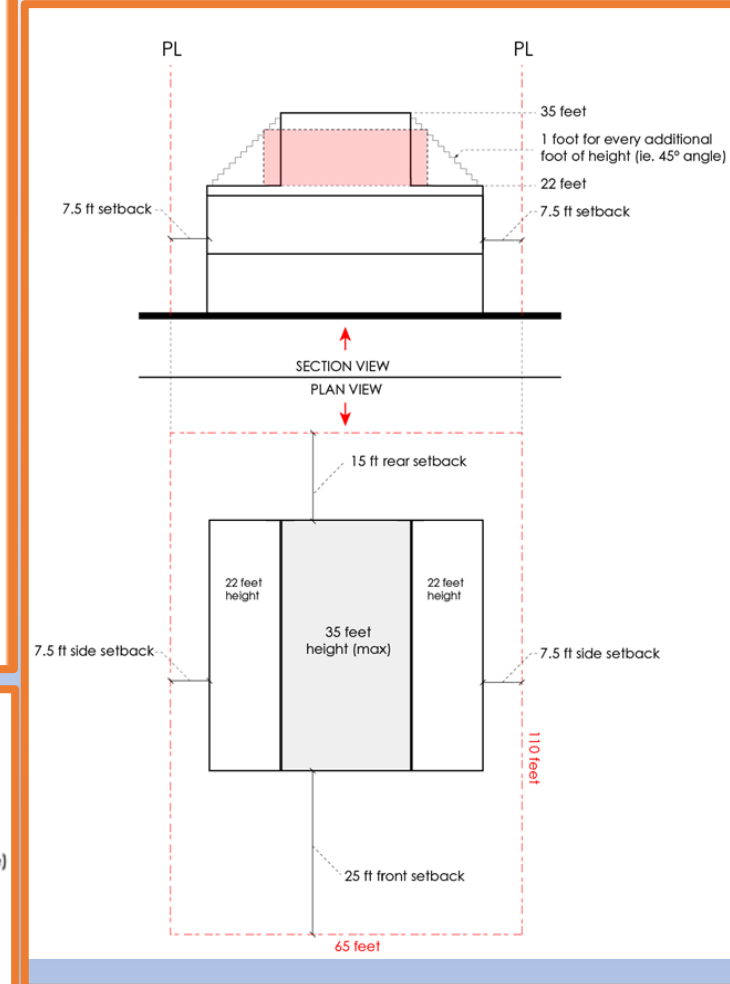
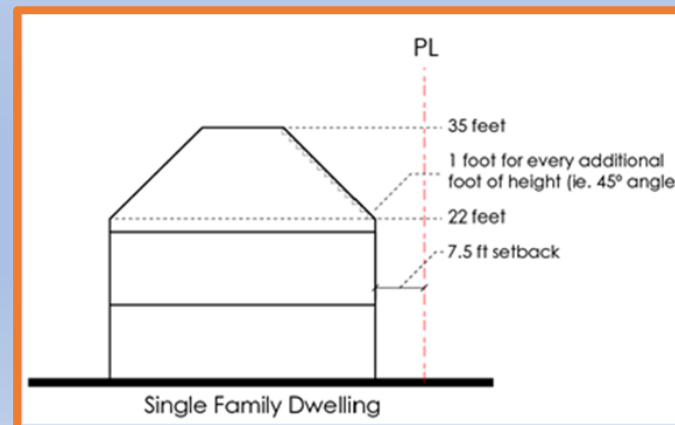
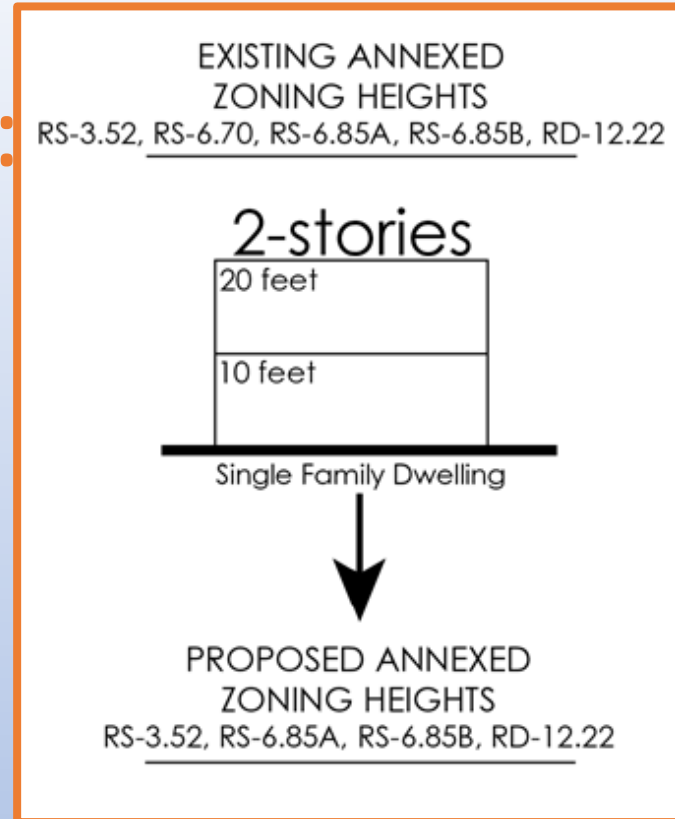
A habitable area of a building horizontally enclosed by the exterior walls of the building, with a vertical clearance between the floor and ceiling of at least seven and one-half (7½) feet. Any upper story which does not exceed two-thirds ($\frac{2}{3}$) of the area of the first-floor level shall not be considered a story except for determining the height of the building. For the purposes of determining the height of a building, a story shall be considered to be every ten (10) feet of building height above first floor level measured from the exterior elevation. For purposes of determining the height of a structure other than a building, a story shall be each ten (10) feet in height of the structure above the established grade.

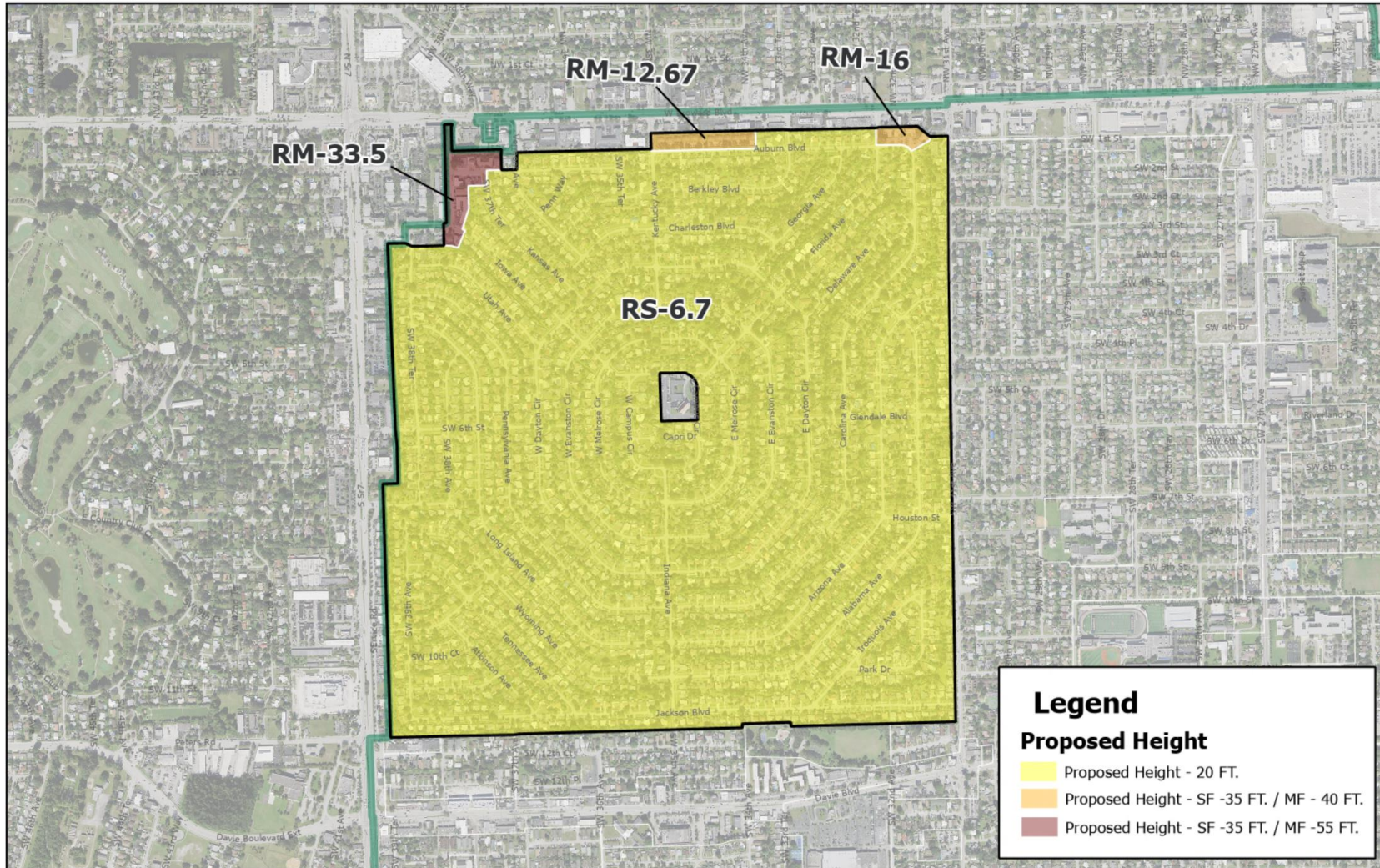
Proposed measurement will be based on maximum height in feet permitted in each zoning district



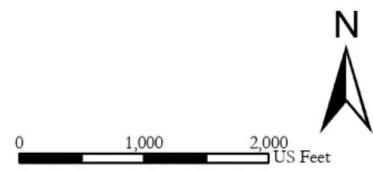
PROPOSED Max Height 35 feet in zoning districts:

- RS-3.52
- **RS-6.85A** (Lauderdale Isles)
- RS-6.85B
- RD-12.22
(RS-6.70 remains at 20 feet)





Melrose Park - Annexed Residential Zoning Districts



THANK YOU



DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN & PLANNING DIVISION

March 21, 2024