AGGREGATED LOTS
Location + Quantity in Town of Surfside
AGGREGATED LOTS
Comparison of 10% Side Setback and 20’ Side Setback

10% Side Setback

SINGLE FLOOR LEVEL
MAX BLDG. FOOTPRINT = 2,688 SF on 40% OPEN SPACE

LOTS 50'-60' [10]

SINGLE FLOOR LEVEL
MAX BLDG. FOOTPRINT = 3,136 SF on 40% OPEN SPACE

LOTS 61'-70 [10]

SINGLE FLOOR LEVEL
MAX BLDG. FOOTPRINT = 3,584 SF on 40% OPEN SPACE

LOTS 71’-80’ [48]

SINGLE FLOOR LEVEL STRUCTURE
MAX BLDG. FOOTPRINT = 4,032 SF on 40% OPEN SPACE

LOTS 81’-90’ [48]

20’ Side Setback

SINGLE FLOOR LEVEL
MAX BLDG. FOOTPRINT = 1,440 SF on 21% OPEN SPACE

LOTS 50'-60' [10]

SINGLE FLOOR LEVEL
MAX BLDG. FOOTPRINT = 2,160 SF on 27% OPEN SPACE

LOTS 61'-70 [10]

SINGLE FLOOR LEVEL STRUCTURE
MAX BLDG. FOOTPRINT w/ 20’ side setback = 3,600 SF on 35% OPEN SPACE

LOTS 71’-80’ [48]

SINGLE FLOOR LEVEL STRUCTURE
MAX BLDG. FOOTPRINT w/ 20’ side setback = 3,600 SF on 35% OPEN SPACE

LOTS 81’-90’ [48]
AGGREGATED LOTS
Comparison of 10% Side Setback and 20' Side Setback
STANDARD LOT H30B
Illustration of applying existing lot setbacks and zoning restrictions on typical 50’x 112’ site.

F.A.R. = .72
.72 OF 5,600 [50’X112’] = 4,032 SF
CURRENT CODE = MAX GROUND FLOOR 2,240
STANDARD LOT H30B - Single Story Sloped Roof Structure
Illustration of applying existing lot setbacks and zoning restrictions on typical 50' x 112' site.
STANDARD LOT H30B - Single Story Sloped Roof Structure
Illustration of applying existing lot setbacks and zoning restrictions on typical 50’x 112’ site.
STANDARD LOT H30B - Two Story Sloped Roof Structure
Illustration of applying existing lot setbacks and zoning restrictions on typical 50’x 112’ site.
STANDARD LOT H30B - Two Story Sloped Roof Structure
Illustration of applying existing lot setbacks and zoning restrictions on typical 50'x 112’ site.
STANDARD LOT H30B - Two Story Flat Roof Structure w/parapet
Illustration of applying existing lot setbacks and zoning restrictions on typical 50’x 112’ site.
STANDARD LOT H30B - Two Story Flat Roof Structure w/parapet
Illustration of applying existing lot setbacks and zoning restrictions on typical 50' x 112' site.