

GENERAL INFORMATION FOR MULTI-FAMILY

CHECK ADDITIONAL CODES WHICH MAY BE APPLICABLE

TOWN OF BAY HARBOR ISLANDS
1030 93 Street, Trailer #3
Bay Harbor Islands, Florida 33154
Office: (305) 993-1786

1. Multi-Family Zoning Districts in the Town of Bay Harbor Islands

There are 3 Zoning Districts

- RM-1** is a Waterfront Site
- RM-2** is applied to Non-Waterfront sites
- RM-3** is applied to the large tracts at the tips of the east islands

** Comprehensive Plan Base Density - 34 DUA

*** The base density can be increased on a case by case basis by acquiring Transfer of Development Rights (TDR) units.

**** Sq. Ft. of lot / 43,560 x units per acre allowed in zoning district = max units allowed

2. Building Requirements

Building Heights

RM-1 Block 1, 4 and Block 2 Lots 14 thru 29 - Maximum Height 75ft.

RM-2 Block 3 and Block 2 Lots 1-13 - Maximum Height 65ft.

RM-2 Interior Lots - Maximum Height 65ft.

RM-3 Tracts - Maximum height 75ft. May be increased by voter referendum to 120 ft.

Landscaping - Must meet both Town Code and Miami-Dade County minimum of 20% open space requirements. Upgraded plant quantities, sizes, etc is required.

Parking - Two (2) parking spaces required per unit. Guest parking required - one space per lot (part of requirement) in front yard. Not required for single lots. If asking for TDR units must provide.

Minimum Square Footage per Unit

- One Bedroom Unit - 900 sq. ft.
- Two Bedroom Unit - 1150 sq. ft.
- For each additional bedroom at 200 sq. ft.

Storage Space - Per unit 25 sq. ft. with 7ft of headroom required

3. Setback Requirements

East Island - Waterfront Lots (RM-1)

Flex Setbacks	Front Yard	Waterfront	Side Yard
Total encroachment shall not exceed 1/3 of the allowable width or length of the building. No encroachment into the base building setbacks.	(Street Side) Buildings less than 30 ft. in height - 20 ft. 45 ft. in height - 25 ft. 75 ft. in height - 30 ft.	(Rear Yard) 20 ft.	Buildings less than 30 ft. in height - 10 ft. *For each additional 3 ft. of building height above 30ft. One (1) additional foot of setback for the portion of the structure over 30ft. *Single Lots Maximum setback 20ft. More than 1 lot developments - 10% of the street frontage ~ Max 22.5ft

Updated: June 2014

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* See Town Code Section 23-11(B1) for complete list of regulations

Continuation - Setback Requirements

East Island

Interior Lots (RM-2)

(Except Blocks - 11, 12, 20 and 21)

Flex Setbacks	Front Yard	Rear Yard	Side Yard
Total encroachment shall not exceed 1/3 of the allowable width or length of the building.	(Street Side)	Buildings less than 30 ft. in height - 10 ft.	Buildings less than 30 ft. in height - 10 ft.
No encroachment into the base building setbacks.	Buildings less than 30 ft. in height - 20 ft. 45 ft. in height - 25 ft. 75 ft. in height - 30 ft.	*For each additional 3 ft. of building height above 30ft. One (1) additional foot of setback for the portion of the structure over 30ft.	*For each additional 3 ft. of building height above 30ft. One (1) additional foot of setback for the portion of the structure over 30ft. *Single Lots Maximum setback 20ft. More than 1 lot developments - 10% of the street frontage ~ Max 22.5ft

* See Town Code Section 23-11(B2) for complete list of regulations

Note: Corner properties have two front yard setback, one side yard and one rear yard

**Corner lots, side setback shall be regarded as those setbacks other than ones abutting the streets and water.

East Island

Tract Sites (RM-3)

Flex Setbacks	Front Yard	Rear Yard	Side Yard
Total encroachment shall not exceed 1/3 of the allowable width or length of the building.	(Street Side)	(Rear Yard)	Buildings less than 30 ft. in height - 20 ft.
No encroachment into the base building setbacks.	Buildings less than 30 ft. in height - 20 ft. 45 ft. in height - 25 ft. 75 ft. in height - 30 ft.	20 ft.	*For each additional 3 ft. of building height above 30ft. One (1) additional foot of setback for the portion of the structure over 30ft.

Note: If a building has supplemental business/commercial uses, the Town may require increased setbacks not to exceed twice the normal setback.

Maximum building length = 260' unless angel of 15 degree or more provided

Maximum building coverage = 40% (60% with garage)

See Town Code Section 23-11(D) for complete list of regulations