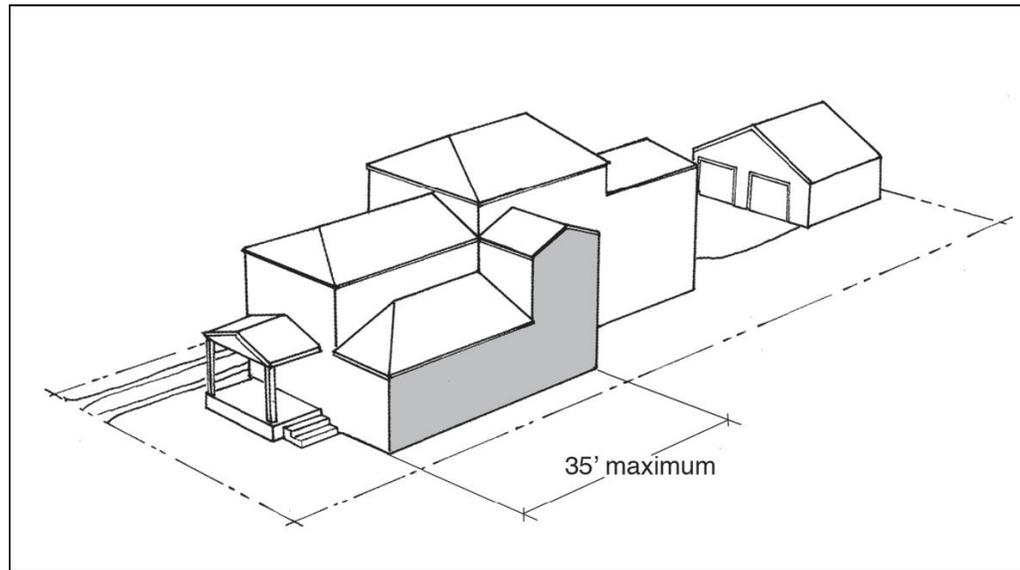


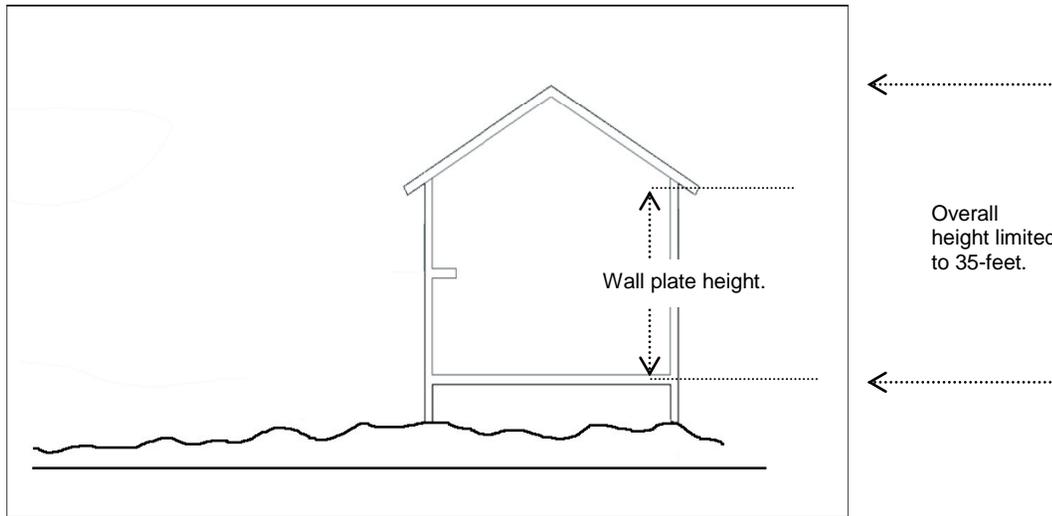
# Appendix I. Summary of Section 24-172: Residential Development Standards for Old Atlantic Beach

The Residential Development Standards contain four requirements that apply to certain new residential development in the area of the City commonly known as Old Atlantic Beach, which is depicted on the following map. These requirements apply to new single-family and two-family homes and additions that add 25% or more in size to existing homes and are summarized as follows:

**1. Side Walls** – A common complaint about large new residences on 50-foot wide lots has been long, 3-story exterior side walls built right up to the minimum side setback, which tower over neighboring residences blocking sunlight, breezes and resulting in a loss of privacy and damage to trees, lawns and gardens that need sunlight. The provisions require that on two or three-story new homes, where a side wall is longer than 35-feet, elements must be added so that next door homes are not faced on the side by long, tall or stark two or three-story walls. These may include offsets, bay windows or other such features.



**2. Wall Plate Height** – Wall plate height, in non-technical terms, is where the side wall of a house stops and the roof structure begins as measured from the first floor. Wall plate height is limited to 22-feet. A 35-foot overall building height is still permitted.



**3. Third Floors** – For three-story homes only, the interior footprint of the third floor can be no more than 50% of the size of the second floor. How this is accomplished in terms of design is not restricted.

**4. Shade Trees** – For new houses or structural additions to existing homes, one 4-inch caliper shade tree is required in the front yard and a second in a location of the owner's choosing. Recommended trees include varieties of oaks and hollies. Credit is given for existing trees, and no additional trees are required in this case.



**Other important provisions** – Any legally built single or two-family home in this area could be rebuilt in the same size and design if destroyed by a hurricane, flood, fire, etc. subject to meeting Florida Building Codes, other regulations and coastal construction codes that might apply. Homes existing prior to the adoption of these regulations are permitted to be expanded in size by 25% before the new regulations would apply, although other current regulations such as setbacks, height, Impervious Surface limits, drainage and parking requirements might limit the size of an addition to less than 25%.