

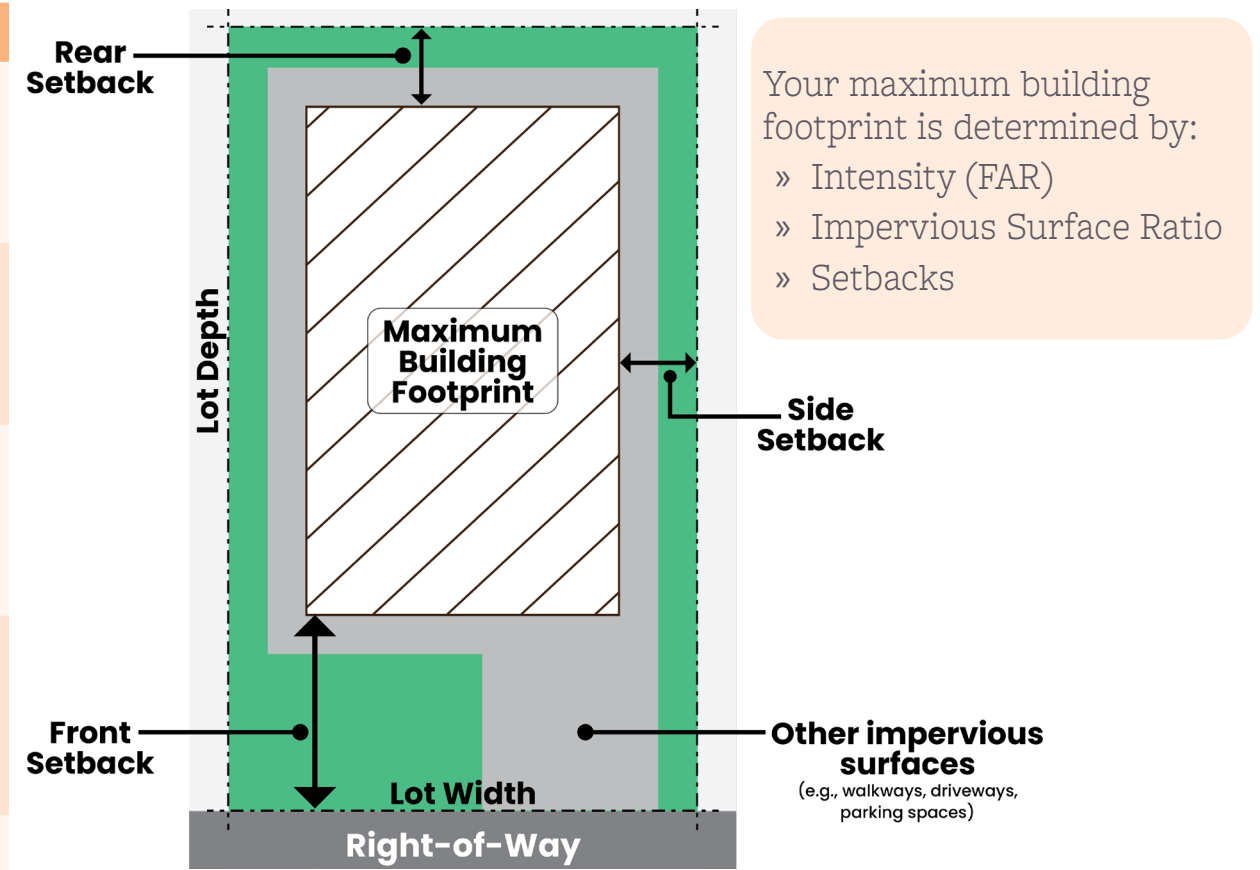


# MADEIRA BEACH MASTER PLAN

Guiding the City Towards a Resilient Future

## Planning 101: What determines how a development is built on a property?

Development Standard	Explanation	Example
<b>Density Dwelling units per acre (UPA)</b>	The number of residential units that can be built on a lot is determined by multiplying the acreage of the lot by the maximum density.	If maximum density is 10 UPA and you have a half-acre lot, you can build 5 dwelling units. (0.5 acres * 10 UPA = 5 dwelling units)
<b>Intensity Floor Area Ratio (FAR)</b>	The amount of total building area that can be built on a lot is determined by a ratio of square footage of gross building floor area to the square footage of land area.	If maximum FAR is 0.75 and you have a 1-acre lot (43,560 sq ft), you can build a 32,670 sq ft building. (43,560 sq ft * 0.75 FAR = 32,760 sq ft)
<b>Lot Coverage</b>	The maximum amount of lot area that can be covered by a structure (includes buildings, porches, swimming pools, sheds, etc.)	If maximum lot coverage is 0.40 and you have a 10,000 sq ft lot, the total groundfloor area of all structures cannot exceed 4,000 sq ft. You have 6,000 sq ft remaining for paved areas and open space.
<b>Impervious Surface Ratio (ISR)</b>	The maximum amount of lot area that can be covered by surfaces that prevent or limit water from draining into soil, such as driveways, walkways, solid decks, roads, and roofs.	If maximum ISR is 0.70 and you have a 10,000 sq ft lot, the total area covered by impervious surfaces cannot exceed 7,000 sq ft. At least 30% of your lot area must be open space (grass, sand, soil, etc.).
<b>Building Height</b>	The maximum height a building can be, as measured from grade (or design flood elevation) to the highest point of the building (or to the eave of the building in some zoning districts).	
<b>Setbacks (front yard, side yard, rear yard, and waterfront)</b>	The minimum required distance between a property line and a building's walls. In some cases, the front yard setback may be measured from the street/sidewalk (right-of-way) to the building wall.	



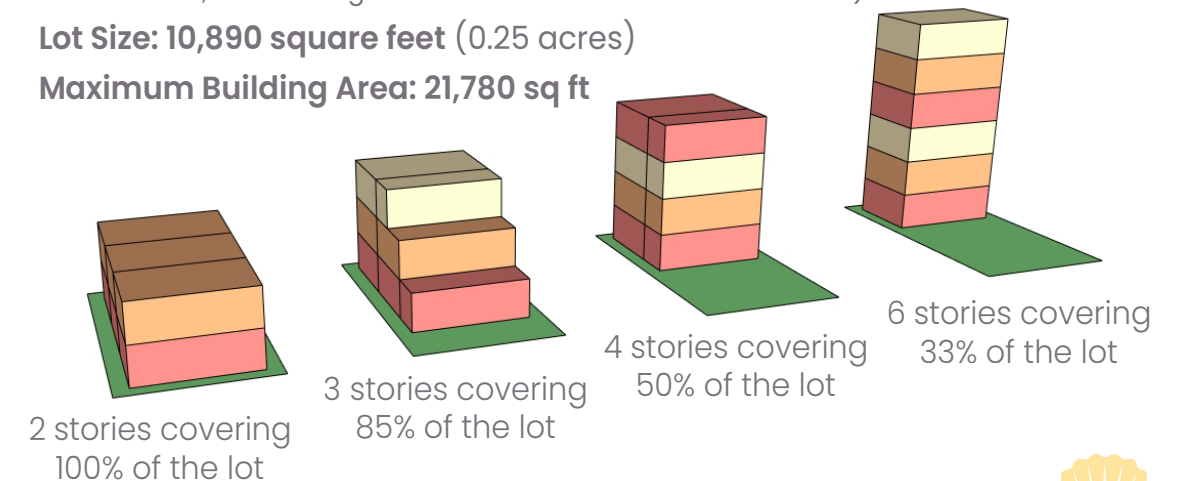
### Example of how a 2.0 FAR can be assembled on a lot

Each of the below examples show how the same Floor Area Ratio (FAR) of 2.0 and lot size can yield different building designs depending on how the building is arranged on the lot.

**FAR: 2.0** (The ratio of total building floor area to lot size is 2.0, i.e., the building area can be double the area of the lot)

**Lot Size: 10,890 square feet (0.25 acres)**

**Maximum Building Area: 21,780 sq ft**



### Floodplain Standards

The City is required by the State to provide redevelopment strategies and engineering solutions to reduce flood risk and eliminate unsafe development in coastal areas.

Madeira Beach has identified flood hazard areas where the following standards apply:

- » Building height is measured from Design Flood Elevation (DFE), which is 4 feet above Base Flood Elevation (BFE)
- » No habitable living space is permitted on the groundfloor
- » Commercial space is permitted if the groundfloor is floodproofed

