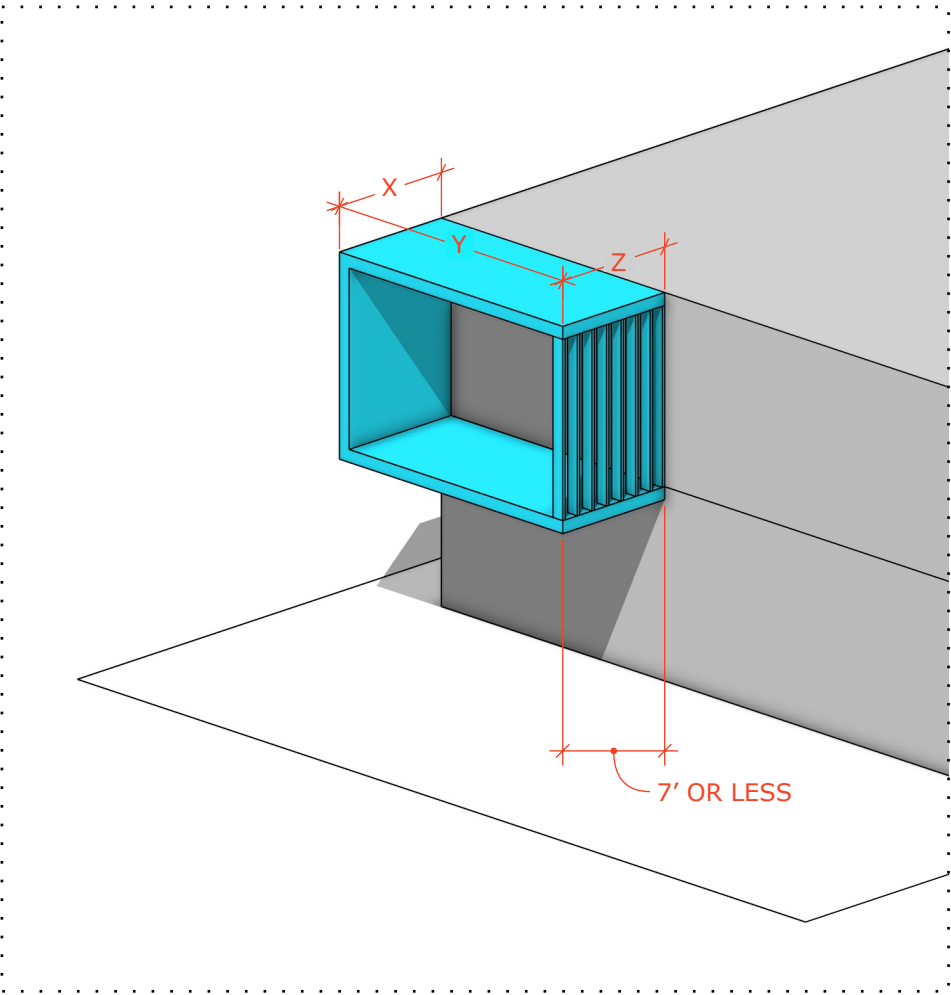
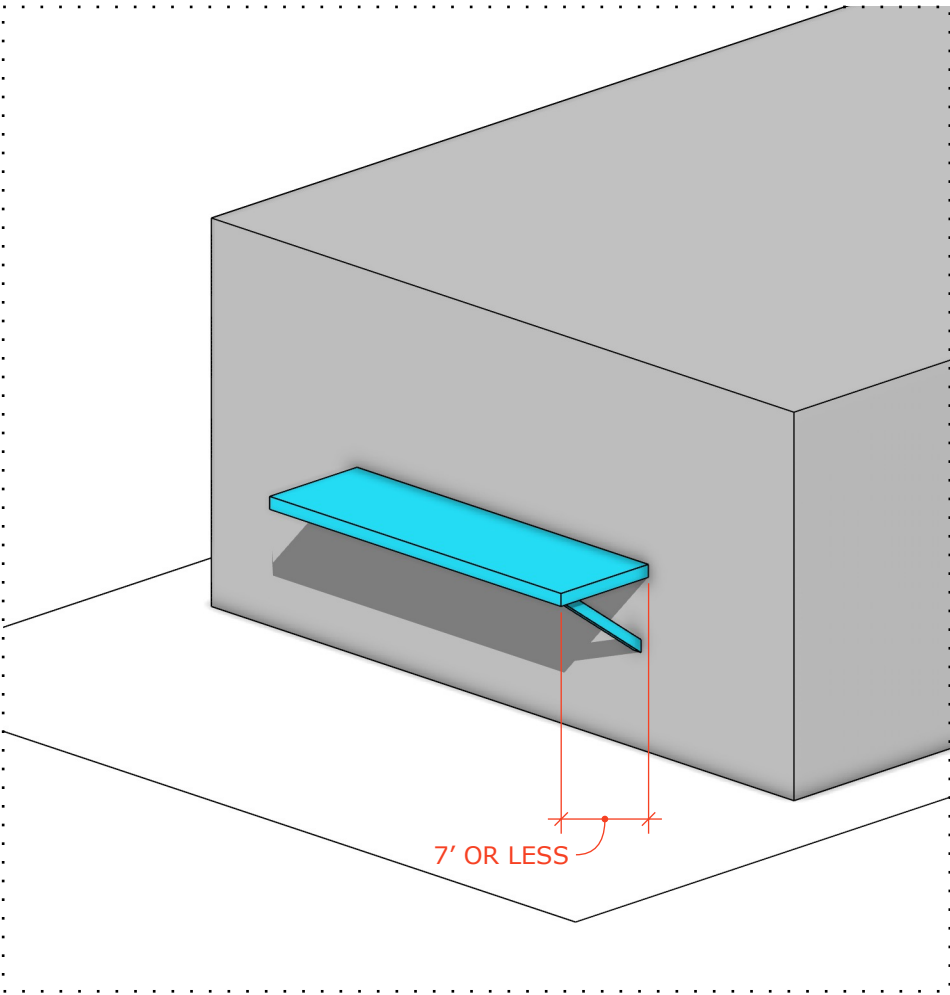


MIAMI 21 LOT COVERAGE DEFINITION (ARTICLE 1.2)

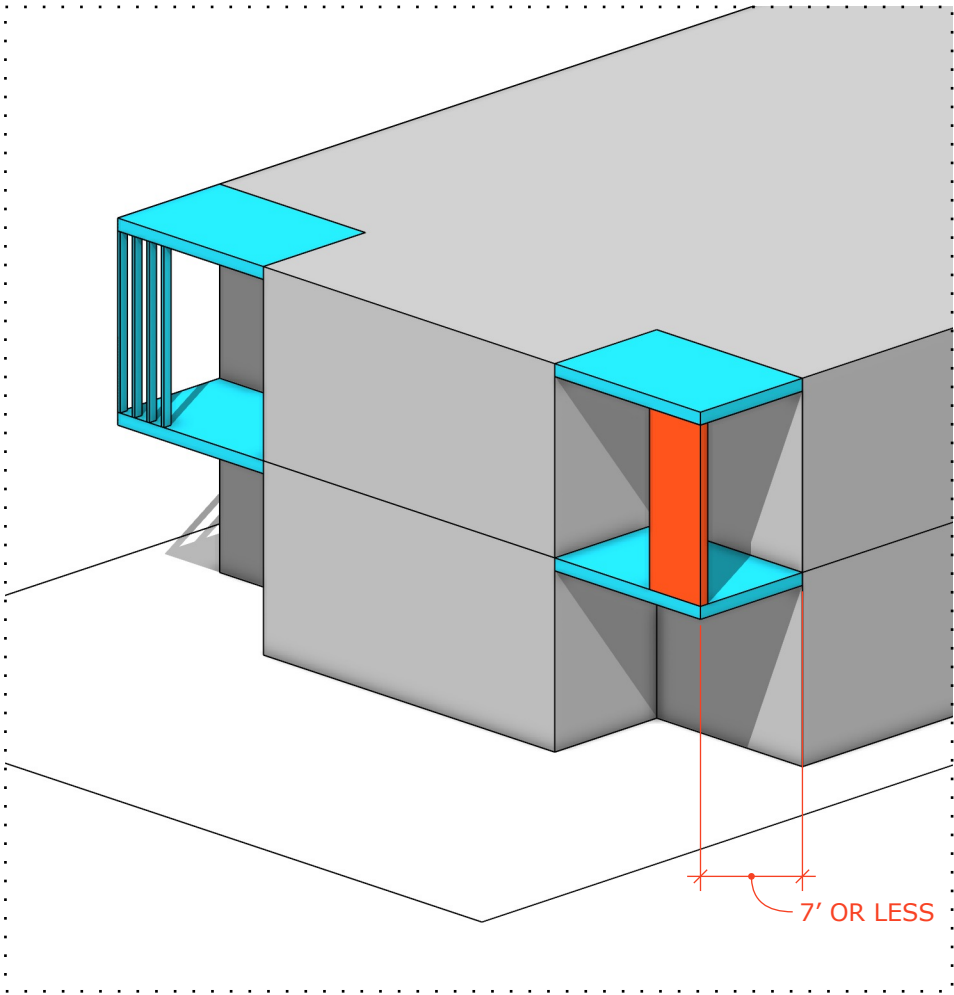
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**UNENCLOSED:** A PARTIALLY ENCLOSED BALCONY SHALL BE CONSIDERED “UNENCLOSED” WHEN THE OUTSIDE PERIMETER OF THE WALLS OF THE BALCONY DO NOT EXCEED 50% OF THE TOTAL PERIMETER.  
“X” COMBINED WITH “Z” CANNOT EXCEED “Y”



**CANTILEVERED:** A PROJECTED STRUCTURAL ELEMENT THAT EXTENDS HORIZONTALLY FROM THE WALL OF A BUILDING AND HAS NO GROUND SUPPORT (BRACING IS ACCEPTABLE).



TO BE CONSIDERED **UNENCLOSED** YOU CANNOT HAVE SOLID WALLS OPPOSITE THE FACADE OF THE CANTILEVER. HOWEVER LOUVERS, BRISE SOLEIL, SHADING DEVICES OR OPEN DECORATIVE PANELS THAT MINIMALLY ENCLOSE THE BALCONY MAY BE PERMITTED.

**NOTES:**  
**If an element exceeds seven (7) feet in projection from a wall, the entirety of the element shall count towards Lot Coverage.**  
Habitable Space (see “Buildings” definition in Miami 21) on a Second Story always counts towards Lot Coverage on the First Story .  
If an element counts towards Lot Coverage on any Story above, it shall also count on any Story below.

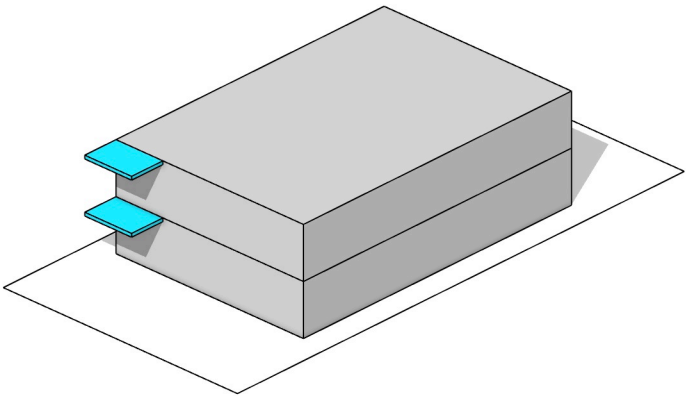
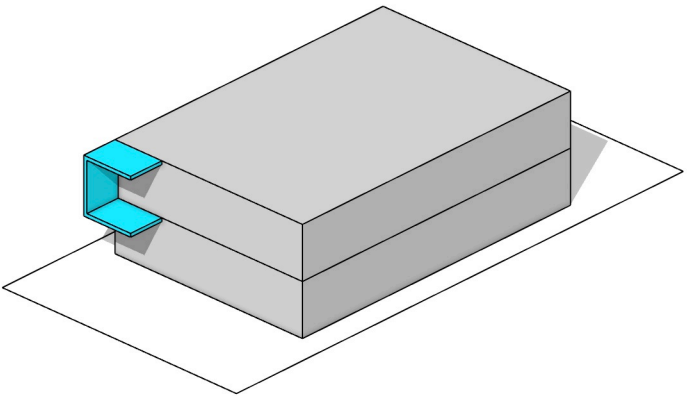
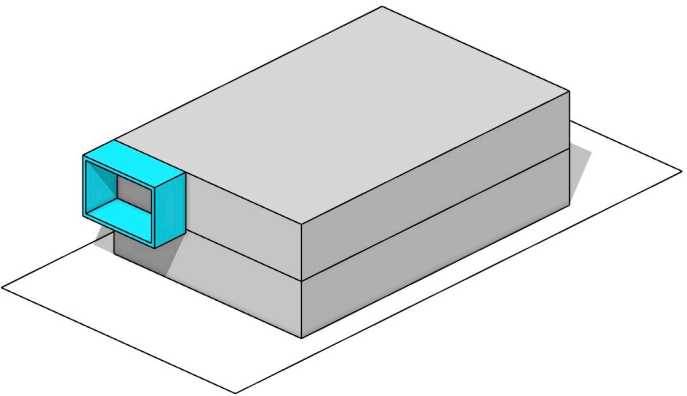
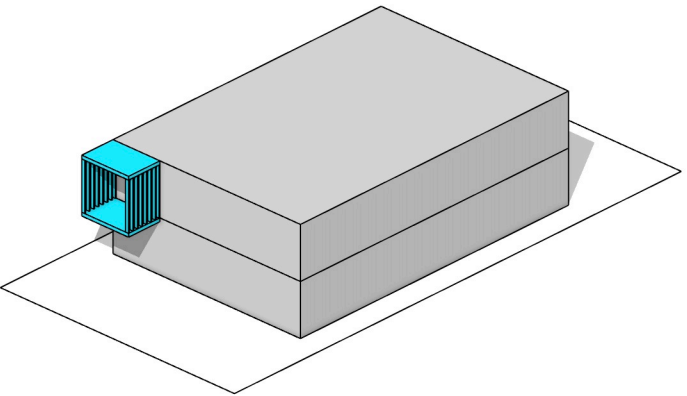
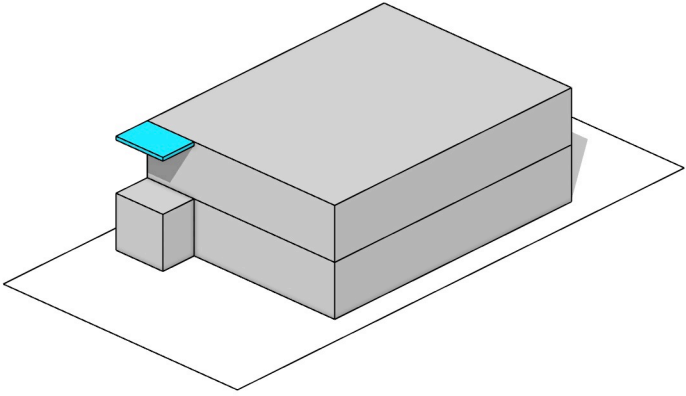
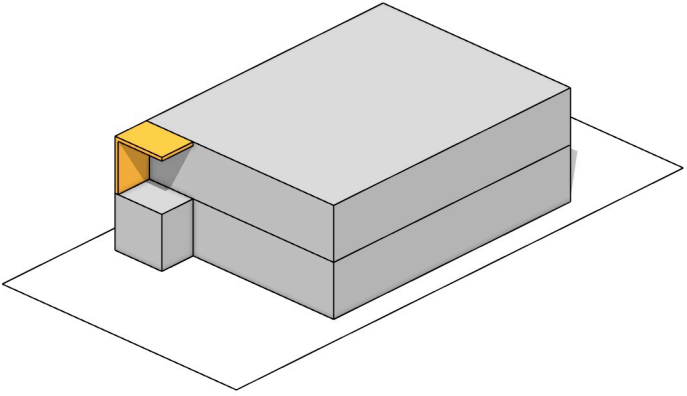
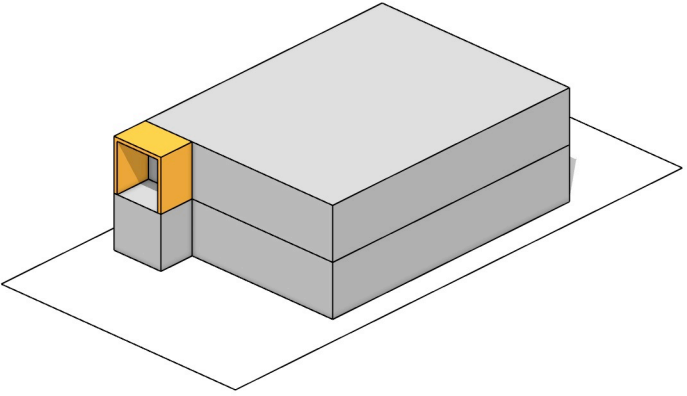
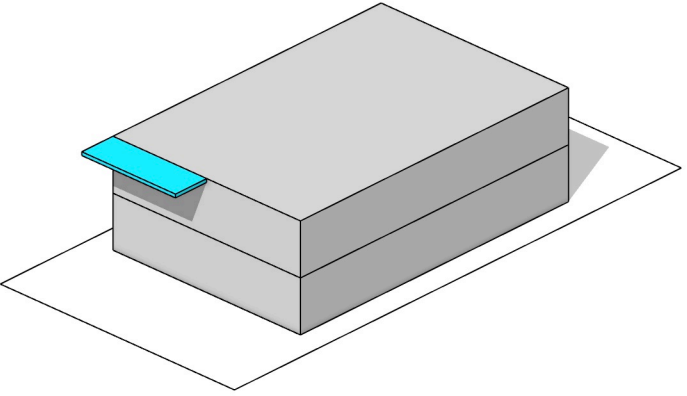
LOT COVERAGE QUICK GUIDE

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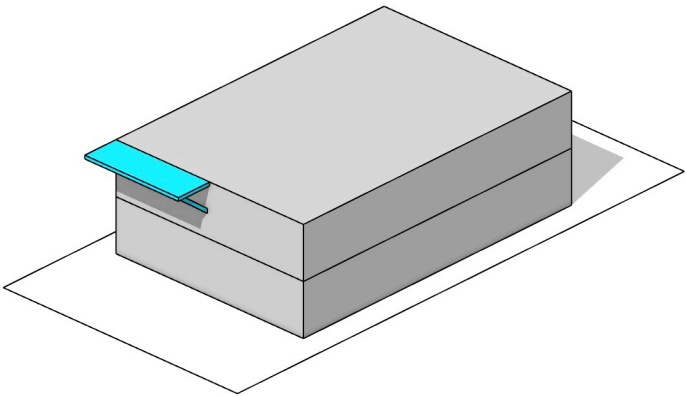
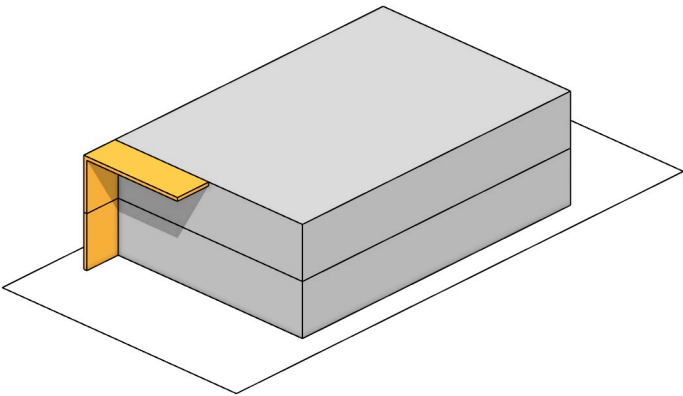
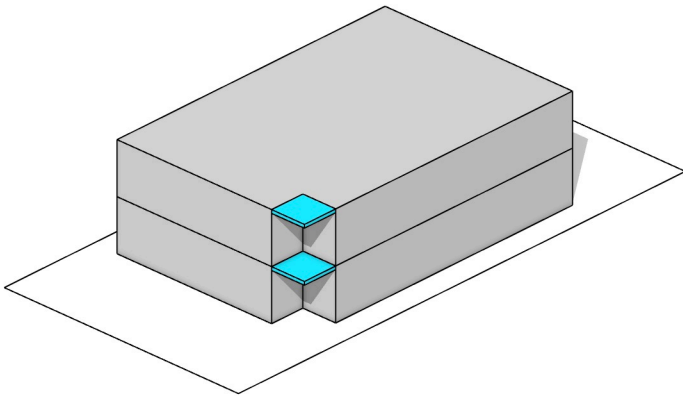
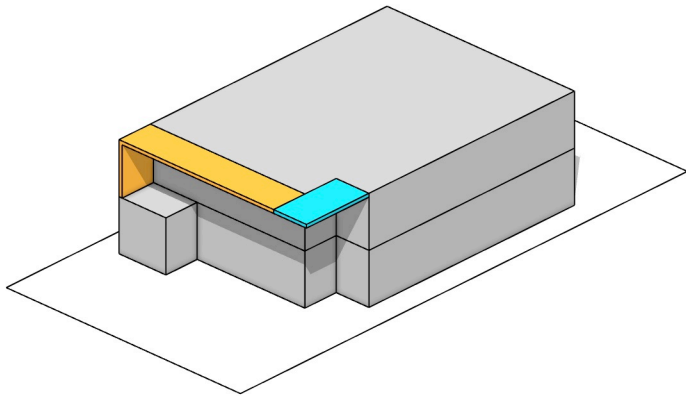
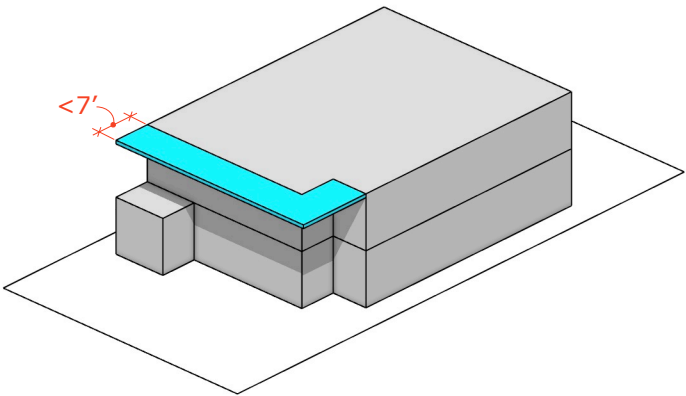
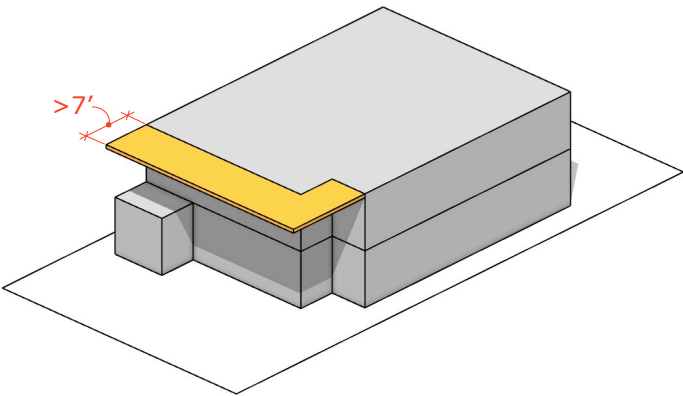
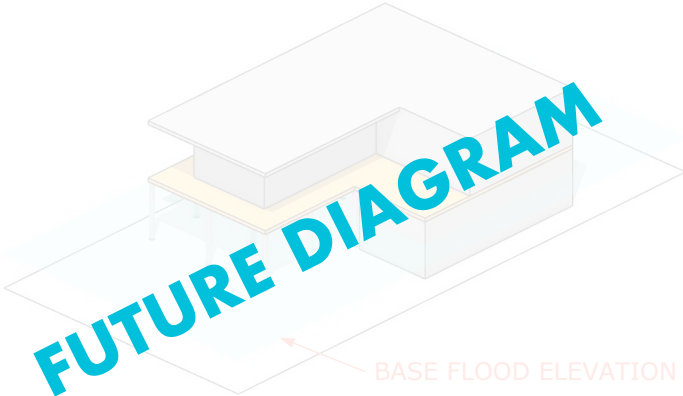
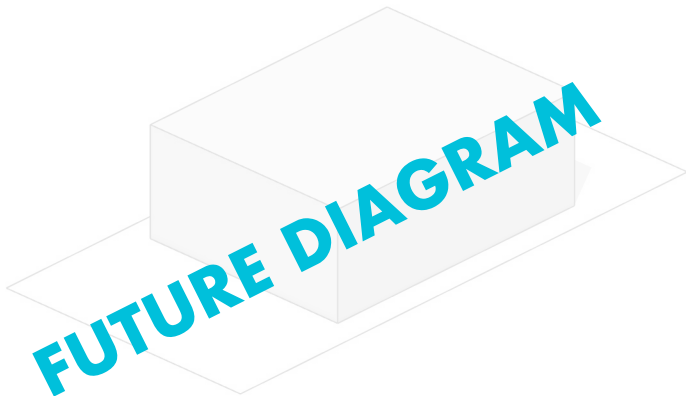
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