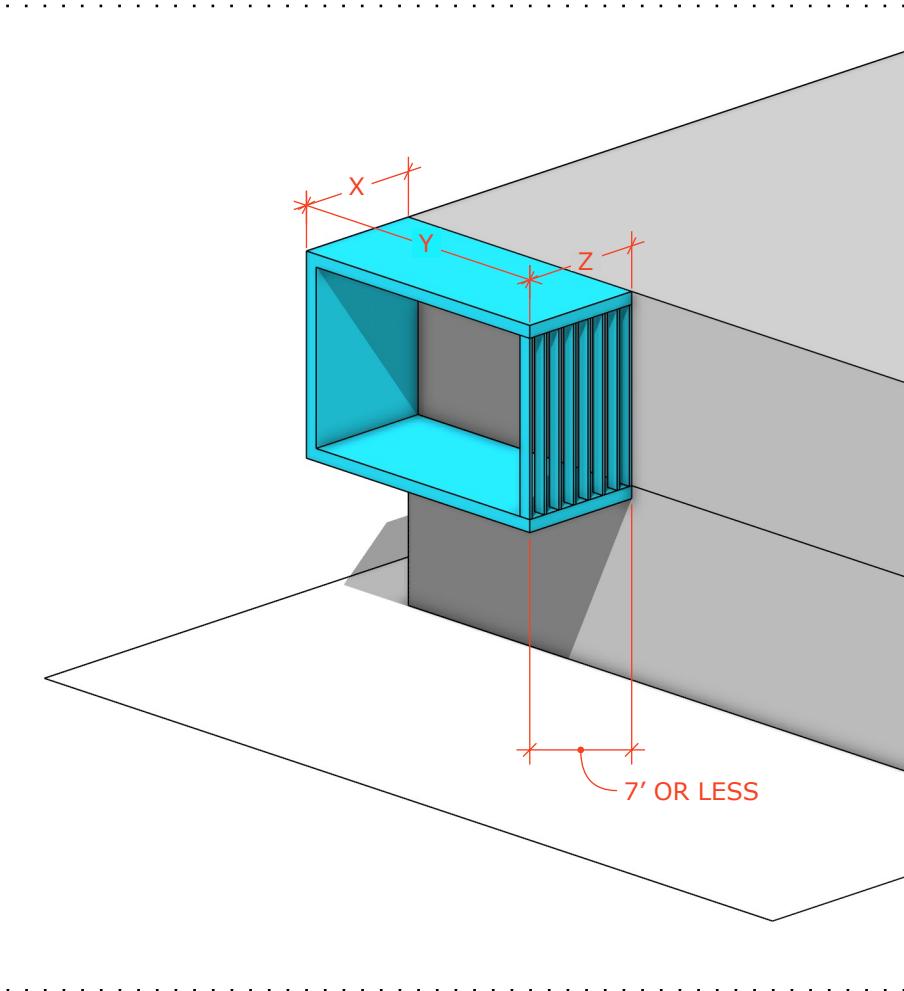


MIAMI 21 LOT COVERAGE DEFINITION (ARTICLE 1.2)

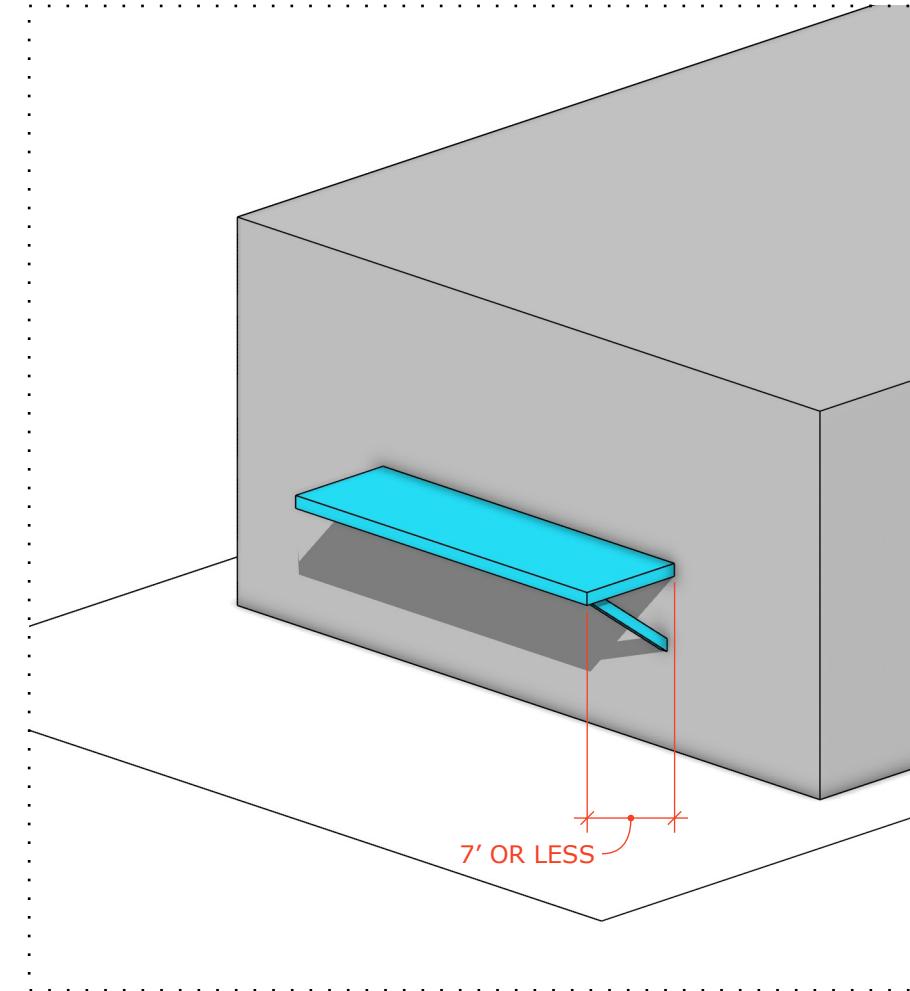
P1

The area of the Lot occupied by all Buildings, **excluding** roof overhangs, balconies, shade eyebrows, canopies, and other **unenclosed cantilevered elements** that do not extend more than **seven (7) feet from a wall**, and Structures such as decks, pools, and trellises. In the T5, T6, and CI-HD Transect Zones ground floor cantilevered Awnings and cantilevered entry canopies within the First Layer shall not be counted towards Lot Coverage. NOTE: **Cantilevers exceeding 7' must be counted in their entirety** as part of the Lot Coverage calculation.

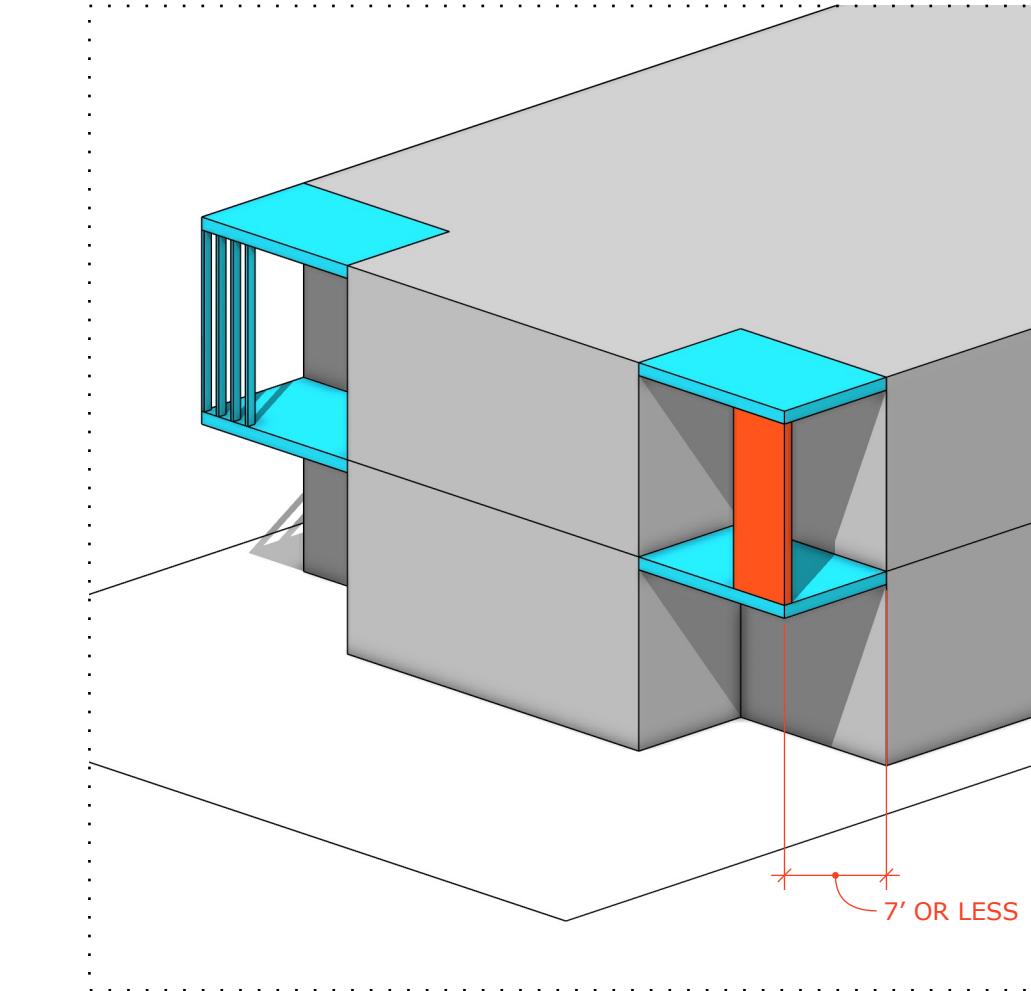


UNENCLOSED: A PARTIALLY ENCLOSED BALCONY SHALL BE CONSIDERED "UNENCLOSED" WHEN THE OUTSIDE PERIMETER OF THE WALLS OF THE BALCONY DO NOT EXCEED 50% OF THE TOTAL PERIMETER.

"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 FAÇADE 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

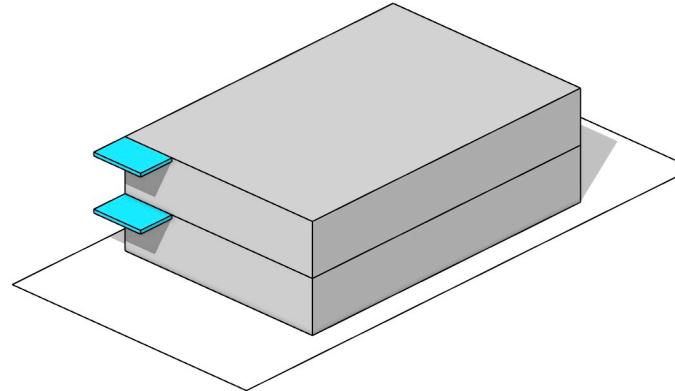
DOES COUNTS TOWARDS LOT COVERAGE
 DOES NOT COUNTS TOWARDS LOT COVERAGE



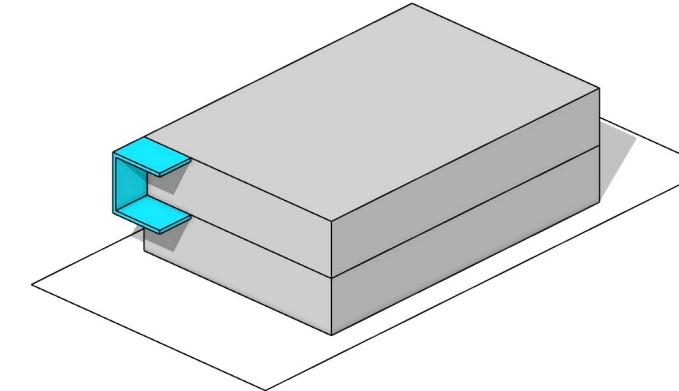
MIAMI 21 LOT COVERAGE DEFINITION (ARTICLE 1.2)

P2

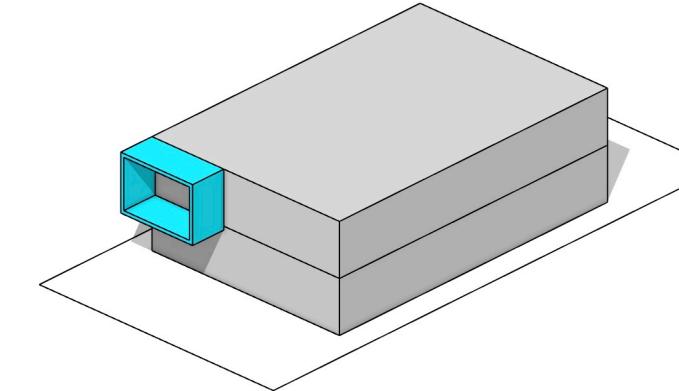
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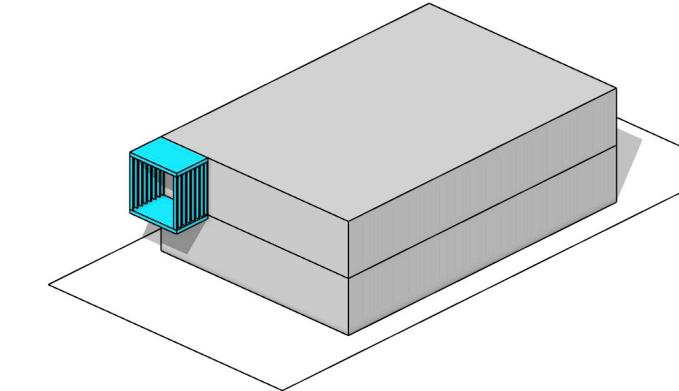
UNENCLOSED: YES
CANTILEVERED: YES
7' OR LESS OF PROJECTION: YES
SECOND STORY LOT COVERAGE: NO
FIRST STORY LOT COVERAGE: NO



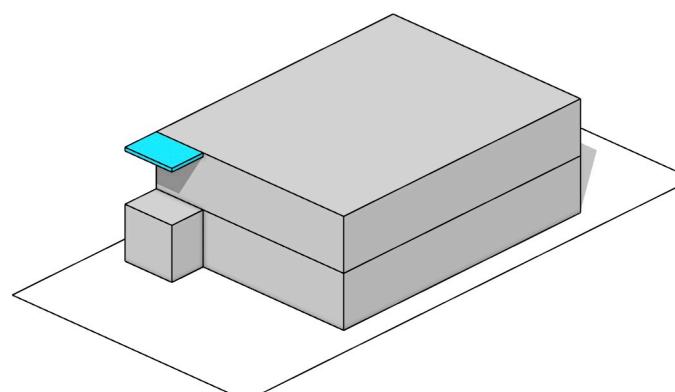
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CANTILEVERED: YES
7' OR LESS OF PROJECTION: YES
SECOND STORY LOT COVERAGE: NO
FIRST STORY LOT COVERAGE: NO



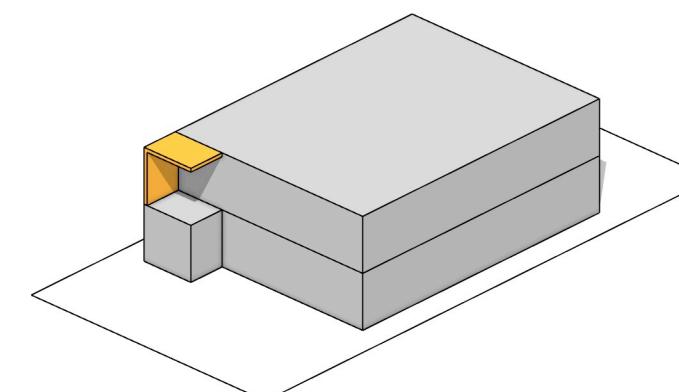
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CANTILEVERED: YES
7' OR LESS OF PROJECTION: YES
SECOND STORY LOT COVERAGE: NO
FIRST STORY LOT COVERAGE: NO



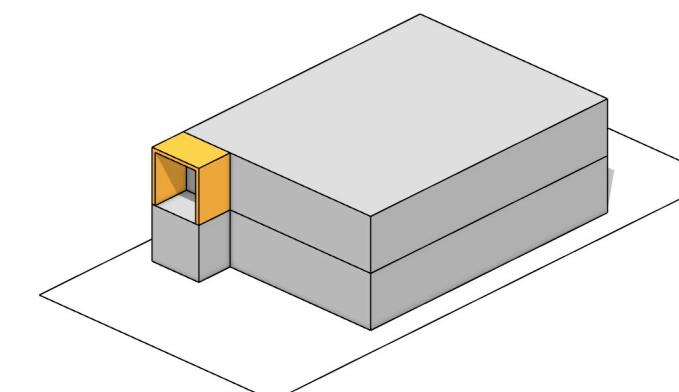
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CANTILEVERED: YES
7' OR LESS OF PROJECTION: YES
SECOND STORY LOT COVERAGE: NO
FIRST STORY LOT COVERAGE: NO



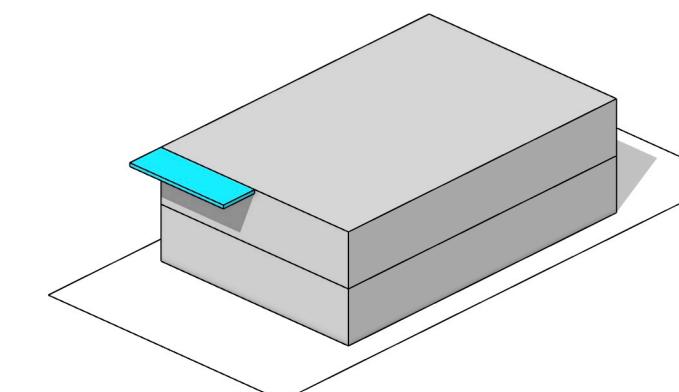
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CANTILEVERED: YES
7' OR LESS OF PROJECTION: YES
SECOND STORY LOT COVERAGE: NO
FIRST STORY LOT COVERAGE: YES



UNENCLOSED: YES
CANTILEVERED: NO
7' OR LESS OF PROJECTION: YES
SECOND STORY LOT COVERAGE: YES
FIRST STORY LOT COVERAGE: YES



UNENCLOSED: NO
CANTILEVERED: NO
7' OR LESS OF PROJECTION: YES
SECOND STORY LOT COVERAGE: YES
FIRST STORY LOT COVERAGE: YES



UNENCLOSED: YES
CANTILEVERED: YES
UNENCLOSED: YES
SECOND STORY LOT COVERAGE: NO
FIRST STORY LOT COVERAGE: NO

LOT COVERAGE QUICK GUIDE

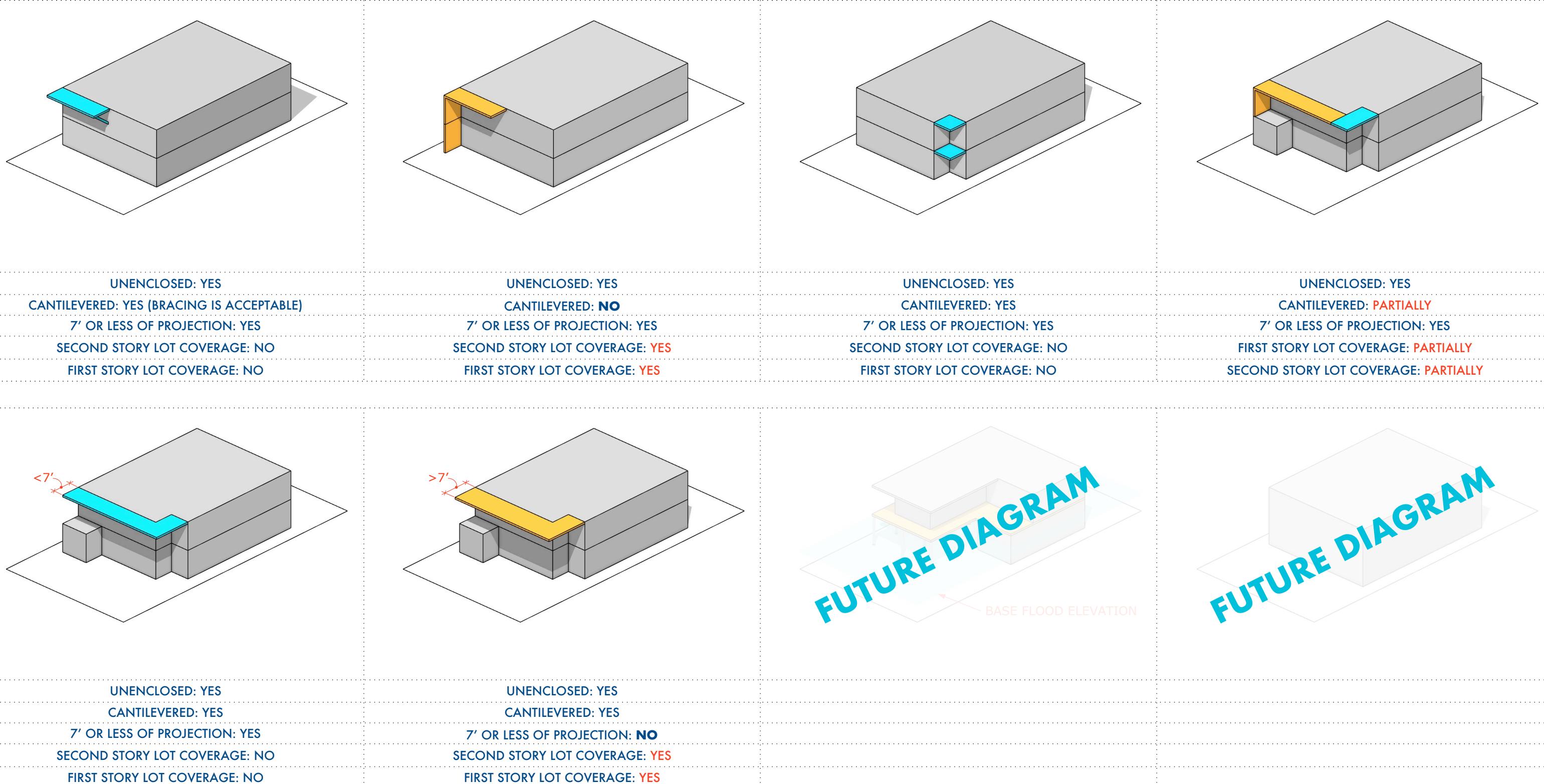
DOES COUNTS TOWARDS LOT COVERAGE
 DOES NOT COUNTS TOWARDS LOT COVERAGE



MIAMI 21 LOT COVERAGE DEFINITION (ARTICLE 1.2)

P3

The area of the Lot occupied by all Buildings, **excluding** roof overhangs, balconies, shade eyebrows, canopies, and other **unenclosed cantilevered elements** that do not extend more than **seven (7) feet from a wall**, and Structures such as decks, pools, and trellises. In the T5, T6, and CI-HD Transect Zones ground floor cantilevered Awnings and cantilevered entry canopies within the First Layer shall not be counted towards Lot Coverage. NOTE: **Cantilevers exceeding 7' must be counted in their entirety** as part of the Lot Coverage calculation.



LOT COVERAGE QUICK GUIDE

 DOES COUNTS TOWARDS LOT COVERAGE
 DOES NOT COUNTS TOWARDS LOT COVERAGE

