



ZONING TABULATION		
ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	HB-1AA (HR-1 SINGLE FAMILY RESIDENTIAL USE)	HR-1 SINGLE FAMILY
FUTURE LAND USE	ESTATE DENSITY 2UPA	ESTATE DENSITY 2UPA
LOT AREA	10,000 SF MIN.	81,360 SF
LOT WIDTH	100' MIN.	108.2'
LOT DEPTH	7' MIN.	848.8'
OPEN SPACE (1)	30% (18,408 SF. MAX)	74.8% (38,268 SF.)
FRONT YARD SETBACK (2)	100'-0"	100.3'
SIDE YARD SETBACK	20'-0"	21.0' FROM NORTH & 20.1' FROM SOUTH &
REAR YARD SETBACK	80.0' FROM 1972 CGCL	80.0' FROM 1972 CGCL
MAXIMUM BUILDING HEIGHT (3)	38.0' FROM AVERAGE GRADE OF MAIN DUNE (1178' NAVD.) FOUR STORIES	38.0' FROM AVERAGE GRADE OF MAIN DUNE (1178' NAVD.) FOUR STORIES
(1) Calculation includes portion of N.E. Doubloon Drive (2) Martin County - Land Development Regulations Article 4 Division 4 Sect. 4.106.D #2 (3) Martin County - Land Development Regulations Article 4 Division 4 Sect. 4.106.C		

BUILDING DATA	
STYLE:	CONTEMPORARY
GROUND FLOOR	
GARAGE (AIR CONDITIONED)	1187 SF
COVERED (NON-AIR CONDITIONED)	108 SF
LIVING SPACE (AIR CONDITIONED)	3,960 SF
TOTAL	5,117 SF
SECOND FLOOR	
LIVING SPACE (AIR CONDITIONED)	4,087 SF
COVERED (NON-AIR CONDITIONED)	1,277 SF
OUTDOOR OPEN TERRACE	1164 SF
TOTAL	7,398 SF
THIRD FLOOR	
LIVING SPACE (AIR CONDITIONED)	5,056 SF
OUTDOOR OPEN TERRACE	1176 SF
TOTAL	6,232 SF
ROOF	
AIR CONDITIONED SPACE	
GROUND FLOOR	3,960 SF
GROUND FLOOR (GARAGE)	1187 SF
SECOND FLOOR	4,087 SF
THIRD FLOOR	5,056 SF
TOTAL	18,398 SF
COVERED AREA (NON-AIR CONDITIONED)	
GROUND FLOOR	108 SF
SECOND FLOOR	1,277 SF
TOTAL	1,385 SF
OUTDOOR OPEN TERRACE (NON-AIR CONDITIONED, UNCOVERED AREA)	
SECOND FLOOR	1164 SF
THIRD FLOOR	6,232 SF
TOTAL	7,396 SF