

Boardwalk					
	Top answer voted	Second answer voted	Potential Standards		Other Comments
Height (above DFE)	37' / highest building on ground	34' / current standards	Measured DFE to eave: 34'		Design standards, pedestrian safety/sidewalks, walkability, no overhangs on boardwalk
Setback	Main street feel: 0-5 ft sideyard setbacks, 0 ft setback on the boardwalk, and varying setback on the front/road with certain cantilever exceptions		a. Front yard (Boardwalk Place): 10 feet. b. Side yard: i. Lots equal to or less than 60 feet wide: 0 feet. ii. Lots greater than 60 feet wide: 5 foot setback on one side. c. Rear yard or waterfront yard: no setback, however access to the “tie-backs” supporting seawalls must be provided for maintenance. d. For multiple story buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for stories above the second story for portions of a building facing or bordering a public right-of-way.		
Commercial Core					
	Top answer voted	Second answer voted	Potential Standards		Other Comments
Height (above DFE)	55'	34' above DFE	Measured DFE to eave: Lots equal to or larger than 1/2 acre: 55', Lots between 1/4 to 1/2 acre in size: 44', Lots equal to or less than 1/4 acre 34'		Design standards, pedestrian safety/sidewalks, walkability, shade
Setback	Main street feel, similar to current C-1 setbacks, allow for 2nd floor to encroach into front 10 foot setback		a. Front yard: i. Buildings one story high: 0 feet minimum to 10 feet maximum ii. Buildings two or more stories high: 10-foot setback with either a structured arcade/ covered walkway allowed in the setback or awning over the eight-foot setback. The second floor may have a structured porch within the setback. b. Side yard: i. Lots less than 100 feet wide: none ii. Lots 100 feet wide or greater: 10 feet on one side. iii. For lots with a side yard along a street, the side setback must be 10 feet along a street. c. Rear yard: 20 feet. d. For multiple story buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for stories above the second floor for portions of a building facing or bordering a public right-of-way.		
John's Pass Resort					
	Top answer voted	Second answer voted	Potential Standards		Other Comments
Height (above DFE)	51'	44'	Measured DFE to eave: Lots greater than ½ acre in size: 55', Lots equal to or less than ½ acre in size: 44'		
Setback	Maintain current setbacks		a. Front yard: i. Single-family, duplex, and triplex: 20 feet. ii. Multifamily and temporary lodging: 25 feet. b. Rear yard: i. The rear setback for lots less than 100 feet long is 18 feet. ii. The rear setback for lots more than 100 feet long is 25 feet. c. Waterfront rear yard: For lots on the Gulf of Mexico, the setback shall be landward of the county coastal control line. d. Side yard: i. Single-family, duplex, and triplex: 1) Lots less than 50 feet in width, the minimum side yard setback is five feet. 2) Lots 51 feet or greater in width, the minimum total side yard setback is 15 feet with a minimum of 7 feet on either side. ii. Multifamily, temporary lodging, and retail commercial: 1) The minimum side yard setback is ten feet for lots less than 120 feet wide. 2) For lots between 120 to 240 feet wide, the minimum side yard setback is 15 feet. 3) For lots wider than 240 feet, the minimum side yard setback is 20 feet. e. For multiple floor buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for floors above the third floor for portions of a building facing or bordering a public right-of-way.		

Traditional Village					
	Top answer voted	Second answer voted	Potential Standards		Other Comments
Height (above DFE)	34'	44' for structures with parking garages	Measured DFE to eave: Lots greater than ½ acre : 44', Lots equal to or less than ½ acre: 34'		Design standards, pedestrian safety/sidewalks, walkability, shade
Setback	Main street feel, similar to current C-1 setbacks		a.Front yard: 0 feet minimum to 10 feet maximum. b.Rear yard: 10 feet. c.Side yard: i.0 feet. ii.For lots with a side yard along a street, the side setback must be 10 feet along a street. d.For multiple story buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for stories above the second story for portions of a building facing or bordering a public right-of-way. Open access and use may be within this setback.		
Low-Intensity Mixed Use					
	Top answer voted	Second answer voted	Potential Standards		Other Comments
Height (above DFE)	44'	32'-34'	DFE to eave: 34'		Potentially convert Pelican Lane to one way to allow for sidewalks to be installed.
Setback	Maintain current setbacks		a.Front yard: 20 feet. b.Rear yard: 18 feet. c.Side yard: i.Lots equal to or less than 50 feet wide: 5 feet on each side. ii.Lots greater than 50 feet wide: 10 feet on each side. d.For multiple story buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for floors above the third floor for portions of a building facing or bordering a public right-of-way.		
Transitional					
	Top answer voted	Second answer voted	Potential Standards		Other Comments
Height (above DFE)	44' Current Code	50'	DFE to eave: 44'		Concerns about rooftop bars near residential properties.
Setback	Maintain current setbacks		a.Front yard: i.Single-family, duplex, and triplex: 20 feet. ii.Multifamily, temporary lodging, and commercial: 20 feet. b.Rear yard: i.Lots equal to or shorter than 100 feet in length: 18 feet. ii.Lots greater than 100 feet in length: 25 feet. iii.Waterfront lots on the Gulf of Mexico: landward of the county coastal control line (CCCL). c.Side yard: iii.Single-family, duplex, and triplex: 1)Lots less than 50 feet in width, the minimum side yard setback is five feet. 2)Lots 51 feet or greater in width, the minimum total side yard setback is 15 feet with a minimum of 7 feet on either side. iv.Multifamily, temporary lodging, and retail commercial: 1)The minimum side yard setback is ten feet for lots less than 120 feet wide. 2)For lots wider than 120 feet but less than 240 feet, the minimum side yard setback is 15 feet. 3)For lots wider than 240 feet, the minimum side yard setback is 20 feet. d.For multiple story buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for floors above the third floor for portions of a building facing or bordering a public right-of-way.		