

For Discussion Purposes Only

<i>Municipality</i>	<i>Max Floor Height (feet)</i>	<i>Parking Level Height</i>	<i>Parking Level Counted</i>
South Miami	14	None defined	No – Included in overall building height
Miami	14	None defined	No - Habitable space only
Aventura	Varies by district between 10 – 13 ft	Varies by district to a max of 6 stories	Yes
Homestead	Varies by district 12-14 ft	None defined	N/A
Key Biscayne	14	None Defined	No - Included in overall building height
Miami Springs	Varies by district between 13 – 14 ft	None defined	N/A
Naples	14	None defined	No – Habitable space only
Sarasota	14	None defined	Yes
Boca Raton	Varies by district between 12.5 – 15 ft	None defined	N/A
Tallahassee	Governed by overall building height	None defined	No – Habitable space only
Coral Gables	Governed by overall building height and FAR	None defined	No - Included in overall building height
Miami Beach	Governed by overall building height and FAR	None defined	No - Included in overall building height; parking levels shall be screened from street view and have a pedestrian entrance.
West Palm Beach	Varies by district 10-13 ft	None defined	No – Habitable and mechanical space only

City of South Miami – Section 20-8.2 - Definitions.

Story: The horizontal division of a building between the surface of a floor and the surface of the next floor above, or the next ceiling if there is no floor above. For the purposes of these regulations, a **story** shall be interpreted as each vertical unit of fourteen (14) feet maximum, e.g. a one-floor cinema twenty-two (22) feet tall shall be considered a two-**story** building.

(Ord. No. 9-97-1630, § 1, 4-1-97)

From American Planners Association Planner's Dictionary:

Story

1. Space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the space between such floor and the ceiling or roof above; provided, however, that where the floor level of the first story is at least five feet below the adjoining finished grade, the space shall be considered a basement and not counted as a story. (Glendale, Ariz.)
2. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building

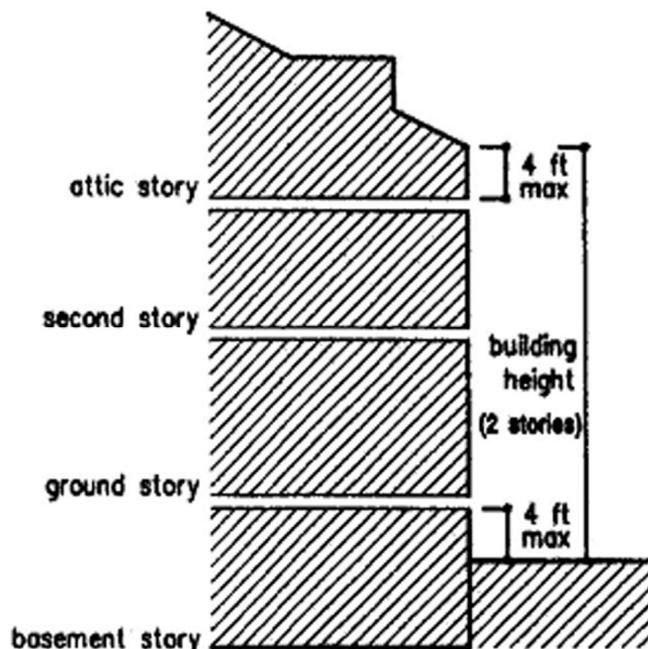
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included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under floor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such usable or unused under floor space shall be considered a story. (Redmond, Wash.)

3. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. (Ford County, Kans.)
4. The vertical distance from top to top of two successive tiers of beams or finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists, or, where there is not a ceiling, to the top of the roof rafters. (Prince William County, Va.)
5. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such as usable or unused under-floor space shall be considered as a story. (Mora, Minn.)

City of Sarasota [This definition was developed by Duany Plater-Zyberk & Company]

Story: A floor level within a building of no more than 14 feet in height from finished floor to finished ceiling. The first story shall be the ground or entry-level floor, which includes open areas and parking garages under a building. However, basements that emerge less than four feet from grade or attics, with or without dormer windows, not exceeding four feet at the knee wall shall not constitute a story. See illustration.



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Building height.

(1) *Purpose.* The height limits are intended to control the overall scale of buildings. The purpose of using stories as the measurement of height (rather than feet) in the downtown zone districts is to provide an incentive for the creation of buildings with improved exterior and interior proportions resulting from greater floor-to-ceiling heights. Experience has shown that the use of feet as a measurement of maximum height provides an incentive to minimize floor-to-ceiling heights in order to maximize the number of stories, often resulting in ill-proportioned buildings. It is recognized that the use of stories as the unit of measurement will result in a range of actual building heights due to the variety of other factors impacting decisions regarding the number of stories and the floor-to-ceiling height of each of the stories for any particular development. The purpose of limiting the dimension of each story to 14 feet between finished floor and finished ceiling is to preclude the possibility of inserting additional stories within an allowable story. (The uninhabited space between stories is not regulated). It is expressly not the purpose or intent of this method of measurement to provide a rationale for supporting rezonings or other arguments for the increase in building height by calculating a total theoretical height based on allowable stories multiplied by the maximum floor-to-ceiling height.