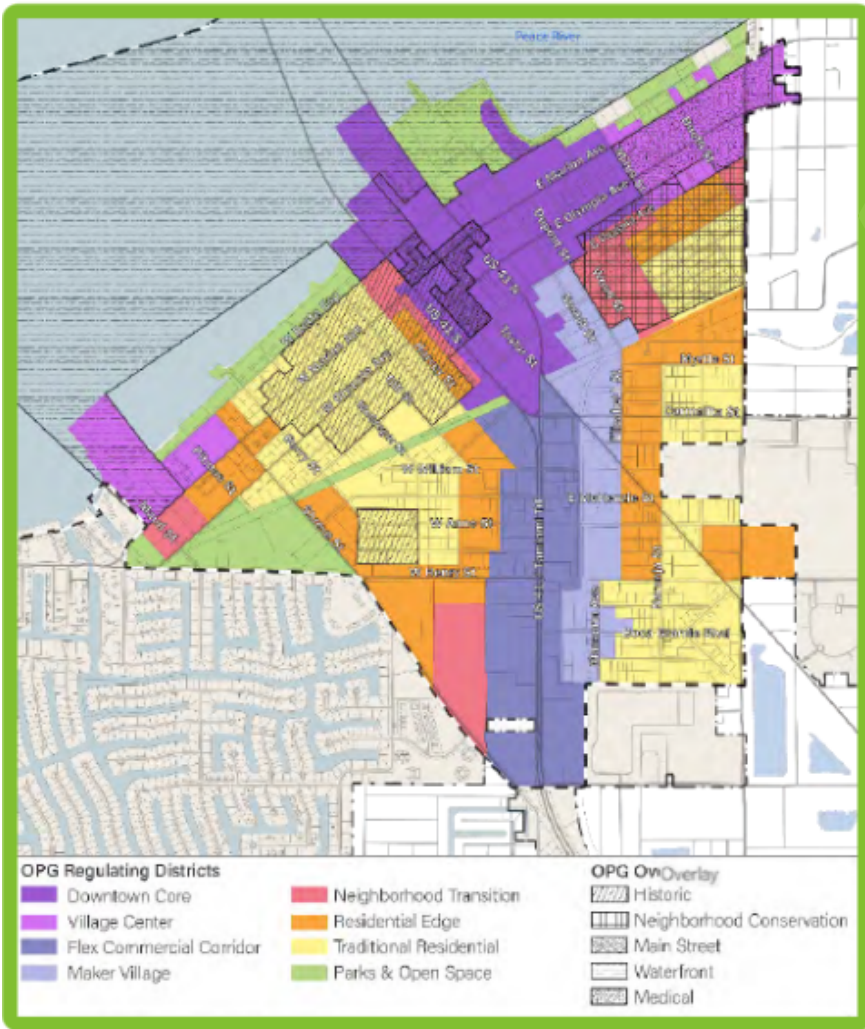




Imagining the Future

Building Heights in Downtown Punta Gorda



Step 1:
Identify the regulating district

Step 2:
Identify the Land Development Regulations for that regulating district

Table 2 - Development Standards Summary	Regulating Districts								Overlay Districts and Sub-Districts					
	Downtown Core	Village Center	Flex Commercial Corridor	Maker Village	Neighborhood Transition	Residential Edge	Traditional Residential	Historic Overlay District				Medical Overlay	Waterfront Overlay	
								Downtown	Grace Street Mid-Century	Neighborhood Conservation	Main Street			
Lot and Building Footprint														
Lot Width / Depth	Defer to Building Type		50' min / 100' min		Defer to Building Type			Same as Underlying Regulating District						
Lot Coverage	100% max	100% max	100% max	90% max	90% max	80% max	70% max							
Frontage Buildout														
Primary Street	70% min	70% min	70% min	70% min	60% min	60% min	70% min	Same as Underlying Regulating District						
Secondary Street	50% min	50% min	50% min	50% min	50% min	n/a	n/a							
Residential Density [dwelling units / acre]														
Base	25	25	0	15	25	25	25	Same as Underlying Regulating District						
Missing Middle Types ²	30	30	30	30	30	30	n/a							
Maximum w/Mitigation ³	50	45	45	45	n/a	n/a	n/a	Same as underlying		45	50			
Building Height, Regulatory [as defined in Section 19.4 Page 26 - 496]														
Base	50' max (4 stories)	35' max (3 stories)	35' max (3 stories)	35' max (3 stories)	40' max (3 stories)	40' max (3 stories)	35' max (2.5 stories)	Same as underlying			50' max (4 stories)	Same as underlying		
Maximum w/ Mitigation	80' max (6 stories)	65' max (4 stories)	65' max (4 stories)	50' max (4 stories)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100' max (7 stories)	80' max (6 stories)	
Accessory Structures [Building Height]														
Dwelling					25' max (2 stories)						Same as underlying			
Other					15' max (1 story)						Same as underlying			

Step 3: Know how building height is measured plus possible allowances

114 feet Tower Feature

***95 feet**

75 feet (5 stories, 4 over 1 parking)

48 feet (3 stories)

9 feet below BFE

***Highest possible tower height if built under current LDRs**

The zero-foot height measurement is taken from Design Flood Elevation (Base Flood Elevation [BFE] plus required freeboard) in accordance with the Florida Building Code. *The maximum allowance to overall building height cannot exceed 20 feet.