

T3-L Single Family Residence with Outbuilding

Martinez & Alvarez Architects
2211 Northwest 4th Terrace
Miami, Florida 33125

Premise

-designed differently to further each code's intent

Zoning Table	11,000	Miami 21
Zoning Designation	R-1 (Single Family Residence)	T3-L (Single Family Residence with Outbuilding)
Density	9 DUA	9 DUA
Lot Area (50' x 100' interior lot)	6,250 sq.ft. (GLA)	5,000 sq.ft. (NLA)
Capacity Ratio	60% of GLA (FAR) = 3,750 sq.ft. plus spaces not countable towards FAR * = 4,800 sq.ft. plus front porch	N/A
Lot Coverage Allowed	40% of GLA & Setbacks = 2,400 sq.ft. plus front porch	50% of NLA & Setbacks at First Floor = 2,500 sq.ft. plus front porch 30% of NLA at Second Floor = 1,500 sq.ft.
Lot Coverage Provided	2,250 sq.ft.	2,400 sq.ft. including front porch
Green Space Required	15% of GLA = 937.5 sq.ft.	25% of NLA = 1,250 sq.ft.
Green Space Provided	1,400 sq.ft.	1,500 sq.ft.
Height Allowed	25' FT average height/ 2 stories	25' FT to eave/ 2 stories
Height Provided	25' FT average height/ 2 stories	25' FT to eave/ 2 stories
Area Allowed	3,750 sq.ft. plus spaces not countable towards FAR* = 4,800 sq.ft. plus front porch	4,000 sq.ft. plus front porch
Area Provided	4,500 sq.ft.	3,700 sq.ft. including front porch
Required Parking	2 Spaces	2 Spaces
Provided Parking	2 Spaces	2 Spaces

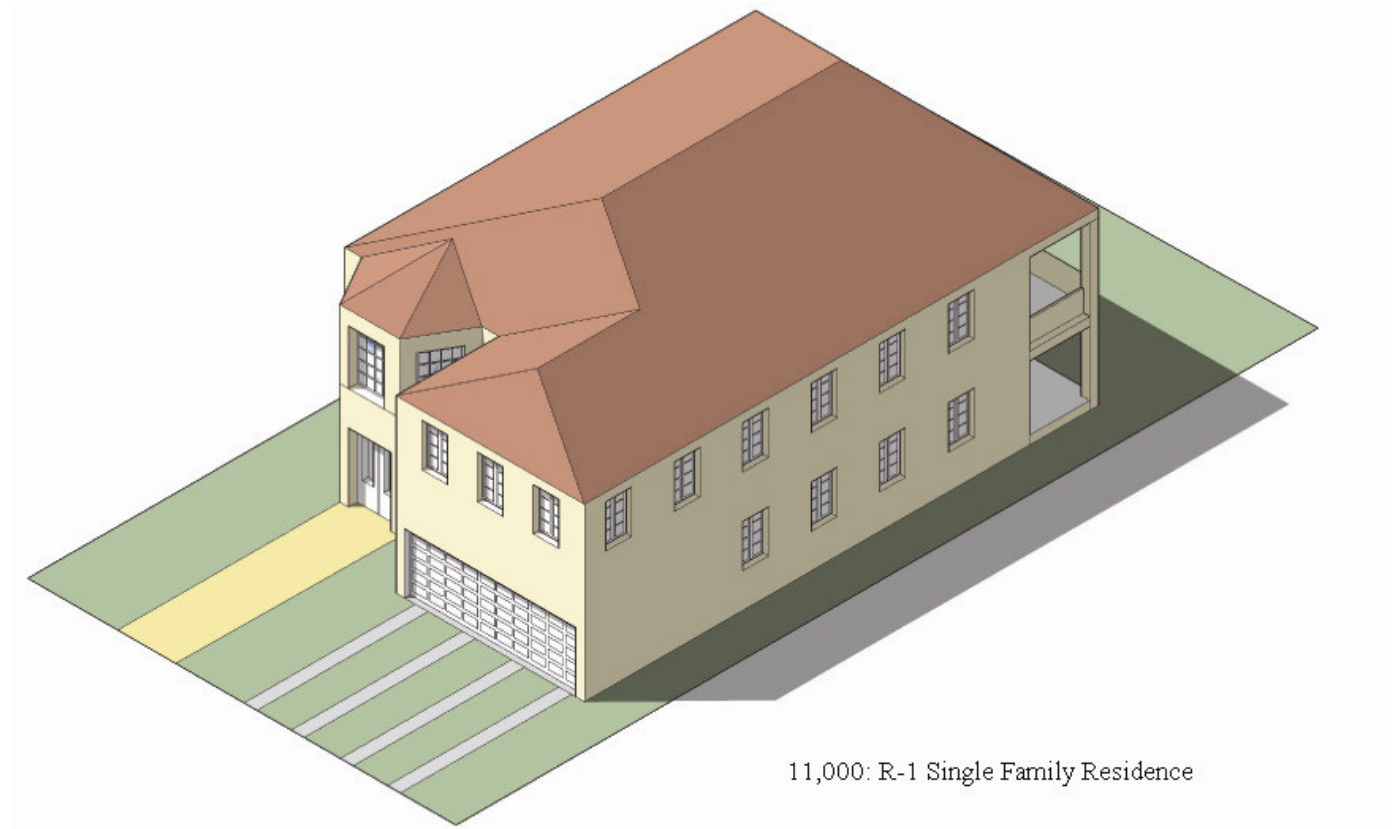
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Notes/ Special Features:

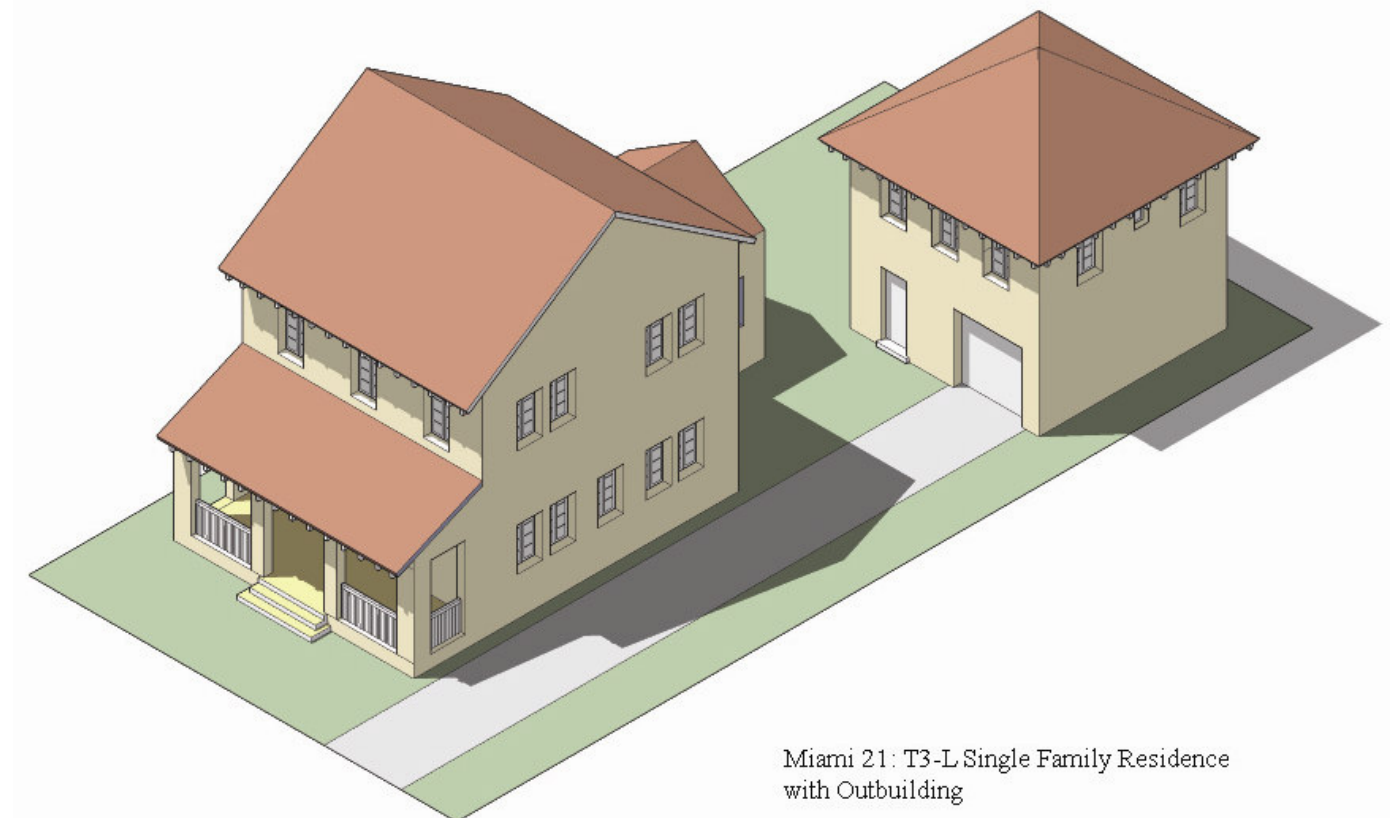
*In the current City of Miami Code the spaces not countable as residential floor area are: open porches, open terraces, patios, atrium or balconies; carports, garages, breezeways, tool sheds; basement space not used for living accommodations; stairways, elevator shafts or mechanical rooms.

In the Miami 21 Code, tandem parking is both encouraged and accepted as part of the parking requirement count.

In the Miami 21 Code, transect zone T3-L allows for an outbuilding which may have a smaller rear setback.



11,000: R-1 Single Family Residence



Miami 21: T3-L Single Family Residence with Outbuilding