

T3-R Single Family Residence

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-R (Single Family Residence)
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 <u>First Floor</u> = 2,400 sq.ft. plus front porch 30% of NLA at <u>Second Floor</u> = 1,500 sq.ft.
Lot Coverage Provided	2,250 sq.ft.	2,250 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	3,900 sq.ft. plus front porch
Area Provided	4,500 sq.ft.	3,750 sq.ft. including front porch
Required Parking	2 Spaces	2 Spaces
Provided Parking	2 Spaces	2 Spaces

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.

