MIAMI 21
your city, your plan

Duany Plater-Zyberk & Company
lead consultant
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MIAMI 21 TEAM

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Office of City Manager Pedro G. Hernandez
Offices of City Commissioners
Planning Department
Office of Zoning
Department of Economic Development
Department of Capital Improvements and Transportation
Office of the City Attorney
Neighborhood Enhancement Team (NET)
CitiStat
Office of Communications
Department of Public Works
Department of Parks and Recreation
Department of Code Enforcement

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MIAMI 21 GOALS
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- CONSERVATION
  - Neighborhoods
  - Historical sites
  - Natural environment

- DEVELOPMENT
  - Corridors as neighborhood centers
  - Downtown as focus for region’s economy and culture
MIAMI 21: CONSERVATION

- Preserve neighborhoods
- Improve relationship between residential neighborhoods and adjacent commercial corridors with appropriate transitions of height and density (the Transect)
- Increase preservation of historical sites
- Increase access to natural environment through baywalk, riverwalk, and new parks
- Conserve energy through tree canopy, green building, and improved connectedness for walkability and bicycling
MIAMI 21: DEVELOPMENT

- Develop corridors to function as transit-oriented, walkable centers for adjacent neighborhoods
- Develop downtown as transit-oriented walkable focus for region’s economic, civic and cultural activities
- Improve public realm with pedestrian-friendly frontages of buildings
- Ensure infrastructure capacity and embellishment of public realm through private development
- Maintain future growth capacity of downtown
MIAMI 21: IMPLEMENTATION

PUBLIC REALM
- Detailing of streets for increased walkability, wider sidewalks, narrower lanes, trees for shade

PRIVATE REALM
- Design of buildings to embellish public realm, 10’ setback for wider sidewalks
- Habitable space overlooking streets (frequent doors and windows, liners and concealed parking)
- Cross-block passages to improve connectedness
- Transitions for height and density
- Predictable height and floor plate
COMMUNITY INPUT

- **DIRECT MAIL**
  - Fact sheets, post cards, comment cards, street banners, bus shelter advertisings, press releases, electronic signage, newsletters, brochures

- **PRINT & SIGNAGE**
  - WEB SITE & EMAILS
    - 500 daily visits / 100,000 monthly
    - Over 400 questions answered
  - TELEVISION & RADIO
    - WLRN, WIOD, Radio Mambi, Channel 77
  - PUBLIC MEETINGS
    - Over 34 public meetings
    - 28 public meetings for the Parks Master Plan

- **ADDITIONAL EFFORTS**
  - Miami 21 Hotline
  - Haitian Community Arts Festival
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- Article 4: Standards and Tables
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- Article 6: Supplemental Regulations
- Article 7: Procedures and Non-conformities
- Article 8: Thoroughfares
MIAMI 21 ATLAS

T3  SUB-URBAN
T4  GENERAL URBAN
T5  URBAN CENTER
T6-8 URBAN CORE  
T6-12 URBAN CORE
T6-24 URBAN CORE
T6-36 URBAN CORE
T6-48 URBAN CORE
D1  WORK PLACE
D2  INDUSTRIAL
CS  CIVIC SPACE
CI  CIVIC INSTITUTION

R – RESTRICTED
L – LIMITED
O - OPEN
ARTICLE 1. DEFINITIONS

1.1 Definitions of Building Function Uses

1.2 Definitions of Terms

1.3 Definitions of Signs

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ARTICLE 2. GENERAL PROVISIONS

2.1 Purpose and Intent

2.2 Applicability

2.2.1 Generally

2.2.1.1 This Code replaces the Zoning Ordinance for the City of Miami, also known as Ordinance 11000, for that area of the City of Miami shown on the Miami 21 Atlas, except that Section 6.27, "SD-27 Midtown Special District" is hereby retained and incorporated as Appendix A hereto, and except that the following sections of Ordinance 11000 are retained and incorporated herein: Section 926, Subsection 926.15; Section 10.1, Subsections: 10.4.1, 10.4.3, 10.4.4, 10.4.5, 10.4.12, 10.4.15; and Section 10.8 in its entirety.

2.2.1.2 Miami 21 Atlas

a. The Miami 21 Atlas is the official zoning atlas for the area regulated by this Miami 21 Code. The boundaries of all Transient Zones and the transient designation are shown on the series of map sheets that compose the Miami 21 Atlas. The Miami 21 Atlas may be supplemented by additional layers or separate maps to the Atlas sheets, where the scale generally applicable to the Atlas sheets does not adequately show the details of boundaries or designations necessary to the particular area.

b. The Miami 21 Atlas, together with all adopted explanatory and supplemental material shown therein, is hereby adopted by reference and shall be part of this Code. The Official Zoning Atlas as adopted by Ordinance 11000 for the same area is hereby repeated.

c. The Miami 21 Atlas, and any amendments thereto, shall be maintained in the office of the city clerk, and a certified copy of the Miami 21 Atlas shall be maintained at the Planning Department. Each atlas sheet or supplemental element thereto shall be authenticated by the signature of the mayor of the city, attested by the signature of the city clerk of the city, and bear the seal of the city.
ARTICLE 3. GENERAL TO ZONES

3.1 Transect Zones
3.2 Phasing
3.3 Lots and Frontages
3.4 Density Calculations
3.5 Measurement of Height
3.6 Environmental Requirements
3.7 Thoroughfares
3.8 Special Area Plans
3.9 Historic Preservations Standards
3.10 Area Design Guidelines (Reserved)
3.11 Vision Clearance
3.12 Public Benefits Program

MIAMI 21

ARTICLE 3. GENERAL TO ZONES

3.1 TRANSECT ZONES

3.1.1 The Miami 21 Code Transect Zones are described in Table 1 and include the standards summarized in Table 2 and further described in Article 5. They range in function and density from low density, primarily residential areas to high density mixed-use areas, across the Transect, with zones identified as T1, T2, T3, T4, T5, T6, D1, D2, CI and CS.

3.2 PHASING

All development shall conform to this Code regardless of phasing. Each phase of a development project shall conform to this Code in its entirety.

3.3 LOTS AND FRONTAGES

3.3.1 Lots assembled into one ownership within one Transect Zone may be developed as a single lot. Lots assembled into one ownership that encompass more than one Transect Zone shall be developed according to the corresponding Transect regulation for each lot. In such cases, there shall be no transfer of density or intensity of development capacity between zones.

3.3.2 Lot area shall be the area within the lot property lines, excluding any portions of street rights-of-way or other required dedications.

3.3.3 In Transect Zones T5, T6, D1, D2, CI and CS, buildable sites shall enfron a vehicular thoroughfare or a pedestrian passage, with at least one Principal Frontage.

3.3.4 Lots may be required to have two or more Principal Frontages or a combination of Principal or Secondary Frontages.

3.3.5 For the purposes of this Code, lots are divided into Layers which control development on the Lot.

3.4 DENSITY CALCULATIONS

3.4.1 Net Lot Area is used for purposes of Density calculation.
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### LOT OCCUPATION

<table>
<thead>
<tr>
<th></th>
<th>T3 SUB-URBAN ZONE</th>
<th>T4 GENERAL URBAN ZONE</th>
<th>T5 URBAN CENTER ZONE</th>
<th>T6-8</th>
<th>T6-12</th>
<th>T6-24 URBAN CORE ZONES</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Lot Area</td>
<td>5,000 s.f. min.</td>
<td>1,400 s.f. - 20,000 s.f.</td>
<td>1,200 s.f. - 40,000 s.f.</td>
<td>5,000 s.f. min 40,000 s.f. max.</td>
<td>5,000 s.f. min 40,000 s.f. max.</td>
<td>5,000 s.f. min 100,000 s.f. max.</td>
</tr>
<tr>
<td>b. Lot Width</td>
<td>50 ft. min.</td>
<td>16 ft. min / 50 ft. min.</td>
<td>15 ft. min / 50 ft. min.</td>
<td>50 ft. min.</td>
<td>50 ft. min.</td>
<td>50 ft. min.</td>
</tr>
<tr>
<td>c. Lot Coverage</td>
<td>50% max</td>
<td>60% max</td>
<td>80% max</td>
<td>80% max</td>
<td>80% max</td>
<td>80% max</td>
</tr>
<tr>
<td>d. Floor Lot Ratio (FLR)</td>
<td>not applicable</td>
<td>not applicable</td>
<td>not applicable</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>e. Frontage at front setback</td>
<td>not applicable</td>
<td>50% min.</td>
<td>60% min.</td>
<td>70% min.</td>
<td>70% min.</td>
<td>70% min.</td>
</tr>
<tr>
<td>f. Open Space Requirements</td>
<td>25% lot area min.</td>
<td>15% lot area min.</td>
<td>10% lot area min.</td>
<td>10% lot area min.</td>
<td>10% lot area min.</td>
<td>10% lot area min.</td>
</tr>
<tr>
<td>g. Density</td>
<td>18 du/acre max.</td>
<td>36 du/acre max.</td>
<td>65 du/acre max.</td>
<td>150 du/acre *</td>
<td>150 du/acre *</td>
<td>150 du/acre *</td>
</tr>
</tbody>
</table>

### BUILDING SETBACK

<table>
<thead>
<tr>
<th></th>
<th>T3 SUB-URBAN ZONE</th>
<th>T4 GENERAL URBAN ZONE</th>
<th>T5 URBAN CENTER ZONE</th>
<th>T6-8</th>
<th>T6-12</th>
<th>T6-24 URBAN CORE ZONES</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Principal Front</td>
<td>20 ft. min.</td>
<td>10 ft.</td>
<td>10 ft. (easement)</td>
<td>10 ft. (easement)</td>
<td>10 ft. (easement)</td>
<td>10 ft. (easement)</td>
</tr>
<tr>
<td>b. Secondary Front</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
<td>10 ft. (easement)</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
</tr>
<tr>
<td>c. Side</td>
<td>5 ft. min.</td>
<td>0 ft. min / 5 ft. min.</td>
<td>0 ft. min.</td>
<td>0 ft. min.</td>
<td>0 ft. min.</td>
<td>0 ft. min.</td>
</tr>
<tr>
<td>d. Rear</td>
<td>20 ft. min.</td>
<td>20 ft. min.</td>
<td>0 ft. min.</td>
<td>0 ft. min.</td>
<td>0 ft. min.</td>
<td>0 ft. min.</td>
</tr>
</tbody>
</table>
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## ARTICLE 4. STANDARDS AND TABLES

### TABLE 3 BUILDING FUNCTION: USES

<table>
<thead>
<tr>
<th>DENSITY (UNITS PER ACRE)</th>
<th>T3 SUB-URBAN</th>
<th>T4 URBAN GENERAL</th>
<th>T5 URBAN CENTER</th>
<th>T6 URBAN CORE</th>
<th>C CIVIC</th>
<th>D DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>SINGLE FAMILY RESIDENCE</td>
<td>W</td>
<td>W</td>
<td>W</td>
<td>W</td>
<td>W</td>
<td>W</td>
</tr>
<tr>
<td>COMMUNITY RESIDENCE</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>ANCILLARY UNIT</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>TWO FAMILY RESIDENCE</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>MULTI FAMILY HOUSING</td>
<td>E</td>
<td>E</td>
<td>E</td>
<td>E</td>
<td>E</td>
<td>E</td>
</tr>
<tr>
<td>DORMITORY</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>HOME OFFICE</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>LIVE - WORK</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>WORK - LIVE</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>9</td>
<td>36</td>
<td>65</td>
<td>150**</td>
<td>R</td>
<td>9</td>
<td>N/A</td>
</tr>
<tr>
<td>18</td>
<td>36</td>
<td>65</td>
<td>150**</td>
<td>R</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>36</td>
<td>65</td>
<td>150**</td>
<td>R</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

** NOTES: 
- ** means additional requirements.
- NA means not applicable.
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### MIAMI 21

**DRAFT IN PROGRESS 03.16.07**

### TABLE 4 BUILDING FUNCTION: INTENSITY & PARKING

**T3 - SUB-URBAN ZONE**

<table>
<thead>
<tr>
<th>Density (UPA)</th>
<th>Restricted</th>
<th>Limited</th>
<th>Open</th>
</tr>
</thead>
</table>
| 9 Units Per Acre | Residential Uses are permissible as listed in Table 3, limited by compliance with:  
• Minimum of 2 parking spaces per dwelling unit.  
Home Office Uses are permissible as listed in Table 3, limited by compliance with:  
• Minimum of 1 parking space per ancillary dwelling unit.  
• Minimum of 1 parking space in addition to the parking required for the dwelling. | Residential Uses are permissible as listed in the Table 3, limited by compliance with:  
• All dwelling units shall be under single ownership.  
• Minimum of 2 parking spaces per principal dwelling unit.  
• Minimum of 1 parking space per ancillary dwelling unit.  
Home Office Uses are permissible as listed in Table 3, limited by compliance with:  
• Restricted to 25% of the floor area of the unit.  
• Office use permissible as ancillary to a single unit dwelling.  
• Allowable in the principal building or in an ancillary building.  
• For use by resident(s) only.  
• Minimum of 1 parking space in addition to the parking required for the dwelling. | Residential Uses are permissible as listed in Table 3, limited by compliance with:  
• Minimum of 2 parking spaces per principal dwelling unit.  
• Minimum of 1 parking space per ancillary dwelling unit.  
Home Office Uses permissible as listed in Table 3, limited by compliance with:  
• Restricted to 25% of the floor area of the unit.  
• Office use permissible as ancillary to a single unit dwelling.  
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• For use by resident(s) only. |
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</tr>
<tr>
<td>DIAGRAM 10</td>
<td>Successional Zoning Illustrated</td>
</tr>
</tbody>
</table>

![Diagram of Miami 21 Successional Zoning Illustrated](image)

![Diagram of Residential Density Increase Areas](image)
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ARTICLE 8. THOROUGHFARES

8.1 General Description
8.2 The Thoroughfare Across the Transect
8.3 Specific Thoroughfare Types Described
TRANSECT ZONES
### SUMMARY OF TRANSECT ZONES

<table>
<thead>
<tr>
<th>Description</th>
<th>T3</th>
<th>T4</th>
<th>T5</th>
<th>T6-8</th>
<th>T6-12</th>
<th>T6-24</th>
<th>T6-36</th>
<th>T6-48</th>
<th>D1</th>
<th>D2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>2 Story</td>
<td>3 Story</td>
<td>5 Story</td>
<td>8 Story +</td>
<td>1-8 Story</td>
<td>1-8 Story</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Types</td>
<td>Detached Single-Family Dwelling</td>
<td>Party wall Residential, Live-Work</td>
<td>Residential, Commercial, Mixed-use</td>
<td>Residential, Commercial, Mixed-use</td>
<td>Workplace, Limited Residential, Commercial</td>
<td>Industrial, Commercial</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Density</td>
<td>18 du /acre</td>
<td>36 du /acre</td>
<td>65 du /acre</td>
<td>150 du /acre or as per Residential Density Increase Areas</td>
<td>9 du /acre</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
R1 & T3 R

**R1**
- LOT COVERAGE: 0.4 X GLA
- FRONT SETBACK: 20’
- SIDE SETBACK: 5’
- REAR SETBACK: 20’
- HEIGHT: 25’

**T3 R**
- LOT COVERAGE: 0.5 X NLA
- FRONT SETBACK: 20’
- SIDE SETBACK: 5’
- REAR SETBACK: 20’
- HEIGHT: 2 stories
- PORCH ENCROACHMENT: 8’
- FAÇADE FOR PARKING: 30% width
- DRIVEWAY AT PL: 12’
- LANDSCAPE: Fence 3’6” max. First Layer
R1 & T3 L

**R1**
- LOT COVERAGE: 0.4 X GLA
- FRONT SETBACK: 20’
- SIDE SETBACK: 5’
- REAR SETBACK: 20’
- HEIGHT: 25’

**T3 L**
- LOT COVERAGE: 0.5 X NLA
- FRONT SETBACK: 20’
- SIDE SETBACK: 5’
- REAR SETBACK: 20’
- HEIGHT: 2 stories
- PORCH ENCROACHMENT: 8’
- FAÇADE FOR PARKING: 30% width
- DRIVEWAY AT PL: 12’
- LANDSCAPE: One tree per 50’ of frontage
  Fence 3’6” max. First Layer
R2
LOT COVERAGE 0.4 X GLA
FRONT SETBACK 20’
SIDE SETBACK 5’
REAR SETBACK 20’
HEIGHT 25’

T3 O
LOT COVERAGE 0.5 X NLA
FRONT SETBACK 20’
SIDE SETBACK 5’
REAR SETBACK 5’
HEIGHT 2 stories
PORCH ENCROACHMENT 8’
FAÇADE FOR PARKING 30% width
DRIVEWAY AT PL 12’
LANDSCAPE One tree per 50’ of frontage
Fence 3’6” max. First Layer
R3, T4 & T5

R3
- LOT COVERAGE: 0.4 X GLA
- FRONT SETBACK: 20'
- SIDE SETBACK: 10'
- REAR SETBACK: 20'
- HEIGHT: 50'

T4
- LOT COVERAGE: 0.6 X NLA
- FRONT SETBACK: 10'
- SIDE SETBACK: 0' or 5' abutting setback
- REAR SETBACK: 5'
- HEIGHT: 3 stories
- PORCH ENCROACHMENT: 8'
- FAÇADE FOR PARKING: 30% width
- DRIVEWAY AT PL: 12'

T5
- LOT COVERAGE: 0.8 X NLA
- FRONT SETBACK: 10' (easement)
- SIDE SETBACK: 0' or 6' abutting T4, T3
- REAR SETBACK: 5' abutting setback
- HEIGHT: 5 stories
- PORCH ENCROACHMENT: 8'
- FAÇADE FOR PARKING: liner
- DRIVEWAY AT PL: 24'
T4 L
<table>
<thead>
<tr>
<th><strong>R4 / C-1</strong></th>
<th><strong>T6-8</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOT COVERAGE</strong></td>
<td><strong>LOT COVERAGE</strong></td>
</tr>
<tr>
<td>0.4 X GLA</td>
<td>0.8 X NLA</td>
</tr>
<tr>
<td><strong>FRONT SETBACK</strong></td>
<td><strong>FRONT SETBACK</strong></td>
</tr>
<tr>
<td>20'</td>
<td>10' (easement)</td>
</tr>
<tr>
<td><strong>SIDE SETBACK</strong></td>
<td><strong>SIDE SETBACK</strong></td>
</tr>
<tr>
<td>0' or 5' abutting setback</td>
<td>0' or 6' abutting T4, T3</td>
</tr>
<tr>
<td><strong>REAR SETBACK</strong></td>
<td><strong>REAR SETBACK</strong></td>
</tr>
<tr>
<td>10'</td>
<td>0' or 6' abutting T4, T3</td>
</tr>
<tr>
<td><strong>HEIGHT</strong></td>
<td><strong>HEIGHT</strong></td>
</tr>
<tr>
<td>120'+45° - UNLIMITED</td>
<td>8-12 stories</td>
</tr>
</tbody>
</table>
NEIGHBORHOOD TRANSITIONS ACROSS T-ZONES
## DEVELOPMENT CAPACITY CONVERSIONS

### EXISTING CODE

<table>
<thead>
<tr>
<th>ZONO 11,000 INFO.</th>
<th>FAR</th>
<th>DEVELOPMENT CAPACITY</th>
<th>FLR (Conversion)</th>
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<tbody>
<tr>
<td>ZONING DESIGNATION</td>
<td>Lot Size</td>
<td>FAR (AOR)</td>
<td>FAR w/ Bonus</td>
</tr>
<tr>
<td>R4 / G / C1 / C2</td>
<td>40,000</td>
<td>1.72</td>
<td>2.49</td>
</tr>
<tr>
<td>SD-9</td>
<td>40,000</td>
<td>1.72</td>
<td>2.49</td>
</tr>
<tr>
<td>SD-8</td>
<td>40,000</td>
<td>2.75</td>
<td>3.99</td>
</tr>
<tr>
<td>SD-20 &amp; 20.1</td>
<td>100,000</td>
<td>2.00</td>
<td>2.90</td>
</tr>
<tr>
<td>SD-16.2</td>
<td>100,000</td>
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<td>5.88</td>
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<tr>
<td>SD-16 &amp; 16.1</td>
<td>100,000</td>
<td>4.32</td>
<td>6.26</td>
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<tr>
<td>SD-5</td>
<td>100,000</td>
<td>6.00</td>
<td>7.20</td>
</tr>
<tr>
<td>SD 6 &amp; 6.1</td>
<td>100,000</td>
<td>8.40</td>
<td>12.18</td>
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<tr>
<td>SD-7</td>
<td>100,000</td>
<td>8.75</td>
<td>10.50</td>
</tr>
<tr>
<td>CBD</td>
<td>100,000</td>
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### NEW CODE

<table>
<thead>
<tr>
<th>TRANSECT ZONE INFO.</th>
<th>DEVELOPMENT CAPACITY (AOR)</th>
<th>DEVELOPMENT CAPACITY (w/ benefit)</th>
<th>HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING DESIGNATION</td>
<td>FLR</td>
<td>Max. Lot Size</td>
<td>Max GFA (AOR)</td>
</tr>
<tr>
<td>T6-8 / 12</td>
<td>5</td>
<td>40,000</td>
<td>200,000</td>
</tr>
<tr>
<td>T6-8 / 12</td>
<td>5</td>
<td>40,000</td>
<td>200,000</td>
</tr>
<tr>
<td>T6.12 / 20</td>
<td>8</td>
<td>40,000</td>
<td>320,000</td>
</tr>
<tr>
<td>T6-24 / 48</td>
<td>6</td>
<td>100,000</td>
<td>500,000</td>
</tr>
<tr>
<td>T6-36 / 60</td>
<td>12</td>
<td>100,000</td>
<td>1,200,000</td>
</tr>
<tr>
<td>T6-36 / 60</td>
<td>7</td>
<td>100,000</td>
<td>1,200,000</td>
</tr>
<tr>
<td>T6-36 / 60</td>
<td>12</td>
<td>100,000</td>
<td>1,200,000</td>
</tr>
<tr>
<td>T6-36 / 60</td>
<td>22</td>
<td>100,000</td>
<td>2,200,000</td>
</tr>
<tr>
<td>T6-36 / 60</td>
<td>22</td>
<td>100,000</td>
<td>2,200,000</td>
</tr>
<tr>
<td>T6-48 / UL</td>
<td>24</td>
<td>100,000</td>
<td>2,400,000</td>
</tr>
</tbody>
</table>
HOW TO USE THE CODE
STEP 1: MIAMI 21 ATLAS

T3 SUB-URBAN
T4 GENERAL URBAN
T5 URBAN CENTER
T6-8 URBAN CORE
T6-12 URBAN CORE
T6-24 URBAN CORE
T6-36 URBAN CORE
T6-48 URBAN CORE
D1 WORK PLACE
D2 INDUSTRIAL
CS CIVIC SPACE
CI CIVIC INSTITUTION
R - RESTRICTED
L - LIMITED
O - OPEN
STEP 2: ARTICLE 3. GENERAL TO ZONES

3.1 TRANSECT ZONES

3.1.1 The Miami 21 Code Transect Zones are described in Table 1 and include the standards summarized in Table 2 and further described in Article 5. They range in function and density from low density, primarily residential areas to high density mixed-use areas, across the Transect, with zones identified as T1, T2, T3, T4, T5, T6, D1, D2, CI and CS.

3.2 PHASING

All development shall conform to this Code regardless of phasing. Each phase of a development project shall conform to this Code in its entirety.

3.3 LOTS AND FRONTAGES

3.3.1 Lots assembled into one ownership within one Transect Zone may be developed as a single lot. Lots assembled into one ownership that encompass more than one Transect Zone shall be developed according to the corresponding Transect regulation for each lot. In such cases, there shall be no transfer of density or intensity of development capacity between zones.

3.3.2 Lot area shall be the area within the lot property lines, excluding any portions of street rights-of-way or other required dedications.

3.3.3 In Transect Zones T5, T6, D1, D2, CI and CS, buildable sites shall enfron a vehicular thoroughfare or a pedestrian passage, with at least one Principal Frontage.

3.3.4 Lots may be required to have two or more Principal Frontages or a combination of Principal or Secondary Frontages.

3.3.5 For the purposes of this Code, lots are divided into Layers which control development on the Lot.

3.4 DENSITY CALCULATIONS

3.4.1 Net Lot Area is used for purposes of Density calculation.
### Table 3: Building Function: Uses

<table>
<thead>
<tr>
<th></th>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
<th>Column 4</th>
<th>Column 5</th>
<th>Column 6</th>
<th>Column 7</th>
<th>Column 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>DENSITY (UNITS PER ACRE)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>W</td>
<td>W</td>
<td>W</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Single Family Residence</td>
<td>W</td>
<td>W</td>
<td>W</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>W</td>
<td>W</td>
</tr>
<tr>
<td>Community Residence</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>E</td>
<td>E</td>
<td>E</td>
<td>R</td>
<td>R</td>
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<tr>
<td>Ancillary Unit</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Two Family Residence</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Multi Family Housing</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Dormitory</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Home Office</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Live - Work</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Work - Live</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
</tbody>
</table>
### STEP 3: ARTICLE 4. STANDARDS AND TABLES

#### MIAMI 21

**DRAFT IN PROGRESS 03.16.07**

#### TABLE 4: BUILDING FUNCTION: INTENSITY & PARKING

**T3 • SUB-URBAN ZONE**

<table>
<thead>
<tr>
<th>DENSITY (UPA)</th>
<th>9 UNITS PER ACRE</th>
<th>18 UNITS PER ACRE</th>
<th>18 UNITS PER ACRE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td>Residential Uses are permissible as listed in Table 3, limited by compliance with:</td>
<td>Residential Uses are permissible as listed in Table 3, limited by compliance with:</td>
<td>Residential Uses are permissible as listed in Table 3, limited by compliance with:</td>
</tr>
<tr>
<td></td>
<td>• Minimum of 2 parking spaces per dwelling unit.</td>
<td>• All dwelling units shall be under single ownership.</td>
<td>• Minimum of 2 parking spaces per principal dwelling unit.</td>
</tr>
<tr>
<td></td>
<td>Home Office Uses are permissible as listed in Table 3, limited by compliance with:</td>
<td>Minimum of 2 parking spaces per principal dwelling unit.</td>
<td>Minimum of 1 parking space per ancillary dwelling unit.</td>
</tr>
<tr>
<td></td>
<td>• Allowable in the principal building.</td>
<td>Minimum of 1 parking space per ancillary dwelling unit.</td>
<td>Home Office Uses permissible as listed in Table 3, limited by compliance with:</td>
</tr>
<tr>
<td></td>
<td>• Minimum of 1 parking space in addition to the parking required for the dwelling unit.</td>
<td>Restricted to 25% of the floor area of the unit.</td>
<td>Restricted to 25% of the floor area of the unit.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Off use permissible as ancillary to a single unit dwelling.</td>
<td>Office use permissible as ancillary to a single unit dwelling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Allowable in the principal building or in an ancillary building.</td>
<td>Allowable in the principal building or in an ancillary building.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For use by resident(s) only.</td>
<td>For use by resident(s) only.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
STEP 4: ARTICLE 5. SPECIFIC TO ZONES
ARTICLE 6. SUPPLEMENTAL REGULATIONS

6.1 INTENT

The performance standards of this article apply to the specific uses listed below within the broader use categories identified in Article 6, Table 3 and supplement other standards listed elsewhere in this Code. No permit or certificate of use may be granted for any use, unless the use complies with the requirements of these performance standards and any other applicable standards of the Miami 21 Code.

Specifically excluded from all Transect Zones in the City are stockyards, slaughterhouses, wrecking yards, rag shops, cement plants, paper factories, ammunition plants, fireworks manufacturing, house-barges, refining, smelting, forging, and unattended donation collection bins.

6.2 RESIDENTIAL USES

6.2.1.1 Dwelling Units - Minimum Size

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Minimum size*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Efficiency unit</td>
<td>400 sf</td>
</tr>
<tr>
<td>One bedroom unit</td>
<td>550 sf</td>
</tr>
<tr>
<td>Two bedroom unit or greater</td>
<td>650 sf</td>
</tr>
</tbody>
</table>

* Minimum size standards do not apply to federally subsidized housing

6.2.1.2 Ancillary Unit

Supplemental regulations:

- Maximum square footage of Ancillary Unit shall be 500 square feet excluding garage.
- Ancillary units shall only be used as Single Family Residence Dwelling.
- Ancillary Units may only be rented if the owner of the principal Single Family Residence Dwelling is in residence on site.
- One parking space shall be provided on-site for the Ancillary Unit in compliance with applicable Transect zone requirements.
- The structure containing an Ancillary Unit must be architecturally harmonious to the Principal Building.
- Any facade abutting another property shall provide only clerestory windows along that corresponding facade.

6.2.2. Boats / Boat Houses / House Barges / Boat slips / Docks / Wharves

- Occupancy of private pleasure craft and houseboats / house barges / shall not be allowed except for those specifically grandfathered and regulated by Ordinance No. 10932, adopted October 24, 1991.
STEP 6: ARTICLE 7. PROCEDURES AND NON-CONFORMITIES

PERMITTING PROCESS DIAGRAM

Applicant

Zoning Department

By Right

Waiver

Preapplication

File with Planning *

Planning Director

CRC

PZAB

Appeal PZAB

Building Permit

* All applications shall include required notice

Warrant

Preapplication

File with Planning *

Planning Director

CRC

PZAB

Appeal PZAB

Building Permit

Exception

Preapplication

File with Hearing Board *

Planning Director

PZAB

Appeal Comm.

Building Permit

Variance

Preapplication

File with Hearing Board *

Planning Director

PZAB

Appeal Comm.

Building Permit

Zoning Change

Preapplication

File with Hearing Board *

Planning Director

PZAB

Appeal Comm.

Building Permit

CRC - Coordinated Review Committee
PZAB - Planning Zoning and Appeals Board

City Commission

Building Permit

Building Permit

Building Permit

Building Permit
PUBLIC BENEFITS
PUBLIC BENEFITS

- Growing infrastructure needs greater than City’s capacity to provide them:
  - Affordable/Workforce housing to support jobs base
  - Waterfront access and parks to support growing residential base
  - Historic preservation of buildings and sites to support unique character and touristic value
  - Green Building
  - Brownfield redevelopment

- Applicable to T6 not abutting T3
PUBLIC BENEFITS: HOUSING

- City of Miami Community Development Department

- Three options for affordable/force housing benefit:
  - Provide units on site: additional capacity = 2x’s equivalent area
  - Provide units off site: additional capacity = equivalent area
  - Trust fund payment: related to economic value of land
PUBLIC BENEFITS: PARKS & OPEN SPACE

- City of Miami Parks Department
- Goody Clancy Parks and Public Space Master Plan to guide quantity and location
- Three options for Public Parks and Open Space benefit:
  - Provide space on or off site per Master Plan: 2x’s equivalent area
  - Provide space on site: 1x equivalent area
  - Trust fund payment: related to economic value of land
PUBLIC BENEFITS: HISTORIC PRESERVATION

- City of Miami Historic Preservation Division
- Applicable to designated, contributing and significant sites and buildings as per new ordinance
- Preserve and restore on or off site with transfer of development rights
PUBLIC BENEFITS: GREEN BUILDING

- City of Miami Planning and Building Departments

- Additional capacity for gold and platinum for USGBC LEED Certification
  - Gold: +6% of FLR
  - Platinum: +14% of FLR
PUBLIC BENEFITS: BROWNFIELDS

- City of Miami Economic Development Department
- For redevelopment of designated brownfield commercial sites
- One floor additional capacity
PUBLIC BENEFITS

- History of Affordable Housing Trust Fund:
  - Established in 1986
  - Floor area bonus for contributions to the Affordable Housing Trust Fund

- Financial Contributions to Affordable Housing Trust Fund:
  - 1986: $6.67 per square foot of increase
  - 2004: $12.40 per square foot of increase
  - Total contributions to the Fund are approx.: $15 million
  - Funds generated by Miami 21 Public Benefits Program earmarked for Housing and Parks and Open Space.
PUBLIC BENEFITS

- Bonus Fee Methodology:
  - Miami Economic Associates researched methodology for establishing fees
  - Proposal to base fees on readily available data, and to allow periodic adjustments
  - Bonus Fee Schedule is established at just under 30% of the related land cost of a completed unit
  - Land costs vary by location: nine market areas in East Quadrant
City of Miami

Development Fees - Market Areas
Miami 21 - East Quadrant

1. Morningside/Buena Vista/Lemon City/Little River
   East of FEC Railroad.
2. Morningside/Buena Vista/Lemon City/Little River
   West of FEC Railroad.
3. Omni/Edgewater
   East of the FEC Railroad.
4. Omni/Edgewater
   West of the FEC Railroad.
5. CBD
   East of NE 2nd Ave.
6. CBD
   West of NE 2nd Ave.
7. River.
8. Brickell
   East of Brickell Ave/ Brickell Key.
9. Brickell
   West of Brickell Ave.
PUBLIC BENEFITS
MARKET AREAS AND FEES:

• Area 1: Morningside/Buena Vista/Lemon City/Little River East of FEC Railroad ($16.98 / sq. ft.)

• Area 2: Morningside/Buena Vista/Lemon City/Little River West of FEC Railroad ($15.57 / sq. ft.)

• Area 3: Omni/Edgewater East of FEC Railroad ($20.94 / sq. ft.)

• Area 4: Omni/Edgewater West of the FEC Railroad ($20.94 / sq. ft.)

• Area 5: CBD East of NE 2nd Avenue ($15.09 / sq. ft.)

• Area 6: CBD West of NE 2nd Avenue ($21.76 / sq. ft.)

• Area 7: River ($10.75 / sq. ft.)

• Area 8: Brickell East of Brickell Key ($25.00 / sq. ft.)

• Area 9: Brickell West of Brickell Avenue ($18.40 / sq. ft.)
AMENDMENTS
ARTICLE 1 - DEFINITIONS

- Article 1, Section 1.1.a, Definitions of Building Function Uses:
  - Single Family Residence: Detached building used as permanent residence by a single housekeeping unit. The term is general, applying to all detached house types.

- Article 1, Section 1.2 Definitions of Terms:
  - Attic: Floor area entirely within a roof structure with habitable rooms of no more than 25% of the floor area below.
  - Dwelling Unit: Residence of a single housekeeping unit.
  - Floor Lot Ratio: The multiplier applied to lot area that determines the maximum floor area above grade allowed in a given transect zone.
ARTICLE 2 - GENERAL PROVISIONS

• Article 2, Section 2.1.2, Intent:
  * conserving energy and reducing carbon dioxide emissions through improved street connectedness and design to encourage walkability, bicycling, and transit use

• Article 2, Section 2.1.3.2.d, The Community – Guiding Principles:
  Interconnected networks of Thoroughfares should be designed to disperse and reduce the length of automobile trips and to encourage walking and bicycling. A range of Open Space, including parks, squares and playgrounds should be distributed within Neighborhoods and urban centers.
ARTICLE 3 - GENERAL TO ZONES

• Article 3, Section 3.7.1.b, General Principles
  The Thoroughfares consist of vehicular lanes and Public Frontages. The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. The Public Frontages contribute to the character of the Transect Zone. They may include swales, sidewalks, curbing, planters, bicycle paths and street trees.

• Article 3 – Section 3.7.1.d:
  Bicycle use of thoroughfares should be as follows: Bicycles and vehicles may share use of lanes on thoroughfares with design speeds of 35 mph or less and should not share use of lanes on thoroughfares with design speeds of more than 35 mph. Thoroughfares may include dedicated bicycle lanes.
ARTICLE 3 - GENERAL TO ZONES (continued)

- Article 3, Subsections 3.12.4.a.3 and 3.12.4.b.3 and 3.12.4.d, Public Benefits Program: Trust Fund contributions: For a cash contribution to the Miami 21 Public Benefit Trust Fund, the development shall be allowed additional area up to the bonus height and capacity described in Section 3.12.1. Cash contribution shall be determined based on the value of land per square foot of building in the area of the City in which the proposed project is located, which may be adjusted from time to time based on market conditions. The methodology for determining the value of land per bonus square foot of building shall be maintained by the Planning Department.

- Article 3, Subsection 3.12.4.b.1: Public park or open space provided through purchase and in an area of need identified by the City Parks and Open Space Master Plan and the City Parks Department. For each square foot of dedicated public park or open space provided, the development shall be allowed two times the development capacity of provided land up to the bonus height as described in Section 3.12.1. The open space may be a Park, Green or Square, as more fully described in Table 7 of this Code.
ARTICLE 4 – STANDARDS AND TABLES

• Article 4, Table 3 - Building Functions: Uses:
  Delete Civil Support / Major Facility in T5L, T5O, T6L and T6O
  Delete Industrial / Auto-Related in T5O and T6O

• Article 4, Table 4 - Building Function: Intensity and Parking - T6 L Commercial:
  Commercial uses area permissible as listed in the Table 3, limited by compliance with:
  the building area allowed for commercial use on each lot is limited to the first two stories of the principal building. (4 to 2)
AMENDMENTS

ARTICLE 4 – STANDARDS AND TABLES (continued)

• Article 4, Table 6 - Frontages - Arcades and Galleries to correspond with article 5.6.2.d:

  Gallery: a frontage wherein the facade is aligned closely to the frontage line with an attached cantilevered or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 15’ feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Permitted by Special Area Plan. (10’ to 15’)

  Arcade: a frontage wherein the facade includes a colonnade that overlaps the sidewalk while the façade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 15’ feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Permitted by Special Area Plan. (10’ to 15’)
AMENDMENTS

ARTICLE 5 – SPECIFIC TO ZONES

• Article 5, Section 5.5.2.g, Urban Center Transect Zone - add a sentence: Existing structures of less than the minimum required two stories shall be considered conforming and may be enlarged as one story.

• Article 5, Section 5.5.5 to insert 5.5.5.d and 5.6.5 to insert 5.6.5.d: The façade of a parking garage that is not concealed behind a habitable liner shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited. The exposed top level of parking structures shall be covered a maximum of 60 percent with a shade producing structure such as but not limited to a vined pergola or retractable canvas shade structure.

• Article 5, Section 5.6.1.j, Urban Core Transect Zone – modify and add sentence: For lots of 300 feet frontage or more, a cross-block passage shall be provided... Such a cross-block pedestrian passage may be covered above the first floor a maximum of 15% of its length with structures connecting buildings such as a terrace, pedestrian bridge or vehicular bridge.
AMENDMENTS

ARTICLE 6 – SUPPLEMENTAL REGULATIONS

• Article 6, Section 6.3, Commercial Uses – add sentence:
  General to all Commercial Uses: a six foot solid masonry wall shall be provided along all property lines except primary frontages.

• Article 6, Section 6.8.2.1 to insert 6.8.2.1.d and 6.8.2.1.e:
  It shall be unlawful to post any sign that is false or misleading.

No sign adjacent to T3 (R), T3 (L), T3 (O), T4 (R), T5 (R) or T6 (R) zone shall be illuminated or flashing unless such signs are specifically authorized by the regulations for the zone in which erected. Whether or not flashing signs are authorized generally within a zone, no flashing sign shall be permitted within one hundred (100) feet of any portion of property in T3 (R), T3 (L), T3 (O), T4 (R), T5 (R), or T6 (R), as measured along the street frontage on the same side of the street, or as measured in a straight line to property across the street, if the flashing element of such sign is directly visible from the residential property involved.
ARTICLE 7 – PROCEDURES AND NON-CONFORMITIES

• Article 7, Section 7.1.2.6.c.1 (Exception) and 7.1.2.7.e.1 (Variance) - insert second paragraph:
  Additionally, at the time of initial application, the applicant shall obtain from the department of planning the list of all registered neighborhood and/or homeowner associations pertaining to the abutting properties and shall notify the official representatives of all the registered associations, by certified mail, of the application. Neighborhood and homeowner associations who wish to receive such notice must register on an annual basis at their local NET offices.
MIAMI 21
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