MIAMI 21
your city, your plan

Duany Plater-Zyberk & Company
lead consultant
COMMISSION WORKSHOP
June 21, 2007
INTRODUCTION

Miami 21 Goals
The Code
Transect Zones
How to Use the Code
Public Benefits
Amendments
Maps
MIAMI 21 TEAM

CONSULTANTS

LEAD PLANNER
DUANY PLATER-ZYBERK & COMPANY
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Gustavo Sanchez & Shannon Tracy

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THE MONTE CHRISTO GROUP
James Jeune and Pradel Denis

ED O’DELL & ASSOCIATES
Ed O’Dell

THE HALL GROUP
Neil Hall

BOTA ENTERPRISES
Tamara Philippeaux

CITY DEPARTMENTS

Office of Mayor Manuel A. Diaz
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

TRANSPORTATION
GANNETT FLEMING, INC.
Carlos Cejas, Vice President
Odalys Delgado, Project Manager

ECONOMIC DEVELOPMENT
ECONOMICS RESEARCH ASSOCIATES
Tom Moriarity, Vice President
McDuffie Nichols, Senior Associate

ECONOMIC ASSOCIATES
Andrew Dolkart

MIAMI ECONOMIC ASSOCIATES

LEGAL
LEWIS STROUD & DEUTSCH, P.L.
Nancy Stroud, Attorney at Law

OTHER STUDIES

PARKS & OPEN SPACE MASTER PLAN
GOODY CLANCY
David Dixon, Principal in Charge
Larissa Brown, Chief Planner

DOWNTOWN MASTER PLAN UPDATE
ZYSCOVICH, INC.
Bernard Zyscovich, Principal
Trent Baughn, Project Manager

RENDERINGS
ARX Solutions, Inc.
Thomas Spain
James Wassell
MIAMI 21 GOALS
MIAMI 21 GOALS

▪ 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
- 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
MDM 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
- 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
- PRINT & SIGNAGE
  - Fact sheets, post cards, comment cards, street banners, bus shelter advertisings, press releases, electronic signage, newsletters, brochures
- WEB SITE & EMAILS
  - Over 500 daily visits / 100,000 monthly
  - Over 460 questions answered
- TELEVISION & RADIO
  - WLRN, WIOD, Radio Mambi, Channel 77
- PUBLIC MEETINGS
  - Over 40 public meetings and workshops
  - Stakeholder meetings, specialized meetings
- ADDITIONAL EFFORTS
  - Over 150 calls/walk-ins Miami 21 Hotline
  - Haitian Community Arts Festival
  - Parks and Open Space Masterplan
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- Article 2: General Provisions
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- Article 4: Standards and Tables
- Article 5: Specific to Zones
- Article 6: Supplemental Regulations
- Article 7: Procedures and Non-conformities
- Article 8: Thoroughfares
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**MIAMI 21 ATLAS**

<table>
<thead>
<tr>
<th>Code</th>
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<tr>
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<td>SUB-URBAN</td>
</tr>
<tr>
<td>T4</td>
<td>GENERAL URBAN</td>
</tr>
<tr>
<td>T5</td>
<td>URBAN CENTER</td>
</tr>
<tr>
<td>T6-8</td>
<td>URBAN CORE</td>
</tr>
<tr>
<td>T6-12</td>
<td>URBAN CORE</td>
</tr>
<tr>
<td>T6-24</td>
<td>URBAN CORE</td>
</tr>
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<td>T6-36</td>
<td>URBAN CORE</td>
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<td>T6-48</td>
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<tr>
<td>D1</td>
<td>WORK PLACE</td>
</tr>
<tr>
<td>D2</td>
<td>INDUSTRIAL</td>
</tr>
<tr>
<td>CS</td>
<td>CIVIC SPACE</td>
</tr>
<tr>
<td>CI</td>
<td>CIVIC INSTITUTION</td>
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R – RESTRICTED  
L – LIMITED  
O – OPEN
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1.1 Definitions of Building Function Uses
1.2 Definitions of Terms
1.3 Definitions of Signs
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2.2 Applicability
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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
3.11 Public Benefits Program
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<table>
<thead>
<tr>
<th>TABLE</th>
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<tbody>
<tr>
<td>TABLE 1</td>
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<td>TABLE 3</td>
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<td>TABLE 4</td>
<td>Building Function: Intensity and Parking</td>
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<tr>
<td>TABLE 5</td>
<td>Parking and Loading</td>
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<td>TABLE 6</td>
<td>Frontages</td>
</tr>
<tr>
<td>TABLE 7</td>
<td>Civic Space</td>
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<tr>
<td>TABLE 8</td>
<td>Definitions Illustrated</td>
</tr>
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<td>DIAGRAM 9</td>
<td>Residential Density Increase Areas</td>
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<td>DIAGRAM 10</td>
<td>Successional Zoning Illustrated</td>
</tr>
<tr>
<td>DIAGRAM 11</td>
<td>Transit Oriented Development</td>
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<table>
<thead>
<tr>
<th>LOT OCCUPATION</th>
<th>T1</th>
<th>T2</th>
<th>T3</th>
<th>T4</th>
<th>T5</th>
<th>T8-8</th>
<th>T8-12</th>
<th>T6-24</th>
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<tbody>
<tr>
<td>a. Lot Area</td>
<td>not applicable</td>
<td>not applicable</td>
<td>5,000 sf. min.</td>
<td>1,400 sf. - 20,000 sf.</td>
<td>1,200 sf. - 40,000 sf.</td>
<td>5,000 sf. min. - 40,000 sf. max.</td>
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<tr>
<td>b. Lot Width</td>
<td>not applicable</td>
<td>not applicable</td>
<td>50 ft. min.</td>
<td>16 ft. min. - 50 ft. min.</td>
<td>15 ft. min. - 50 ft. min.</td>
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<td>c. Lot Coverage</td>
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<td>50% max</td>
<td>60% max</td>
<td>80% max</td>
<td>80% max</td>
<td>80% max</td>
<td>80% max</td>
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<td>d. Floor Lot Ratio (FLR)</td>
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<td>not applicable</td>
<td>not applicable</td>
<td>not applicable</td>
<td>5</td>
<td>5</td>
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<td>e. Frontage &amp; front setback</td>
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<td>not applicable</td>
<td>not applicable</td>
<td>not applicable</td>
<td>not applicable</td>
<td>not applicable</td>
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<td>f. Open Space Requirements</td>
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<td>not applicable</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>
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<tr>
<td>g. Density</td>
<td>not applicable</td>
<td>not applicable</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>
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<th>BUILDING SETBACK</th>
<th>T1</th>
<th>T2</th>
<th>T3</th>
<th>T4</th>
<th>T5</th>
<th>T8-8</th>
<th>T8-12</th>
<th>T6-24</th>
</tr>
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<tbody>
<tr>
<td>a. Principal Front</td>
<td>not applicable</td>
<td>not applicable</td>
<td>20 ft. min.</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
</tr>
<tr>
<td>b. Secondary Front</td>
<td>not applicable</td>
<td>not applicable</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
<td>10 ft. min.</td>
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<tr>
<td>c. Side</td>
<td>not applicable</td>
<td>not applicable</td>
<td>5 ft. min.</td>
<td>0 ft. min. - 75 ft. min.</td>
<td>0 ft. min.</td>
<td>0 ft. min.</td>
<td>0 ft. min.</td>
<td>0 ft. min.</td>
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<tr>
<td>d. Rear</td>
<td>not applicable</td>
<td>not applicable</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>
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</table>
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<table>
<thead>
<tr>
<th>MIAMI 21</th>
<th>ARTICLE 4. TABLE 3 BUILDING FUNCTION: USES</th>
</tr>
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<tbody>
<tr>
<td><strong>PUBLIC HEARING-FIRST READING 2007-06</strong></td>
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<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>
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<tr>
<td>RESIDENTIAL</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
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<tr>
<td>SINGLE FAMILY RESIDENCE</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</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>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>
</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>
</tbody>
</table>

**R** = Required

**L** = Limited

**O** = Optional

**150** = 150 sq ft

**AZ** = Arizona

**N/A** = Not Applicable

**D1** = District 1

**D2** = District 2
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# THE CODE

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### 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>
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<tbody>
<tr>
<td><strong>Residential</strong></td>
<td>9 units per acre</td>
<td>9 units per acre</td>
<td>18 units per acre</td>
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<td>Residential Uses are permissible as listed in Table 3, limited by compliance with:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimum of 2 parking spaces per dwelling unit.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Home Office Uses are permissible as listed in Table 3, limited by compliance with:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Allowable in the principal building.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimum of 1 parking space in addition to the parking required for the dwelling unit.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Uses are permissible as listed in the Table 3, limited by compliance with:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• All dwelling units shall be under single ownership.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimum of 2 parking spaces per principal dwelling unit.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimum of 1 parking space per ancillary dwelling unit.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Office use permissible as ancillary to a single unit dwelling.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Allowable in the principal building or in an ancillary building.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• For use by resident(s) only.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimum of 1 parking space in addition to the parking required for the dwelling.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Uses are permissible as listed in the Table 3, limited by compliance with:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimum of 2 parking spaces per principal dwelling unit.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Minimum of 1 parking space per ancillary dwelling unit.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Home Office Uses permissible as listed in Table 3, limited by compliance with:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Restricted to 25% of the floor area of the unit.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Office use permissible as ancillary to a single unit dwelling.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Allowable in the principal building or in an ancillary building.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• For use by resident(s) only.</td>
<td></td>
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TABLE 1 Transect Zone Descriptions

- Park: A natural greenspace available for unstructured and structured recreation. A park may be independent of surrounding buildings frontage. Its landscape may be naturalistic and consist of paths, trails, meadows, woodland, open fields and open shadery. Parks may be conventional areas, preserving natural conditions, and their size may vary.

- Green: An open space available for outdoor recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawns and trees, shall be aesthetically disposed. The minimum size shall be one acre and the maximum shall be four acres.

- Plaza: A plaza space available for social and recreational activities. A plaza shall be spatially defined by building frontages or streets and shall be adjacent to frontages. Its landscape shall consist primarily of pavement and shrubbery. Plazas shall be located at the intersection of important thoroughfares. The minimum size shall be 1/3 acre and the maximum shall be 2 acres.

- Courtyard Garden: An open space spatially defined by buildings and street walls, and visually accessible on one side to the street.

- Playfield: An open space designed and equipped for the recreation of children. A playfield shall be adjacent to school buildings or streets. Playgrounds may be interspersed within residential areas and may be located within parks. Playgrounds may be located within parks and green spaces. They shall be no minimum or maximum size.

- Pedestrian Passage: An open space connecting other public spaces, that is restricted to pedestrian use and limited vehicular access. A pedestrian passage shall be located within parks and green spaces. It shall be no minimum or maximum size.
## THE CODE

### ARTICLE 4. STANDARDS AND TABLES

<table>
<thead>
<tr>
<th>TABLE</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Transect Zone Descriptions</td>
</tr>
<tr>
<td>2</td>
<td>Miami 21 Summary</td>
</tr>
<tr>
<td>3</td>
<td>Building Function: Uses</td>
</tr>
<tr>
<td>4</td>
<td>Building Function: Intensity and Parking</td>
</tr>
<tr>
<td>5</td>
<td>Parking and Loading</td>
</tr>
<tr>
<td>6</td>
<td>Frontages</td>
</tr>
<tr>
<td>7</td>
<td>Civic Space</td>
</tr>
<tr>
<td>8</td>
<td>Definitions Illustrated</td>
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</table>

### Diagrams

- **Diagram 9**: Residential Density Increase Areas
- **Diagram 10**: Successional Zoning Illustrated
- **Diagram 11**: Transit Oriented Development
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DIAGRAM 9 Residential Density Increase Areas
DIAGRAM 10 Successional Zoning Illustrated
DIAGRAM 11 Transit Oriented Development
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5.1 Instructions

5.2 Natural Transect Zone (T1) and Rural Transect Zone (T2) (Reserved)

5.3 Sub-Urban Transect Zone (T3)

5.4 General Urban Transect Zone (T4)

5.5 Urban Center Transect Zone (T5)

5.6 Urban Core Transect Zone (T6)

5.7 Civic Spaces (CS) and Civic Institutions (CI)

5.8 Districts: Workplace (D1) and Industrial (D2)
ARTICLE 6. SUPPLEMENTAL REGULATIONS

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6.2 Residential Uses
6.3 Commercial Uses
6.4 Civil Support Uses
6.5 Educational Uses
6.6 Industrial Uses
6.7 Off-street Parking Standards
6.8 Sign Standards
6.9 Fences and Walls
6.10 Waterfront Setbacks
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7.1 Procedures
7.2 Non-conformities
ARTICLE 8. THOROUGHFARES

8.1 General Description
8.2 The Thoroughfare Across the Transect
8.3 Specific Thoroughfare Types Described
ARTICLE 8. THOROUGHFARES

8.1 General Description
8.2 The Thoroughfare Across the Transect
8.3 Specific Thoroughfare Types Described
ARTICLE 8. THOROUGHFARES

8.1 General Description
8.2 The Thoroughfare Across the Transect
8.3 Specific Thoroughfare Types Described
ARTICLE 8. THOROUGHFARES

8.1 General Description
8.2 The Thoroughfare Across the Transect
8.3 Specific Thoroughfare Types Described
TRANSECT ZONES
<table>
<thead>
<tr>
<th>Height</th>
<th>2 Story</th>
<th>3 Story</th>
<th>5 Story</th>
<th>8 Story +</th>
<th>1-8 Story</th>
<th>1-8 Story</th>
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<tbody>
<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>
</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>
</tr>
</tbody>
</table>

**SUMMARY OF TRANSECT ZONES**
T3 - DETACHED SINGLE FAMILY DWELLING
9 - 18 units/ ac

T3 R - SINGLE FAMILY DWELLING
T3 L - SINGLE FAMILY DWELLING W/ ANCILLARY UNIT
T3 O - DUPLEX
T5 - RESIDENTIAL, COMMERCIAL, MIXED-USE
65 units/ ac

T5 R – RESIDENTIAL APARTMENT BUILDING
T5 L, O – RESIDENTIAL, COMMERCIAL, MIXED-USE BUILDINGS
T6 -8- RESIDENTIAL, COMMERCIAL, MIXED-USE
150 units/ ac

T6 R – RESIDENTIAL
T6 L – RESIDENTIAL, SOME MIXED-USE
T6 O – RESIDENTIAL, MIXED-USE OR COMMERCIAL
NEIGHBORHOOD TRANSITIONS ACROSS T-ZONES
# DEVELOPMENT CAPACITY CONVERSIONS

## EXISTING CODE

<table>
<thead>
<tr>
<th>ZO 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>
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<tr>
<td>RM / O / C1 / C2</td>
<td>40,000</td>
<td>1.72</td>
<td>2.49</td>
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<td>UL</td>
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## NEW CODE

<table>
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<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>
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<td>T6-8 / 12</td>
<td>5</td>
<td>40,000</td>
<td>200,000</td>
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<td>T6-9 / 12</td>
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<td>T6-12 / 20</td>
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<td>T6-24 / 40</td>
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<td>T6-36 / 60</td>
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</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>12</td>
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<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>12</td>
<td>100,000</td>
<td>1,200,000</td>
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<tr>
<td>T6-48 / 80</td>
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<td>Lot size (depth x depth)</td>
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<td>100 x 100</td>
<td>200 x 100</td>
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<td>-------------------------</td>
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<td>-----------</td>
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<tr>
<td>GLA calculation (width)</td>
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<td>1,125</td>
<td>2,250</td>
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<tr>
<td>GLA calculation (depth)</td>
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<td>125</td>
<td>125</td>
</tr>
</tbody>
</table>

### Lot Size (NLB) (SF) max. 1225 SF max. 150k

- **Total NFA allowed by AOR FAR (SF):** 2250
- **Total NFA allowed by Available Bonus (SF):** 0.45
- **Total NFA allowed by AOR + Available Bonus (SF):** 2303

### Common Areas multiplier

- **Conversion NFA to GFA (KL):** 0.45
- **Conversion NFA to GFA (K):** 2.56

### Parking

- **Parking spaces required @ 1 SP/1000 SF of NFA:** 216
- **Parking spaces required @ 1 SP/1000 SF of NFA:** 216
- **Parking spaces required @ 1 SP/1000 SF of NFA:** 0.45
- **Parking spaces required @ 1 SP/1000 SF of NFA:** 0.45

### GFA

- **Total SF of construction NFA + Common Areas + Parking = GFA:** 33123
- **Total SF of construction NFA + Common Areas + Parking + GFA with BONUS:** 43648

### Ratio

- **GFA / NFA:** 1.65
- **GFA / NFA with BONUS:** 1.65

### FRL (GFA/HMA)

- **FRL (Floor Lot Ratio) (GFA/HMA):** 5.65
- **FRL (Floor Lot Ratio) (GFA/HMA) with BONUS:** 5.65

### DLBA

- **Lot Size:** 5000
- **GFA:** 33123

### PLATFORM

- **Footprint @ 0.00 LC (Lot Coverage):** 8.6
- **Platform GFA:** 46

### TOWER

- **Tower GFA (Total – Platforms GFA (SF):** 14900
- **Maximum developable tower lot coverage (after setbacks and floodplains restrictions):** 20%
- **Maximum developable lower floors:** 4900
- **Floor at maximum floodplain:** 4.5

### PUBLIC BENEFITS

- **Public Benefit GFA (maximum stores + maximum tower floodplains):** 25%

### TOTAL GFA & FRL (Real Benefits)

- **Total maximum development capacity (GFA + Bonus + Total GFA):** 37900
- **Total FRL (Including Benefits):** 7.5

- **Total Value (net):** 48
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
T6-48 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

MIAMI 21

ARTICLE 3. GENERAL TO ZONES

PUBLIC HEARING-FIRST READING 2007-08

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, C1 and C5.

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 a 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, C1 and C5, buildable sites shall enfore 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.

3.3.6 Where the property to be developed abuts an existing building, the Planning Director may grant a Waiver so that the proposed Building matches or provides a transition to adjacent Setbacks. For new buildings in T6-49 zones, the Design District and facing Brickell Avenue, where a dominant Setback pattern exists, the new building shall match the average Setback line of the adjacent existing buildings or match that of one of the existing abutting buildings. The Design District for purposes of this paragraph is the area bounded on the east by the P.E.C. right of way, bounded on the south by N.E. 36th Street, bounded on the west by North Miami Avenue, and bounded on the north by N.E. 41st Street.
### STEP 3: ARTICLE 4. STANDARDS AND TABLES

#### MIAMI 21

**PUBLIC HEARING-FIRST READING 2007-06**

<table>
<thead>
<tr>
<th></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>
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<tr>
<td>DENSITY (UNITS PER ACRE)</td>
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<td>R L O</td>
<td>R L O</td>
<td>R L O</td>
<td>CI CS</td>
<td>D1 D2</td>
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<tr>
<td>RESIDENTIAL</td>
<td>9 9 18</td>
<td>36 36 36</td>
<td>65 65 65</td>
<td>150** 150** 150**</td>
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<td>R R R</td>
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<td></td>
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<td>R R R</td>
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<tr>
<td>WORK - LIVE</td>
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</table>
**MIAMI 21**  
**PUBLIC HEARING-FIRST READING 2007-06**

**ARTICLE 4. 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>
| **RESIDENTIAL** | 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:  
- Allowable in the principal building.  
- Minimum of 1 parking space in addition to the parking required for the dwelling unit. | 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 the 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.  
- Allowable in the principal building or in an ancillary building.  
- For use by resident(s) only. |
STEP 4: ARTICLE 5. SPECIFIC TO ZONES

MIAMI 21
PUBLIC HEARING-FIRST READING 2007-06

ARTICLE 5. SPECIFIC TO ZONES
5.3 SUB-URBAN TRANSECT ZONE (T3)

BUILDING DISPOSITION
LOT OCCUPATION
- Lot Area: 5,000 sq. ft.
- Lot Width: 50 ft.
- Lot Coverage: 30% max.
- Floor Area Ratio (FAR): N/A
- Frontage at Rear setback: N/A
- Green Space Requirements: 20% lot area min.
- Density: 1.0 FSR, 1.0 Height max.

BUILDING SETBACK
- Principal Front: 20 ft.
- Secondary Front: 15 ft.
- Side: 5 ft.
- Rear: 20 ft.

OUTBUILDING SETBACK (T3 & T3 DN1)
- Principal Front: 20 ft.
- Secondary Front: 15 ft.
- Side: 5 ft. (or 20% lot width, total min.
- Rear: 5 ft.

BUILDING CONFIGURATION
FRONTAGE
- Common Lawn: permitted
- Porch & Fence: permitted
- Terrace or L.C.: prohibited
- Forecourt: prohibited
- Stoop: prohibited
- Stepout & Awning: prohibited
- Gallery: prohibited
- Arcade: prohibited

BUILDING HEIGHT
- Principal Building: 2 stories and 25 ft. for area max.
- Outbuilding: 2 stories and 25 ft. for area max.
STEP 5: ARTICLE 6. SUPPLEMENTAL REGULATIONS

ARTICLE 6. SUPPLEMENTAL REGULATIONS

6.1 INTENT AND EXCLUSIONS

The supplemental regulations of this article apply to the specific uses listed below within the broader use categories identified in Article 5, 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 supplemental regulations and any other applicable standards of the Miami 21 Code.

Specifically excluded from all Transsect 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>
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<tr>
<th>Unit Type</th>
<th>Minimum size*</th>
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<tr>
<td>Efficiency unit</td>
<td>400 sf</td>
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<tr>
<td>One bedroom unit</td>
<td>550 sf</td>
</tr>
<tr>
<td>Two bedroom unit or greater</td>
<td>650 sf</td>
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</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 five hundred (500) square feet excluding garage.
- Ancillary units shall only be used as Single-Family Residence Dwelling.
- Ancillary units may only be rented if the principal dwelling owner is in residence on site.
- One parking space shall be provided on-site for the ancillary unit in compliance with applicable Transsect Zone requirements.
- The structure containing an ancillary unit must be architecturally harmonious to the Principal Building.
- Any façade abutting another property shall provide only clerestory windows along that corresponding façade.

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

Apartment PZAB

PZAB

Building Permit

CRC

Exception

Preapplication

File with Hearing Board *

Planning Director

Appeal PZAB

City Commission

Building Permit

Variance

Preapplication

File with Hearing Board *

Planning Director

Planning Director

Appeal City Comm.

Building Permit

Zoning Change

Preapplication

File with Hearing Board *

Planning Director

Planning Director

Appeal City Comm.

Building Permit

PZAB

Building Permit

* All applications shall include required notice
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
  - Civic / Civil Support spaces

- Applicable to T6 not abutting T3
- Applicable to T5 only when abutting D1
PUBLIC BENEFITS: HOUSING

- City of Miami Community Development Department

- Three options for affordable/ workforce 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 USGBC LEED Certification
  - Silver: +2% of FLR (buildings less than 50,000sf)
  - Gold: +4% of FLR
  - Platinum: +13% 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. Overtown/Edgewater
   East of the FEC Railroad.
4. Overtown/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.

Source: City of Miami Planning Department
Revised: 3/16/06
ed

DPZ
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 ($15.09 / sq. ft.)
- Area 5: CBD East of NE 2nd Avenue ($21.76 / sq. ft.)
- Area 6: CBD West of NE 2nd Avenue ($10.75 / sq. ft.)
- Area 7: River ($15.46 / 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
AMENDMENTS

• ARTICLE 1 - DEFINITIONS

Article 1, Section 1.2 Definitions of Terms: new or revised definitions:

Bicycle Lane: a lane dedicated for bicycle use demarcated by striping or otherwise separated from vehicle lanes.

Bicycle Route: a Thoroughfare designated for shared use of bicycles and automobiles.

Floor Lot Ratio: The multiplier applied to lot area that determines the maximum floor area above grade allowed in a given transect zone.
AMENDMENTS

• 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 3 - GENERAL TO ZONES
Article 3, Section 3.5.2, Measurement of Height:

A Story is a habitable level within a building of a maximum fourteen (14) feet in height from finished floor to finished floor. Attics and Basements are not considered Stories for the purposes of determining building height. Ground level retail Story may exceed this limit up to twenty-five (25) feet. A retail single floor level exceeding fourteen (14) feet, or twenty-five (25) feet at ground level, retail shall be counted as two (2) Stories. Mezzanines may be allowed in the Third Layer and may not exceed thirty-three percent 33% of the floor area. Mezzanines extending beyond thirty-three percent 33% of the floor area shall be counted as an additional floor. In a Garage or parking structure, each level counts as a single Story regardless of its relationship to habitable stories.
AMENDMENTS

• ARTICLE 3 - GENERAL TO ZONES
• Article 3, Section 3.8.1, Special Area Plans

The purpose of a Special Area Plan is to allow parcels greater than nine (9) abutting acres in size to be master planned so as to allow greater integration of public improvements and infrastructure and greater flexibility so as to result in higher quality Building and streetscape design within the Special Area Plan.

The purpose of a Special Area Plan further is to encourage the assembly and master planning of parcels greater than nine (9) abutting acres in size, in order to provide greater integration of public and private improvements and infrastructure, to encourage a variety of building heights, massing and streetscape design, and to provide high quality design elements, all in order to further the intent expressed in Article 2, Section 2.1.2 of this Code.

• Article 3, Section 3.8.1.b, modify and add text:
A Special Area Plan may shall be approved by the process of rezoning or administratively pursuant to Section 3.8.2 with or without transect changes.
AMENDMENTS

• ARTICLE 3 - GENERAL TO ZONES
• Article 3, Section 3.11.1, Public Benefits Program, modify and add text:

In addition, certain other bonuses may be provided as follows:
An additional Story in a T5 zone that abuts a D1 zone, for affordable/workforce housing as described below
In T6 zones additional capacity for development that donates a Civic Space or Civil Support space to the City of Miami as described below
AMENDMENTS

• ARTICLE 3 - GENERAL TO ZONES
• Article 3, Section 3.11.3, modify as follows:

The proposed bonus capacity shall be permitted in exchange for contribution to the City for the following public benefits: affordable/workforce housing, public parks and open space, green buildings, brownfields, and Civic or Civil Support space. The City shall establish a Miami 21 Public Benefits Trust Fund for the cash contributions for Affordable/Workforce Housing, Public Parks and Open Space, and Green Building certification shortfall penalty made under this section. The City Commission, upon the manager’s recommendation, shall annually decide the expenditure allocation of funds from the Trust Fund collected under this section. All cash contributions thus allocated by the Commission to support affordable/workforce housing shall be deposited in the Affordable Housing Trust Fund for expenditures pursuant to the guidelines adopted by the City Commission. All cash contributions thus allocated by the Commission to support Parks and Open Space shall be deposited in the Parks and Open Space Trust Fund, set forth in Chapter 62 of the City Code to be expended in accordance with the guidelines outlined therein.
AMENDMENTS

• ARTICLE 4 - STANDARDS AND TABLES

• Article 4, Table 4 - Building Functions: Intensity & Parking
  T6-R & T6-L, Commercial uses, add to the sentence:
  The building area allowed for commercial use on each lot shall be limited to the first two stories of the principal building and shall be less than 25% building floor area total.

• ARTICLE 5 - SPECIFIC TO ZONES

• Article 5, Section 5.3.2.e, Building Configuration (T3), add sentence:
  Building Heights shall be measured in Stories and shall conform to Table 2 and be as shown in Diagram 5.3. The first-floor elevation of a Principal Building shall be a minimum height of one (1) foot and maximum of two and one half (2.5) feet. A flat roof shall be a maximum of two Stories and twenty-five (25) feet. A pitched roof shall be a maximum of twenty-five (25) feet to the eave and shall not exceed ten (10) feet overall height above second story.

• Article 5, Diagram 5.3 (T3):

  Building Setback, Side: 5 ft. min. or 20% lot width total min.
AMENDMENTS

• ARTICLE 5 - SPECIFIC TO ZONES

• Article 5, Section 5.5.1.j, Building Disposition:

For Lots of three hundred and forty (340) feet of Frontage or more, a cross block passage (see Pedestrian Passage or Thoroughfare) shall be provided as follows: In the Frontage Line if the Lot is at any point three hundred and forty (340) feet from a Thoroughfare intersection, the Building shall provide a cross block Pedestrian Passage as a public easement. If the Frontage Line of the Lot is at any point six hundred and fifty (650) feet from a Thoroughfare intersection, a vehicular cross block passage shall be provided as a public easement.

• Article 5, Section 5.5.2.g, Building Configuration, 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 (1) Story.

• Article 5, Section 5.6.2.b:

Above the eighth floor, the building floor plate dimensions shall be limited as follows: 15,000 square feet maximum for residential uses for T6-8, T6-12 and T6-24, and 18,000 square feet maximum for residential uses in T6-36 and T6-48.
AMENDMENTS

• ARTICLE 5 - SPECIFIC TO ZONES

Article 5, Section 5.6.2.h, Building Configuration:

A flat roof shall be enclosed by parapets of a minimum height necessary to conceal mechanical equipment, and a maximum of 10 (ten) feet. Other ornamental building features may extend up to ten (10) feet for T6-8 and T6-12 and an additional ten percent (10%) for T6-24 above the maximum Building Height. There shall be no limitation for decorative elements for T6-36 and T6-48. Roof decks shall be permitted up to the Maximum Height. Trellises may extend above the maximum height up to fourteen (14) feet. Extensions above the maximum Height for stair, elevator and mechanical enclosures or decorative purposes only shall be permitted by process of Waiver.
ARTICLE 6 - SUPPLEMENTAL REGULATIONS

Article 6, Section 6.10, Waterfront Setbacks, modify and add text:

In addition to Miami City Charter requirements, the following setback and waterfront walkway regulations shall apply:

(a) A minimum setback of fifty (50) feet shall be provided along any waterfront, except for lots less than 200 feet deep, the setback shall be a minimum of 25% of the lot depth; and except for T3, T4-R, D1 and D2 where the setback shall be minimum twenty (20) feet. With the exception of T3, T4-R, D1 and D2 transects, such setback area shall be designed in accordance with the following waterfront walkway standards and is encouraged to remain open to public access during all times, but at a minimum, during daylight hours:
   1. Such waterfront walkway area shall feel public, be usable, and provide visual access to the water.

   2. The 20 foot setback area shall consist of edge and safety zones as well as a circulation zone. The circulation zone shall consist of a linear pedestrian walkway of no less than 12 feet in width.

   3. Such waterfront walkway areas shall be landscaped; shade trees shall be confined to the inland edge of the walkway and palms may be used along either edge. All plant material shall be primarily native and salt tolerant along bay walk areas.

(b) All underground structures shall be set back from the waterfront a minimum of ten (10) feet.
AMENDMENTS

• ARTICLE 7 - PROCEDURES AND NON-CONFORMITIES
• Article 7, Section 7.1.1.2: Planning Director, delete paragraph 9 and add paragraph 10:

10. To make referrals to the Urban Development Review Board (UDRB) as defined in Chapter 62 of the City Code for projects that exceed 200,000 square feet or as the Director may deem necessary.

• Article 7, Section 7.1.2.5.a, Administrative Waivers: modify list, or add to list and reorder to follow code order:

Adjustments to setbacks above the eighth floor for lots having one dimension less than 100 feet (Article 5, Sections 5.6.1.h) as follows: frontage setbacks may be a minimum 0 feet; side and rear setbacks may be a minimum 20 feet.
AMENDMENTS

• ARTICLE 7 - PROCEDURES AND NON-CONFORMITIES

Article 7, Section 7.1.2.6.c.1, Exception and 7.1.2.7.e.1, Variance, and 7.1.2.8. f. and h., Code amendment, add paragraphs:

The City shall notify all owners of property within 500 feet of the property line of the land for which the hearing is required, by certified mail, of the time and place of the hearing by the Planning, Zoning and Appeals Board at least ten (10) days in advance of the hearing. In the case of condominiums within the notification area, only one notice, by certified mail, to the condominium association shall be sent. For the purpose of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of the city. The applicant shall provide the list of owners to the City at the time of the initial application.
NOTICES: WAIVERS AND WARRANTS

- At time of application:
  - Applicant notifies by certified mail
    • Abutting owners, and
    • Neighborhood and homeowner associations registered with NET
  - Submits certified receipts to Planning Department

- Decision posted on city website within 5 days of written decision

- Applies also to appeals to PZAB
NOTICES: EXCEPTIONS, VARIANCES, REZONING

• City notifies by certified mail of time and place of PZAB, 10 days before the hearing:
  – Owners within 500 feet, and
  – Neighborhood and homeowner associations registered with NET

• Property is posted as required by Chapter 62 of the city code

• Newspaper publication for rezonings as required by statute and by Chapter 62

• Applies also to appeals of exceptions and variances to City Commission
MAPS
AMENDMENTS

AMENDED

MIAMI 21 ATLAS AMENDED

ORIGINAL
AMENDMENTS

AMENDED

MIAMI 21 ATLAS AMENDED

ORIGINAL