

TABLE OF CONTENTS

- 1.1 Definitions of Building Function: Uses
- 1.2 Definitions of Terms
- 1.3 Definitions of Signs
- 1.4 Definitions of Landscape Requirements

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1.1 DEFINITIONS OF BUILDING FUNCTION: USES (Article 4, Table 3)**a. RESIDENTIAL**

This category is intended to encompass land use functions predominantly of permanent housing.

Single-Family Residence: Detached Building used as permanent residence by a single housekeeping unit. The term is general, applying to all detached house types. Also known as Principal Dwelling Unit.

Community Residence: A “resident”, for the purpose of a Community Residence, may include any persons as defined in the following statutes:

- A disabled adult or frail elder as defined in section 429.65 (8) and (9), Florida Statutes
 - A physically disabled or handicapped person as defined in section 760.22(7), Florida Statutes
 - A developmentally disabled person as defined in section 393.063(9), Florida Statutes
 - A non-dangerous mentally ill person as defined in section 394.455(18), Florida Statutes; or
 - A child as defined in section 39.01(12), Florida Statutes
- (a) A Dwelling Unit of six or fewer residents that meet the definition in section 419.001, Florida Statutes for a “community residential home” of such size; or
- (b) A Dwelling Unit licensed to serve clients of the State Department of Children and Families, which provides a living environment for seven to fourteen unrelated residents who operate as the functional equivalent of family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents, as defined in section 419.001, Florida Statutes; or
- (c) An adult family-care home as defined in section 429.65, Florida Statutes, which provides a full-time, family-type living arrangement, in a private home, under which a person who owns or rents the home provides room, board, and personal care on a 24-hour basis, for no more than five disabled adults or frail elders who are not relatives.

See Article 6.

Ancillary Unit: A Dwelling Unit sharing ownership and utility connections with a Principal Building and contained on the same Lot. An Ancillary Unit may be attached by a Backbuilding or detached from the Principal Building, and unit shall not count towards maximum Density calculations. Also known as an Accessory Unit or Ancillary Dwelling Unit.

Two Family-Housing: Two (2) Dwelling Units sharing a detached Building, each Dwelling Unit of which provides a residence for a single housekeeping unit. Also known as a duplex.

Multi-Family Housing: A Building or portion thereof, containing three or more Dwelling Units where each unit has direct access to the outside or to a common hall. A multifamily Structure where Dwelling Units are available for lease or rent for less than one month shall be considered Lodging.

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Dormitory: A Building used principally for sleeping accommodations for students or staff related to an educational institution or place of employment.

Home Office: A space within a Dwelling Unit devoted to a non-retail business activity belonging to the resident thereof that is clearly secondary in Use to the residence, that does not alter the exterior of the property or affect the residential character of the Neighborhood, and that meets all legal requirements of the business. See Article 6.

Live-Work: A Dwelling Unit that contains a commercial or office component which is limited to a maximum fifty percent (50%) of the Dwelling Unit area. See Article 6.

Work-Live: A mixed-Use unit that contains a commercial, office or light industrial component. The work component exceeds fifty percent (50%) of the Dwelling Unit area. See Article 6.

b. LODGING

This category is intended to encompass land Use functions predominantly of sleeping accommodations occupied on a rental basis for limited periods of time. These are measured in terms of lodging units: a lodging unit is a furnished room of a minimum two hundred (200) square feet that includes sanitary facilities, and that may include limited kitchen facilities.

Bed & Breakfast: A group of lodging units not to exceed ten (10) units that may provide services for dining, meeting and recreation.

Inn: A group of lodging units not to exceed twenty-five (25) units that may provide services for dining, meeting and recreation.

Hotel: A group of lodging units exceeding twenty-five (25) units that may provide services for dining, meeting and recreation.

c. OFFICE

This category is intended to encompass land Use functions predominantly related to business, professions, service or government.

Office: A Building or portion thereof used for conducting a business, profession, service, or government. Such facilities may include, but are not limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices, and exclude manufacturing activities.

d. COMMERCIAL

This category is intended to encompass land Use functions of retail, service, entertainment or recreational establishments and supporting office.

Auto-Related Commercial Establishment: A place of business serving auto-related needs including, but not limited to: car rental, car wash, gas station, mechanic offering minor repairs, retail sales such as auto parts, tire store, indoor car sales. Uses not included: major mechanical work; body work; painting; steam cleaning; welding; outdoor car sales; storage of automobiles not in operating condition; commercial parking Lot or commercial garage; or any work involving undue noise, glare, fumes or smoke, all of which are considered auto-related industrial activities. See Article 6.

Entertainment Establishment: A place of business serving the amusement and recreational needs of the community. Such facilities may include, but not limited to: cinemas, billiard parlors, teen clubs, dance halls, or video arcades. Uses not included: Entertainment Establishment, adult.

Entertainment Establishment, Adult: A place of business that sells, rents, leases, trades, barbers, operates on commission or fee, purveys, displays, or offers only to or for adults products, goods of any nature, images, reproductions, activities, opportunities for experiences or encounters, moving or still pictures, entertainment, or amusement distinguished by purpose and emphasis on matters depicting, describing, or relating by any means of communication from one (1) person to another to "specified sexual activities" or "specified anatomical areas" as herein defined. An adult entertainment or adult service establishment is not open to the public generally but only to one (1) or more classes of the public, excluding any person under eighteen (18) years of age. It is the intent of this definition that determination as to whether or not a specific establishment or activity falls within the context of regulation in this Code shall be based upon the activity therein conducted or proposed to be conducted as set out above and in these regulations shall not depend upon the name or title of the establishment used or proposed. Thus, the terms "adult bookstore," "adult massage parlor," "adult motion picture theater," "adult private dancing," and "adult escort service" are encompassed within this definition of "adult entertainment or services," but the term "adult entertainment or adult services" is not to be deemed limited by the enunciation of specific activities listed before. See Article 6.

Food Service Establishment: A place of business dedicated to the preparation and sale of food and beverage for immediate consumption on or off site.

Alcohol Service Establishment: A place of business selling alcoholic beverages for consumption on the premises, and where the sale of food may be incidental to the sale of such beverages. This includes any establishment in receipt of a valid alcoholic beverage license from the state which permits the sale for consumption on the premises of alcoholic beverages as a Use. Alcohol beverage service establishments may include, but are not limited to: bars, taverns, cocktail lounges, nightclubs or supper clubs.

General Commercial: A place of business providing the sale and display of goods or sale of services directly to the consumer, with goods available for immediate purchase and removal from the premises by the purchaser. General commercial goods include, but are not limited to, clothing, food, furniture, pharmaceuticals, books, art objects and the like. General commercial

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services include, but are not limited to, barber shops; beauty salons; travel agencies; fortune tellers; retail dry cleaning; express delivery service; health spas and fitness studios; photo studios; Funeral Homes; Animal Clinics; repair service establishments, Employment Office; and the like. General Commercial services exclude: Auto-Related or Marine-Related Establishments; Commercial Storage Facilities, Pawn Shops, and the like.

Marine-Related Commercial Establishment: A place of business serving marine-related needs including but not limited to: boat repairs, boat storage, boat servicing, boat rentals; or a place of business provides marine-related retail including but not limited to: bait and tackle stores, boat sales, and marine supplies stores. Uses not included are all industrial vessel paint and body work; and industrial major engine work or overhaul, all of which are considered marine-related industrial activities.

Open Air Retail: A retail sales establishment operated substantially in the open air including, but not limited to: farmers market, Flea Markets, and the like. Uses not included are: car sales, equipment sales, boats sales, and home and garden supplies and equipment. See Article 6.

Place of Assembly: A commercial facility for public assembly including, but not limited to: arenas, auditoriums, conference facilities, convention centers, exhibition halls, major sports facilities, theaters and performing arts centers, and the like.

Recreational Establishment: A place of business providing group leisure activities, often requiring equipment and open to the public with or without entry or activity fees. This may include, but is not limited to: game courts, skating rinks, bowling alleys, commercial golf facility, gyms or sports rooms.

e. CIVIC

This category is intended to encompass land Use functions predominantly of community-oriented purposes or objectives including those of not-for-profit organizations dedicated to arts and culture, education, recreation, religion, government, and the like.

Community Facility: A non-commercial facility established primarily for the benefit and service of the general public of the community in which it is located. Such facilities include, but are not limited to: community centers; City of Miami NET offices; and cultural facilities, such as libraries and museums.

Recreational Facility: A non-commercial facility, primarily an open space, serving the recreation needs of the general public. This may include but is not limited to: golf courses, parks, camping facilities, playfields and playgrounds.

Religious Facility: A facility used for regular organized religious worship and related activities.

f. CIVIL SUPPORT

This category is intended to encompass land uses predominantly supportive of other urban Uses and functions.

Community Support Facility: A facility providing basic services, for the benefit and service of the population of the community in which it is located. Such facilities may include but are not limited to: police and Fire Stations, Extended Care Facilities, Nursing Homes, convalescent homes, Continuing Care Facility, and Assisted Living Facility or Adult Daycare Center as defined by Chapter 429, Florida Statutes. See Article 6.

Infrastructure and Utilities: A facility or Structure related to the provision of roads, water and sewer lines, electrical, telephone and cable transmission, and all other utilities and communication systems necessary to the functioning of a community. See Article 6.

Major Facility: A large facility of an institutional nature including but not limited to Hospitals, public health and social service facilities, research facilities, shelters, judicial Buildings, Jails, Detention Facilities, work camps, cemeteries, mausoleums, Ambulance Services, Pharmaceutical Laboratories, or the like.

Marina: A facility for storage, servicing, fueling, berthing, or securing of boats. The Use does not include marine-related industrial activities.

Public Parking: A parking facility available to the general public for parking motor vehicles, including parking lots or garages.

Rescue Mission: A facility providing personal assistance to individuals in need; such assistance to individuals may include temporary shelter, food services provisions, counseling, instruction, medical services, and other incidental services.

Transit Facility: A facility providing accommodations by public, private, or nonprofit entities for the conveyance of persons from one place to another by means of a transportation system, including but not limited to: bus terminal, railroad station, freight terminal, airport, heliport or seaport.

g. EDUCATIONAL

This category is intended to encompass land Use functions connected with providing education, training, or care of children and students of all ages.

Childcare: A facility where six (6) or more children are cared for on a part-time basis by day or by night including after-school care. The term does not include community based residential facilities, Family Care Homes, foster homes, group homes, rehabilitation or detention centers, orphanages, or other places operating primarily for remedial care. See Article 6.

College / University: A facility for post-secondary education that grants associate, bachelor, master or doctoral degrees, and may include research functions or professional schools.

AS ADOPTED – MAY 2010

Elementary School: A facility offering instruction at the elementary school level.

Learning Center: A facility offering to students training, tutoring or instruction in subjects such as languages, music, fine arts or dance. This may include provision of electronic testing and distance learning.

Middle / High School: A facility offering instruction at the middle or high school level.

Pre-School: A facility offering care and instruction of children who are pre-elementary school age.

Research Facility: A facility for research and development that does not involve the use of human testing, animal husbandry, incinerators, heavy equipment, mass manufacturing, fabrication, processing, or sale of products. Any facility involving human testing, animal husbandry, and the use of incinerators shall be considered a Major Facility.

Special Training / Vocational: A facility offering instruction or training in trades or occupations such as secretarial, paralegal, business, beauty, barber, bartender, acupuncture, massage, design, fine arts, music and dance or other similar vocations. This classification excludes training and education in any activity that is not otherwise permitted in the zone.

h. INDUSTRIAL

This category is intended to encompass land Use functions connected with a business or activity involving manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, and other business serving primarily industrial needs. Residential Uses are not permitted except for live-aboard in commercial marinas, and limited work-live Uses.

Auto-Related Industrial Establishment: A facility conducting activities associated with the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment; paint and body work; major overhaul of engine or engine parts; vehicle impound or wrecking yard; outdoor vehicle sales, storage or repair; and government vehicle maintenance facilities. This includes auto related Uses not otherwise allowed within the commercial auto related establishment category.

Manufacturing and Processing: A facility primarily engaged in the manufacturing, processing, repair or assembly of goods. Premises may include retail or wholesale sales.

Marine-Related Industrial Establishment: A facility conducting activities associated with the construction, repair, and operation, storage, loading and unloading of boats, and other activities the primary purpose of which is to facilitate the maritime industry. All work on vessels which exceed eight (8) feet in width; all vessel paint and body work; and major engine work or overhaul, shall all be considered marine-related industrial activity including but not limited to shipping, boatyards, marinas commercial fishing, container yards and tug boat basins.

Products and Services: A public or private facility providing industrial and other services to individuals or businesses. This includes but is not limited to Laundry / Dry Cleaning Plants;

AS ADOPTED – MAY 2010

metal, machine or welding shops. This also includes special services such as Pawn Shops, Pharmaceutical Laboratories, Animal Kennels, Government Maintenance Facilities, Hiring Halls / Labor Pools, and Solid Waste Facilities. See Article 6.

Storage and Distribution: A facility providing long-term or short-term storage, selling or distribution of merchandise. This includes but is not limited to: container yards; crating, packing and shipping service; heavy equipment sales, service and storage; storage, warehousing or distribution establishments; Public Storage Facilities or Commercial Storage Facilities; or outdoor storage of building materials. See Article 6.

1.2 DEFINITIONS OF TERMS

This section provides definitions for terms in this Code that are technical in nature or that might not be otherwise reflect a common usage of the word. If a term is not defined in this Article, then the Zoning Administrator shall determine the correct definition of the term.

Abutting: To reach or touch; to touch at the end or be contiguous with; join at a border or boundary; terminate on. Abutting properties include properties across a street or alley.

Accessory Unit: See Ancillary Unit, in Section 1.1, Residential Use

Accessory Structure: An Accessory Structure is a Structure customarily incidental and subordinate to the Principal Structure and, unless otherwise specifically provided, located on the same premises. "On the same premises" shall be construed as meaning on the same Lot or on a contiguous Lot in the same ownership. Where a Building is attached to the Principal Building, it shall be considered part thereof, and not an Accessory Structure.

Adaptive Use: Rehabilitation or renovation of existing Building(s) for any Use(s) other than the present Use.

Adult: An adult is a person eighteen (18) years of age or older.

Adult Daycare: A facility which provides limited supervision and basic services on a part-time basis by day or evening, but not overnight, to three (3) or more adults other than the family/employee occupying the premises. The term does not include community residential homes, nursing home facilities or institutions for the aged. See Section 1.1 (Civil Support, Community Support Facility) and Article 6.

Affordable / Workforce Housing: As established by the City's Community Development Department. See Article 3, Section 3.14

Albedo: The ratio of light reflected by a surface.

Alcohol Service Establishment: See Section 1.1, Commercial Use.

Allée: A regularly spaced and aligned row of trees usually planted along a Thoroughfare or Pedestrian Passage.

Alley: A Thoroughfare (not officially designated as a street) designated by a recorded plat, deed, or legal instrument, to be a secondary means of vehicular access to the rear or side of properties otherwise Abutting a street; an Alley may connect to a vehicular driveway located to the rear of Lots providing access to outbuildings, service areas and parking, and containing utility Easements.

Alterations, Structural: Structural alterations are any change, removal, replacement, reinforcement or addition of beams, ceiling and floor joists, reinforced concrete floor slabs (except those on fill), load bearing partitions, columns, exterior walls, stairways, roofs, corridors or other structural materials used in a Building that support the said beams, ceiling and floor joists, load bearing partitions, columns, exterior walls, stairways, roofs, or structural materials

AS ADOPTED – MAY 2010

used in the Building or Structure. The term is applicable to any Building or Structure or any part thereof, whether or not permanent or temporary shoring is used during construction and whether or not additions to or rebuilding of the major portion of an existing building are being accomplished.

Ambulance Service: A facility which provides emergency medical transportation or paramedical emergency or trauma care en route to an extended care or medical facility. See Section 1.1 (Civil Support, Major Facility).

Animal Clinic: A facility which provides medical and surgical care for animals and does not include boarding facilities for healthy animals, but may allow overnight boarding for sick animals, in a completely enclosed building. See Section 1.1 (Commercial, General Commercial).

Animal Kennel: A facility which provides boarding services for eight (8) or more animals. See Section 1.1 (Industrial, Products and Services).

Antennas, miscellaneous: Any roof-mounted Structure intended for the transmission or reception of radar, radio, television, or telephone communications, excluding traditional single-family residential television antennas, amateur radio antennas, satellite earth stations and microwave antennas.

Arcade: A covered pedestrian way within a building or along the side of a Building at the first floor, which may provide access to shops along one (1) or more sides. See Article 4, Table 6.

Architectural Features: Prominent or significant parts or elements of a Building or Structure.

Architectural Style: The characteristic form and detail of Buildings from a particular historical period or school of architecture.

Atlas, Miami 21: The atlas adopted under the Miami 21 Code.

Atrium: An indoor, roofed space whose height exceeds one Story and which does not contain a Function or Use and is utilized primarily as a circulation or informal gathering space serving all occupants of the Building.

Auto-Related Commercial Establishment: See Section 1.1. Commercial Use

Auto-Related Industrial Establishment: See Section 1.1, Industrial Use

Average Sidewalk Elevation: The average of the record profile grade elevation of each of the streets Abutting a development, as determined and on file with the City of Miami Public Works Department.

Awning: A movable roof-like Structure, cantilevered or otherwise entirely supported from a Building, used to shade or screen windows or doors.

Backbuilding: A single-story Structure with a maximum width of twelve (12) feet connecting a Principal Building to an Outbuilding. See Article 4, Table 8, Diagram C.

Balcony: An unenclosed habitable Structure cantilevered from a Facade or Building Elevation.

Base Building Line: The officially mapped street lines. Lines so established may fall within the boundaries of Lots and shall be used instead of the Lot lines adjacent to the streets in determining the Layers and Setbacks.

Bed and Breakfast: See Section 1.1, Lodging Use

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

Bicycle Rack Space: Parking space for any two wheel alternative mode of transportation including: bicycle, scooter, motorcycle, Segway[®], etc.

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

Block: The aggregate of private Lots, passages, rear lanes and Alleys, the perimeter of which abuts Thoroughfares.

Block Face: The aggregate of all the Building Facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

Botanical Garden: A garden of collected growing plants established for the benefit of the Public to serve as an educational, recreational or scientific center.

Bonus Capacity: The additional Building Capacity awarded for participation in the Public Benefits Program, as defined in Article 3. Section 3.14

Brownfield: An area having been used primarily as an industrial or commercial site with perceived or actual presence of environmentally hazardous substance.

Buffer: An area of land, including landscaping, berms, walls, Fences, and Building Setbacks, which is located between land Uses of different characters and is intended to mitigate negative impacts of the one intense Use on a residential or vacant parcel.

Buildable Area: The portion of a Lot remaining after required Setbacks have been provided. Buildings may be placed in any part of the Buildable area, but limitations on percent of the Lot which may be covered by Buildings may require Open Space within the buildable area.

Building: Any Structure having a solid roof intended for shelter or enclosing of persons, animals, chattels, property, equipment or a process of any kind or nature, excluding freestanding tents, freestanding awnings, and cabanas and screened enclosures.

Building Capacity: See Floor Area.

Building Code: The State of Florida Building Code.

Building Configuration: The form of a Building, based on its massing, Private Frontage, and Height.

Building Disposition: The placement of a Building on its Lot.

Building Function: The Uses accommodated by a Building and its Lot. Functions are categorized as Restricted, Limited, or Open, according to the Intensity of the Use.

Building Height: The vertical extent of a Building measured in Stories.

Building Permit: The permit required for new construction and additions pursuant to the City Code.

Build-to line: A line established within a given Lot indicating where the outer edge of a Structure must be located.

By Right: A use allowed pursuant to zoning review and approval of a Building Permit or issuance of a Certificate of Use under Article 7, Section 7.1.2.1. Permitted Uses.

Canopy: A fixed-roofed Structure which provides shade or protection and is in whole or in part self-supporting with open sides.

Capacity: See Floor Area.

Car Shelter: A Structure made of canvas, aluminum, or similar materials, or any combination thereof, on movable framing for the shade and shelter of one (1) or two (2) private passenger vehicles.

Carpport: A portion of a Principal residential Building or a Building accessory to a residential Use designed to be used for shelter of motor vehicles, unenclosed at the vehicular entry side and for an area at least equal to twenty percent (20%) of the area of the outer surface of walls, which might otherwise be constructed along its entire remaining perimeter. Where enclosure exceeds this amount, the shelter shall be construed to be a garage.

Certificate of Occupancy: As defined by the Florida Building Code.

Certificate of Use: An official City document verifying that a particular Use is in compliance with applicable sections of this Miami 21 Code pursuant to the requirements of Article IV, Section 2-207 of the City Code and Section 7.1.2.1 of this Code.

City: The City of Miami, Florida.

City Code: The Code of Ordinances of the City of Miami.

City Commission: The City Commission of the City of Miami.

Civic: Uses held in private or public ownership but functioning for community purposes such as religious, cultural, environmental, or educational uses. See Section 1.1.

Civic Building: A Building designed specifically for a Civic Function.

Civic Institution (CI): A zone with uses primarily dedicated to Functioning for community purposes such as, cultural, educational, environmental, governmental, public transit, public parking and religious facilities. See Section 1.1.

Civic Space (CS): A zone with mainly outdoor area dedicated for functioning for community purposes.

Civic Space Types: Open Space defined by the combination of certain physical constants including the relationship between their intended Use, their size, their landscaping and their enfronting Buildings. See Article 4, Table 7.

Civic Zone: See Article 4, Table 1

Civil Support Uses: See Section 1.1

Code: The Miami 21 Code. May also be referred to herein as this Code.

College / University: See Section 1.1, Education Use

Commercial Storage Facility: A facility providing for the storage of office furnishings, archive records and general personal property of businesses, agencies and professionals. Such personal property is limited to furniture and other household goods and retail merchandise to be sold at nearby establishments. Storage of heavy equipment or any property that may be deemed hazardous, such as property which is inflammable, combustible, explosive or dangerous is prohibited. See Section 1.1 (Commercial, Storage and Distribution).

Commercial Vehicle: A Commercial Vehicle is any vehicle designed, intended or used for transportation of people, goods, or things, not including private passenger vehicles and trailers for private nonprofit transport of goods or boats.

Common Lawn: See Article 4, Table 7.

Community Facility: See Section 1.1, Civic Use.

Community Garden: A grouping of garden plots available for small-scale cultivation, generally to residents of apartments and other dwelling types without private gardens. Community gardens should accommodate individual storage sheds.

Community Residence: See Section 1.1, Residential Use.

Community Support Facility: See Section 1.1, Civil Support Use.

Comprehensive Plan: The Miami Comprehensive Neighborhood Plan.

Configuration: The form of a building based on its massing, Private Frontage and Height.

Construction, Actual: The placing of construction materials in a permanent position and fastened in a permanent manner; except that, where demolition, excavation, or removal of an existing Structure has been substantially begun preparatory to new construction, such

AS ADOPTED – MAY 2010

excavation, demolition, or removal shall be deemed to be actual construction, provided that work shall be Continuously carried on without interruption, except for just cause, until the completion of the new construction involved.

Context: Surroundings made up of the particular combination of elements that create specific character in the area.

Continuously: As defined with reference to Actual Construction defined herein, continuously shall mean that work is underway for at least fifty percent (50%) of the working days (Monday through Friday, national holidays excluded) since construction began. See also Construction, Actual.

Cool Roof: A roof that reflects the sun's heat and emits absorbed radiation back into the atmosphere.

Corridor: A lineal geographic system incorporating transportation or Greenways.

Courtyard: Open Space, partially defined by walls or Buildings as regulated by this Code. See Article 4, Table 7.

CPTED: Crime Prevention through Environmental Design.

Curb: The edge of the vehicular pavement detailed as a raised concrete or stone element, or flush with a swale.

Density: The number of Dwelling Units within a standard measure of land area, usually given as units per acre.

Design Speed: The velocity at which a Thoroughfare is designed for vehicular use.

Development: Development shall have the meaning given it in section 380.04, Florida Statutes.

Development Capacity: see Floor Area.

Director: Unless otherwise specified, the term "Director" shall mean the Director of the Department of Planning for the City.

Disposition: The placement of a Building on its Lot. See Article 4, Table 8.

District (D): A zone intended to accommodate Uses which because of their specialized performance, Scale or impact should not be incorporated into the Neighborhood structure.

Dock: See Pier

Dormitory: See Section 1.1, Residential Use.

Drive-through / Drive-in Facility: A place of business including drive-through banks or teller windows, drive-through eating and drinking establishments, drive-through windows at liquor or

AS ADOPTED – MAY 2010

other stores, or at laundry and dry cleaning agencies, car washes, and similar facilities, but excludes automotive service stations. See Article 6.

Driveway: A vehicular lane within a Lot, usually leading to a garage or carport. A Driveway in the First Layer may be used for parking if it is less than the width allowed in the applicable transect, above which dimension it becomes subject to the constraints of a parking lot.

Dwelling Unit: Residence of a single housekeeping unit. See Article 6.

Easement: A legal instrument, in a form approved by the City Attorney and recorded in the county records, that allows access through real property of the conveyor.

Educational Use: See Section 1.1.

Elementary School: See Section 1.1, Educational Use.

Elevation, Building: An exterior wall of a Building not along a Frontage Line (See Facade).

Elevation, Floor: Height of floor level.

Eligible Historic Resource: Archeological sites, individual historic resources, contributing Buildings within a historic district, as qualified under Chapter 23 of the City Code.

Employment Office: A place of business, other than a hiring hall or labor pool, offering individual job recruitment by specification of job qualifications and conduct of individual interviews by placement specialists onsite to meet those job specifications. See Section 1.1 (Commercial, General Commercial).

Encroachment: Building element permissible within required Setback.

Enfront: To place an element along a Frontage Line, as in “Porches enfront the street.”

Entertainment Establishment: See Section 1.1, Commercial Use.

Entertainment Establishment, Adult: See Section 1.1, Commercial Use.

Entrance, Principal: The main point of access of pedestrians into a Building.

Established Setback Area: A defined area wherein the Setbacks provided by the Transect designation are superseded by those originally adopted for a special district under Ordinance 11000, and which continue and are listed in Article 3, Section 3.3.6 of this Miami 21 Code. The boundaries of Established Setback Areas are illustrated on Article 4, Diagram 10.

Extended Care Facility or Nursing Home: An institution which is licensed by the State of Florida to provide health care or medical supervision for twenty-four (24) or more consecutive hours for three (3) or more persons not related to the governing authority by blood, marriage or adoption. See Section 1.1 (Civil Support, Community Support Facility) and Article 6.

Exception: Permit approved pursuant to the requirements of Article 7.

AS ADOPTED – MAY 2010

Facade: The exterior wall of a Building that is set along a Frontage Line. (See Elevation, Building).

Family Care Home: A family care home is an occupied residence, registered and licensed by the State of Florida, where five (5) or fewer preschool children from more than one (1) unrelated family receive care on a regular part-time basis by day or by night and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. See Section 1.1 (Residential, Community Residence) and Article 6.

Fence: A permeable metal or wooden wall, independent of a Building, located along a Frontage line. See Article 4, Table 6.

FEMA: Federal Emergency Management Agency.

Fire Station: A Building housing fire equipment and firefighters. See Section 1.1 (Civil Support, Community Support Facility).

Flea Market: An Open Area or Building used for occasional or periodic sale of goods by individual sellers for limited periods of time. See Section 1.1 (Commercial, Open Air Retail).

Floating Structure: A floating barge-like entity, with or without accommodations built thereon, which is not primarily used as a means of transportation on water, but serves purposes or provides services typically associated with a Structure or other improvement to real property. The term "Floating Structure" includes, but is not limited to, each entity used as a residence, place of business, office, hotel or motel, restaurant or lounge, clubhouse, meeting facility, storage or parking facility, mining platform, dredge, dragline, or similar facility or entity represented as such. Floating Structures, as defined herein, are expressly excluded from the definition of the term "vessel" provided in section 327.02(27), Florida Statutes (1989), and is also excluded from the definition of "private pleasure craft." Incidental movement upon water shall not, in and of itself, preclude an entity from classification as a Floating Structure. A Floating Structure is expressly included as a type of tangible personal property (from section 192.001 (17), Florida Statutes (1989)). See illustration included with Ordinance No. 10932, adopted October 24, 1991.

Floorplate: The total indoor and outdoor Floor Area of any given Story of a Building, measured to the exterior of the wall or balcony.

Floor Area: The floor area within the inside perimeter of the outside walls of the Building including hallways, stairs, closets, thickness of walls, columns and other features, and parking and loading areas, and excluding only interior Atria and open air spaces such as exterior corridors, Porches, balconies and roof areas. Also means Building or Development Capacity.

Floor Lot Ratio (FLR): The multiplier applied to the Lot Area that determines the maximum Floor Area allowed above grade in a given Transect Zone.

Food Service Establishment: See Section 1.1, Commercial Use.

Forecourt: See Article 4, Table 6.

Frontage: The area between a Building Facade and the vehicular lanes of a Thoroughfare or the pavement of a Pedestrian Passage.

Frontage, Principal: That Frontage facing the public space such as a Thoroughfare of higher pedestrian importance (i.e., traffic volume, number of lanes, etc.).

Frontage, Private: The Layer between the Frontage Line and the Principal Building Facade. The Structures and landscaping within the Private Frontage may be held to specific standards regarding the depth of the setback and the combination of architectural elements such as Fences, Stoops, Porches and Galleries.

Frontage, Public: The area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the curb, Sidewalk, planter, street tree, streetlight, street furniture, etc.

Frontage, Secondary: That Frontage facing the public space such as a Thoroughfare that is of lesser pedestrian importance (i.e., traffic volume, number of lanes, etc.).

Frontage Line: Property Line or Base Building Line Abutting a public space, such as a Plaza or Thoroughfare, whether at the front, rear, or side of a Lot. Facades parallel to Frontage Lines define the public realm and are therefore more regulated than the Elevations that coincide with other Lot Lines.

Function: The land Use allowed on property according to this Code.

Funeral Home: A facility licensed by the state and containing suitable storage room for the dead including embalming facilities, and may also provide rooms for the display of the dead or ceremonies connected with burial or cremation. See Section 1.1 (General Commercial).

Gallery: A covered pedestrian area adjoining the side of a Building on any floor, which may provide access along one or more sides. See Article 4, Table 7.

Garden: See Article 4, Table 7.

General Commercial: See Section 1.1, Commercial Use.

General Urban Zone: See Article 4, Table 1.

Government Maintenance Facilities: Building, land, or Structure designed and intended to be used in the routine upkeep and repair of government owned or leased equipment. See Section 1.1 (Civil Support, Products and Services).

Green: See Article 4, Table 7.

Green Corridor: See Greenway.

Green Space: An Open Space outdoors, at grade, unroofed, landscaped and free of impervious surfaces. See Article 4, Table 7.

Greenway: An Open Space Corridor in largely natural condition which may include paths for bicycles and pedestrians.

Habitable Rooms: Rooms designed and used for living, sleeping, eating, cooking, or working or combinations thereof. Bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility spaces, basement recreation rooms, and similar areas are not considered Habitable Rooms.

Habitable Space: Building space which Use involves human presence with direct view of the enfronting streets or public or private Open Space, excluding Parking Garages, self-service storage facilities, warehouses, and display windows separated from retail activity.

Hardscape: The nonliving portions of a building's landscaping, such as roads, sidewalks, courtyards and parking lots.

Heat Island Effect: An elevated temperature in an urban area when compared to rural areas, typically caused by the increased presence of dark, heat absorbing materials, such as asphalt and dark roofs, in urban areas.

Height: See Building Height.

Hiring Hall / Labor Pool: A place of business providing employment services for laborers. Such services generally involve short term hiring of unskilled manual help, with little or no qualifications required, or the need of individual interviews by placement specialists. See Section 1.1 (Industrial, Products and Services).

Historic Preservation Ordinance: An Ordinance codified in Chapter 23 of the City Code dedicated to the preservation of the City of Miami's Historic Property and historic resources as a significant goal in the City's overall vision for its future.

Historic Property: See Eligible Historic Resource.

Home Occupation: See Home Office.

Home Office: See Section 1.1, Residential Use.

Hospital: An institution having an appropriate license or certificate of need issued by the State of Florida and providing primary health, medical, or surgical care to persons suffering from illness, disease, injury, deformity or abnormal mental conditions; and may include related accessory facilities such as laboratories, outpatient or training facilities. See Section 1.1 (Civil Support, Major Facilities).

Hotel: See Section 1.1, Lodging Use.

House Barge / Houseboat: A Floating Structure used as a residence. A vessel, a private pleasure craft, consisting of a hull and superstructure supported in the water by integral flotation devices, not suitable for rough water, and designed and manufactured to be self-propelled. See Article 6.

Housing for the Elderly: Housing development for residents aged fifty five (55) and over.

Industrial Use: See Section 1.1.

Infill: A development project within existing urban fabric, on a vacant site within a built-up area.

Infrastructure and Utilities: See Section 1.1, Civil Support.

Inn: See Section 1.1, Lodging Use.

Inside Turning Radius: The curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

Intensity: The magnitude of development measured by Floor Lot Ratio permitted in the Restricted, Limited and Open categories of a Transect Zone.

Jail / Detention Facilities: A Building designated by law or regularly used for the confinement of persons held in lawful custody. See Section 1.1 (Civil Support, Major Facility).

Large Scale Retail: A retail or wholesale business occupying more than 55,000 square feet of Floor Area with a regional market area, including but not limited to retail or wholesale sales, membership warehouse clubs, discount stores and department stores. See Article 6.

Laundry / Dry Cleaning Plant: An establishment providing washing, dry cleaning, dyeing, pressing, or special similar services, not open to or for the direct use of the general public. See Section 1.1 (Industrial, Products and Services).

Layer: A range of depth of a Lot within which certain elements are permitted as regulated in this Code. See Article 4, Table 8, Diagram D.

Layer, First: The area of a Lot comprised of the distance between the Base Building Line and the required Setback including the Private Frontage.

Layer, Second: That portion of the Lot behind the First Layer which includes that portion of the Building which Enfronts the Thoroughfare.

Layer, Third: That portion of the Lot that is not within the First and Second Layer and is least visible from the Thoroughfare.

Learning Center: See Section 1.1, Educational Use.

LEED: Leadership in Energy and Environmental Design.

Light Court: See Article 4, Table 6.

AS ADOPTED – MAY 2010

Liner: A Building or part of a Building with Habitable Space specifically designed to enfront a public space, masking a function without capacity to monitor public space, such as a parking lot, Parking Garage or storage facility.

Live-Work: See Section 1.1, Residential Uses

Loading Space: An area in which goods and products are moved on and off a vehicle, including the stall or berth and the apron or maneuvering room incidental thereto.

Lodging Use: See Section 1.1

Lodging Unit: Attached or semidetached living quarters comprised of furnished room(s) of approximately two hundred (200) gross square feet or more in area, including sanitary facilities but with only limited kitchen facilities, if any; not qualifying as a Dwelling Unit or efficiency apartment; occupied by transients on a rental or lease basis for limited periods of time.

Lot: A Lot is any individual Lot, tract or parcel of land, intended as a single Building site or unit, having an assigned number or numbers, letter or letters, or other name through which it may be identified for development purposes. A Lot may also be any combination of Lots, tracts, parcels or other areas of land established by acceptable legal joinder, delineated by a closed boundary and assigned a number, letter or other name through which it may be identified, intended as a single unit for development purposes.

Lot Area: Lot area shall be the area within the Lot Property Lines, excluding any portions of street rights-of-way or other required dedications.

Lot, Conforming: A parcel of land meeting the requirements of this Code as to dimensions (width, depth, or area) and access.

Lot, Corner: A Lot or parcel of land Abutting two (2) or more Thoroughfares at their intersection, or two (2) parts of the same Thoroughfare forming an interior angle of less than one hundred thirty-five (135) degrees.

Lot Coverage: The area of the Lot occupied by all Buildings, excluding Structures such as decks, pools, and trellises.

Lot, Interior: A Lot Abutting only one (1) Thoroughfare.

Lot, Nonconforming: A parcel of land with dimensions or access not meeting minimum requirements of this Code. See Article 7, Section 7.2.1.

Lot, Through: A Lot other than a Corner Lot, and with Frontage on more than one (1) Thoroughfare; Alleys shall not be considered for purposes of this definition.

Lot Line: The boundary that legally and geometrically demarcates a Lot.

Lot Width: The length of the narrowest dimension Frontage Line of a Lot.

Low Income Housing: As established by the City's Community Development Department.

Major Facility: See Section 1.1, Civil Support Use.

Major Recreational Equipment: Vehicles including travel trailers, pickup campers, converted trucks or buses, motorized homes, tent campers, tents, or other short-term housing or shelter arrangements and devices, boats and boat trailers, combinations thereof, and other similar equipment, and trailers, cases, and boxes for transporting recreational equipment, whether occupied by such equipment or not.

Manufacturing and Processing: See Section 1.1, Industrial Use.

Marina: See Section 1.1, Civil Support Use.

Marine-related Industrial Facility: See Section 1.1, Industrial Use.

Marine-related Commercial Establishment: See Section 1.1, Commercial Use.

Market Rate Housing: As established by the City's Community Development Department.

Middle / High-School: See Section 1.1, Educational Use.

Mitigation: Measures taken to eliminate, minimize, or compensate for damages from development activity.

Multi-Family Housing: See Section 1.1, Residential Use.

Natural Features: Physical characteristics of a property that are not man made.

Natural Zone or T1 Zone: See Article 4, Table 1.

Navigable Waterway: The navigable part of a waterway, centrally located with respect to the theoretical axis of the waterway (or the axis of the improved channel of the Miami River) which provides a throughway or access aisle for manned vessels.

Neighborhood: An urbanized area that is primarily Residential. A Neighborhood shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Neighborhood should be located at an important traffic intersection associated with a Civic or Commercial use.

Neighborhood Conservation District (NCD): A zoning overlay district. See Section 3.12.

NET: City of Miami's Neighborhood Enhancement Team.

Nonconforming Lot: See Article 7, Section 7.2.1.

Nonconforming Site Improvements: See Article 7, Section 7.2.1.

Nonconforming Structure: See Article 7, Section 7.2.1.

Nonconforming Use: See Article 7, Section 7.2.1.

Nursing Home or Extended Care Facility: An institution which is licensed by the State of Florida to provide health care or medical supervision for twenty-four (24) or more consecutive hours for three (3) or more persons not related to the governing authority by blood, marriage or adoption. See Section 1.1 (Civil Support, Community Support Facility) and Article 6.

Office: See Section 1.1, Office Use.

Office Use: See Section 1.1.

Open Air Retail: See Section 1.1, Commercial Use.

Open Space: Any parcel or area of land or water essentially unimproved by permanent Buildings and open to the sky; such space shall be reserved for public or private Use. Open Spaces may include Parks, Greens, Squares, Courtyards, Gardens, Playgrounds, paseos (when designed predominantly for pedestrians), and pedestrian paths or associated landscaped areas.

Outbuilding: A Building, usually located towards the rear of the same Lot as a Principal Building. It is sometimes connected to the Principal Building by a Backbuilding.

Park: A tract of land designated and used by the public for active and passive recreation. See Article 4, Table 7. Also known as Public Park.

Parking Area: Any area designed and used for parking motor vehicles including parking lots and garages, driveways, garages serving residential Uses, and Thoroughfares.

Parking Garage or Parking Structure: A Structure containing vehicular parking, including mechanical parking systems.

Parking, Off-site: Spaces provided for vehicles and located outside of the boundaries of the Lots to be served.

Parking, Off-street: Any land area designed and used for parking motor vehicles including parking lots and garages, driveways and garages serving residential uses, but excluding areas of Thoroughfares. See Articles 3 and 4.

Parking, Tandem: The placement of vehicles one behind the other as opposed to side by side.

Parking, Underground: Parking in which the ceiling or roof of the top level does not rise above any adjoining public Sidewalk.

Pawnshop: Establishments which provide loans upon delivery of personal goods or other chattel as security and sell those same items as a secondhand retail service. See Section 1.1 (Industrial, Products and Services).

Pedestal: In T6 Zones, that portion of a Building up to the eighth Story. Also known as podium.

AS ADOPTED – MAY 2010

Pedestrian Orientation: The characteristics of an area where the location and access to Buildings, types of Uses permitted on the street level, and storefront design relate to the needs of persons traveling on foot.

Pedestrian Passage: A public Open Space restricted to pedestrian Use and limited vehicular access that connects Thoroughfares, Plazas, Alleys, garages and other public Use spaces. See Article 4, Table 7.

Pedestrian Shed: An area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a Neighborhood. A Standard Pedestrian Shed is one-quarter (1/4) mile radius, about the distance of a five-minute walk at a leisurely pace. A Linear Pedestrian Shed is elongated to follow a commercial corridor, measuring one-quarter (1/4) mile out from the center line of the corridor. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. The common destination should have the present or future capacity to accommodate Transect Zones successional in Density to its surroundings. A Long Pedestrian Shed is one-half (1/2) mile radius, and may be used for mapping a Transit Oriented Development (TOD) when transit is present or proposed. (Sometimes called a “walkshed” or “walkable catchment”).

Personal Wireless Service Facility (PWSF): A facility for the provision of personal wireless services, as defined by the federal Telecommunications Act of 1996. A PWSF is any facility for the transmission or reception of personal wireless services, which may consist of an antenna array, transmission cables, equipment shelter or Building, access road, mount, and a guy system. Such facilities may include "monopole" or "lattice tower (tower)" Structures. See Section 1.1, (Civil Support, Infrastructure and Utilities), and Article 6.

Pervious Pavement System: A porous surface system with a stabilized base that allows water from precipitation and other sources to pass directly through, thereby reducing the runoff from a site, allowing groundwater recharge, and naturally cooling the surface through evaporation of water from pavement voids or from beneath.

Pharmaceutical Laboratories: Pharmaceutical laboratories are facilities equipped and intended for the testing of pharmaceutical products, particularly their effects on the human body. Such research primarily entails the evaluation of the absorption, elimination, bioavailability and pharmacodynamics of medications administered to research participants. Due to the standard protocols associated with such research, test subjects must remain on-site for prolonged periods including overnight stays. See Section 1.1 (Industrial, Products and Services).

Pier: A platform extending from shore over water used to secure and protect vessels or allow pedestrian access to extend over water. See Article 6.

Place of Assembly: See Section 1.1, Commercial Use.

Planter: The element of the public streetscape which accommodates street trees. Planters may be continuous or individual and separated.

Playground: See Article 4, Table 7.

Plaza: See Article 4, Table 7.

Porch: An open air room appended to a Building, with floor and roof but no walls on the sides facing Frontages.

Porte-cochère: See Carport.

Pre-School: See Section 1.1, Educational Use.

Primary-Secondary Grid: Thoroughfare designations appearing on a plan adopted under this Code or a Special Area Plan. See Article 3, Section 3.9.

Principal Building: A Structure used to enclose or house the primary Use(s) located on a Lot; or the main Building on a Lot, usually located toward the front.

Principal Dwelling Unit: See Single-Family Residence.

Product and Services: See Section 1.1, Industrial Uses.

Property Line: Demarcation of private property ownership.

Public: Facilities or land owned or operated by a governmental organization.

Public Benefits Program: See Article 3, Section 3.14.

Public Parking: See Section 1.1, Civil Support Use.

Public Storage Facilities: An establishment containing separate, secured self-storage areas or lockers used for the temporary storage of household items and seasonal or recreational vehicles, small boats, trailers etc. These facilities cater primarily to the needs of nearby residents. See Section 1.1 (Industrial, Storage and Distribution) and Article 6.

Recreational Establishment: See Section 1.1, Commercial Use.

Recreational Facility: See Section 1.1, Civic Use.

Religious Facility: See Section 1.1, Civic Use.

Research Facility: See Section 1.1, Educational Use.

Rescue Mission: See Section 1.1, Civil Support Use.

Residential Use: See Section 1.1.

Retail Frontage Line: Frontage Lines designated on a Special Area Plan that require the ground level to be available for retail Use.

Right-of-Way, Public : That land held in trust by the City between the base building lines, including the sidewalk, swale and parkway area, and the roadway, street and highway.

Rowhouse: A Dwelling Unit that shares a party wall with another Dwelling Unit of the same type.

Rural Zone or T2 Zone: See Article 4, Table 1.

Scale: The spatial relationship among Structures along a street or block front, including height, bulk and yard relationships. Scale also refers to the proportional relationship of the size of parts to one another and to the human figure.

Screening: Visually shielding or obscuring one Structure or Use from another by a Liner Building, fencing, wall, or densely planted vegetation.

Secondary Grid: See Primary-Secondary Grid.

Setback: The distance from the Base Building Line to the point where a Building may be constructed. This area must be maintained clear of permanent Structures with the exception of encroachments described in each Transect Zone.

Shared Parking Standards: An accounting for parking spaces that are available to more than one function.

Shopfront: See Article 4, Table 6.

Sidewalk: The paved layer of the Public Frontage dedicated exclusively to pedestrian activity.

Single-Family Residence: See Section 1.1, Residential Use.

Solar Reflectance: The fraction of solar energy reflected by a material.

Solid Waste Facility: Facility for the disposition of unwanted or discarded material including garbage with insufficient liquid content to be free flowing. See Section 1.1 (Industrial, Products and Services).

Special Area Plan: See Article 3, Section 3.9.

Special Training Facility / Vocational: See Section 1.1, Educational Use.

Specified Anatomical Areas: Those areas of the human body, less than completely and opaquely covered, which consist of: (a) female genitals or pubic region; (b) male or female buttocks, anus, anal cleft, or cleavage; (c) female breast below a point immediately above the top of the areola; or (d) human male genitals in a discernibly turgid state. See Section 1.1 (Commercial, Entertainment Establishment, Adult).

Specified Sexual Activities: Those activities which, when described, displayed, exhibited, simulated, or depicted by whatsoever medium in an adult entertainment service establishment: (a) show the human genitals in a state of sexual stimulation, or being aroused to a state of

AS ADOPTED – MAY 2010

sexual stimulation, (b) show acts of human masturbation, human sexual intercourse, or sodomy; or sexual acts between humans and animals; (c) show one (d) human being fondling or touching erotically the genitals, pubic area, buttock, anus, or female breast of another human being. See Section 1.1 (Commercial Entertainment Establishment, Adult).

Square: See Article 4, Table 7.

Stall / Berth: The space where vehicles are placed for parking or loading or unloading operations.

Stoop: A small stair, landing or ramp connecting a Building entrance to the Sidewalk. Also See Article 4, Table 6.

Storage and Distribution: See Section 1.1, Industrial Use.

Story: A level within a Building by which Height is measured.

Streetscape: The urban element that establishes the major part of the public realm. The streetscape is composed of Thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and Sidewalks or paths for pedestrians) as well as the amenities of the Public Frontages (street trees and plantings, benches, streetlights, paving, street furniture, etc.), and the visible Private Frontages (Building Facades and Building Elevations, Porches, yards, Fences, etc.).

Streetscreen: A freestanding wall required in certain Transect Zones built along the Frontage Line, or coplanar with the Facade, often for the purpose of masking a parking lot from the Thoroughfare. See Article 4, Table 8.

Structure: A Structure is anything constructed or erected, the use of which requires fixed location on the ground or attachment to something having fixed location on the ground or on or below the surface of the ground or water.

Sub-Urban Zone or T3 Zone: See Article 4, Table 1.

Terminated Vista: A location at the axial conclusion of a Thoroughfare. A Building located at a Terminated Vista designated on a Special Area Plan is required to be designed in response to the axis.

Terrace: See Article 4, Table 6.

Thoroughfare: A vehicular way incorporating moving lanes and parking lanes within a right-of-way as part of an interconnected network for vehicular, pedestrian, and bicycle mobility.

Tower: In T6 Zones that portion of a Building that extends above the Pedestal.

Towing Service: Establishment which provides for the removal and temporary storage of vehicles but does not include disposal, permanent disassembly, salvage or accessory storage of inoperable vehicles.

Townhouse: See Rowhouse.

Transect: A system of ordering human habitats in a range from the most natural to the most urban. Transect Zones describe the physical character of place at any Scale, according to the Density and Intensity of land use and urbanism.

Transect Zone (T-Zone): The identification of areas of varying Density whose character is determined by the requirements for Use, Height, Setback and the form of Building and the form of the enfronting public streetscape. The elements are determined by their location on the Transect scale. The T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 Urban General, T5 Urban Center, and T6 Urban Core, CS Civic Space, CI Civic Institutional, CI-HD Civic Institution – Health District, D1 Work Place, D2 Industrial and D3 Waterfront Industrial. Within T3 through T6 Zones are additional categories, Restricted (R), Limited (L) and Open (O), and each category shall also be considered a T-Zone.

Transit Corridor: A mass transit route with designated transit vehicle(s) operating at an average 10 minute or less headway Monday thru Friday between the hours of 7am thru 7pm and includes designated transit stop locations. Multiple transit routes or types of transit vehicles may not be added cumulatively under this definition for the purpose of parking reductions.

Transit Facility: See Section 1.1, Civil Support Use.

Transit Oriented Development (TOD): A designation established by the City in order to support and promote the use of public transit, involving an area of approximately one-half (1/2) mile radius, with a convergence of modes of transit, or a train station.

Transition Line: A horizontal line spanning the full width of a Facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Transmission Towers: Freestanding Structures intended for the support of antennas used in the reception and relay of radar, radio, cellular, television or telephone communications.

Travel Trailer / Recreational Vehicle: A vehicular, portable Structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, or vacation purposes. This includes pickup campers, converted trucks, converted buses, converted automobiles, tent or pop-out campers, tents, or other short-term housing or shelter arrangements.

Two-Family Residence: See Section 1.1, Residential Use.

Type: A category determined by Function, disposition, and configuration, including size or extent, such as Thoroughfare types, Civic Space Types, etc.

Unity of Title: A written agreement executed by and between a property owner and the City whereby the property owner for a specified consideration by the City agrees that the Lots and or parcels of land constituting the Building site shall not be conveyed, mortgaged and or leased separate and apart from each other and that they shall be held together as one (1) tract. Such Unity of Title shall be recorded in the Public Records of Dade County, Florida and shall run with the land and shall be binding upon the property owner(s), their successors and assigns.

AS ADOPTED – MAY 2010

Urban Center Zone or T5 Zone: See Article 4, Table 1.

Urban Core Zone or T6 Zone: See Article 4, Table 1.

Urban Design: Form, in terms of both beauty and function, of urban areas. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, landscape architecture, and traffic engineering.

Urban Form: The spatial arrangement of a particular environment, as defined by the connectivity of built mass and form, the natural environment, and the movement of persons, goods and information within.

Use: The purpose or activity for which land, water or Buildings are designed, arranged, or intended, or for which land or Buildings are occupied or maintained.

USGBC: United States Green Building Council.

Variance: Permit approved pursuant to the requirements of Article 7.

Vehicle Rental Facility: An establishment where motor vehicles are kept and maintained for lease, where such vehicles are dropped off or picked up and where customers complete all transactions necessary for the short term lease of such vehicles. See Article 6.

Verge: The space between the Sidewalk and the Curb.

Vessel: Any watercraft, power-driven or not, mobile or stationary, surface, subsurface or hydrofoil, including but not limited to ships, boats, houseboats, air boats, and sea planes, but excluding Floating Structures.

Vessel, Commercial: A vessel built, altered, or used for the principal purpose of engaging in water-related commercial activity, including but not limited to charter boats, fishing boats, cruise ships, and freighters.

Vessel, Private Pleasure Craft: A vessel which is privately owned or leased primarily for recreational purposes. Private pleasure craft do not include commercial, official, or scientific vessels. For regulatory purposes, private pleasure craft are divided into two (2) classes: Minor: Under sixteen (16) feet in length; Major: Sixteen (16) feet and over in length. Private pleasure craft may or may not contain facilities qualifying them Residential Use. Where they do contain such facilities, Use within the City limits shall be governed as provided in this Code and other applicable regulations.

View Corridor: An axial view terminating on a natural or historical feature.

Visibility, Material impediment to: Any material obstruction to visibility that would result in concealment of a child more than two and one-half (2 1/2) feet in height approaching an intersection, or would conceal an approaching automotive vehicle or cyclist from such a child. In determining whether a material Impediment exists to visibility, the speed, direction, and duration of movement to point of potential collision or contact shall be considered.

Visibility Triangle: See Article 4, Table 8.

Waiver: Permit approved pursuant to the requirements of Article 7.

Warrant: Permit approved pursuant to the requirements of Article 7.

Workforce Housing: See Article 3, Section 3.14.

Work-Live: See Section 1.1, Residential Use.

1.3 DEFINITIONS OF SIGNS

Notwithstanding definitions in this Code referring to Lot Frontage, for the purpose of regulating the number of Signs, the term "fronting on a street," "street frontage," or "frontage" shall be construed as adjacent to a street, whether at the front, rear, or side of a Lot.

Except as otherwise provided, any Sign bearing advertising matter shall be considered an Advertising Sign for the purposes of this Code.

For purposes of this Code, and notwithstanding the definition of Structure generally applicable in this Code, any trailer or other vehicle, and any other device which is readily movable and designed or used primarily for the display of Signs shall be construed to be a Sign Structure, and any Signs thereon shall be limited in area, number, location, and other characteristics in accordance with general regulations and regulations applying in the Transect in which displayed.

Blank Masking: A plain strip, bearing no advertising matter around the edge of a sign.

Changeable Copy Sign: Sign on which copy can be changed either in the field or by remote means.

Marquee: A permanent, roofed Structure that is attached to and supported by a Building and that projects over a public right-of-way.

Media Tower: A Structure that may serve as a viewing tower and a kinetic illuminated media display system, utilizing signage, video and all other forms of animated illuminated visual message media within the Southeast/Overtown Park West Redevelopment Area.

Outdoor Advertising Business: The business Use of providing outdoor displays or display space on a lease or rental basis for general advertising and not primarily or necessarily for advertising related to the premises on which erected. Such use shall be considered a separate business use of a site subject to licensing, and conformance of the permitted use of the Outdoor Advertising Sign shall be considered independently.

Outdoor Advertising Sign: Sign where the sign copy does not pertain to the use of the property, a product sold, or the sale or lease of the property on which Sign is displayed and which does not identify the place of business as purveyor of the merchandise or services advertised on the Sign. Any Outdoor Advertising Sign located on a site is considered a separate business use of that site and conformance of the permitted use of the Outdoor Advertising Sign shall be considered independently.

Sign: Any identification, description, illustration, or device, illuminated or non-illuminated, that is visible from a public right-of-way or is located on private property and visible to the public and which directs attention to a product, place, activity, person, institution, business, message or solicitation, including any permanently installed or situated merchandise, with the exception of window displays, and any letter, numeral, character, figure, emblem, painting, banner, pennant, placard, or temporary Sign designed to advertise, identify or convey information.

The following are specifically excluded from this definition of "Sign:"

AS ADOPTED - MAY 2010

- Governmental Signs and legal notices.
- Signs not visible beyond the boundaries of the Lot or parcel upon which they are located, or from any public right-of-way.
- Signs displayed within the interior of a Building which are not visible from the exterior of the Building.
- National flags and flags of political subdivisions.
- Weather flags.
- Address numbers, provided they do not exceed two square feet in area.
- Signs located in the public right-of-way which shall be governed by Chapter 54 of the City Code.

Sign, Address: Signs limited in subject matter to the street number or postal address of the property, the names of occupants, the name of the property, and, as appropriate to the circumstances, any matter permissible in the form of notice, directional, or warning Signs, as defined below. Names of occupants may include indications as to their professions, but any Sign bearing advertising matter shall be construed to be an Advertising Sign, as defined below.

Sign, Advertising: Signs intended to promote the sale of goods or services, or to promote attendance at events or attractions.

Sign, Animated: Any Sign or part of a Sign which changes physical position by any movement, or rotation, or which gives the visual impression of such movement or rotation.

Sign, Revolving or Whirling: A revolving or whirling Sign is an Animated Sign, which revolves or turns, or has external Sign elements that revolve or turn, at a speed greater than six (6) revolutions per minute. Such Signs may be power-driven or propelled by the force of wind or air.

Sign, Banner: A Sign made from flexible material suspended from a pole or poles, or with one (1) or both ends attached to a Structure or Structures. Where Signs are composed of strings of banners, they shall be construed to be pennant or streamer Signs.

Sign, Canopy, or Awning: A sign painted, stamped, perforated, stitched or otherwise applied on the valance of an awning, eyelid or other protrusion above or around a window, door or other opening on a Facade.

Sign, Construction: A temporary Sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of individuals or entities associated with, participating in or having a role or interest with respect to the project. Notable features of the project under construction may be included in construction signs by way of text or images.

Sign, Development: Onsite Signs announcing features of proposed developments, or developments either completed or in process of completion.

Sign, Flashing: A Sign which gives the effect of intermittent movement, or which changes to give more than one (1) visual effect.

Sign, Ground or Freestanding: Any non-movable Sign not affixed to a Building, a self supporting Sign. Ground Signs shall be construed as including Signs mounted on poles or posts in the ground, signs on fences, Signs on walls other than the walls of Buildings, Signs on Sign vehicles, portable Signs for placement on the ground (A-frame, inverted T-frame and the like), Signs on or suspended from tethered balloons or other tethered airborne devices, and Signs created by landscaping.

Sign, Hanging: A projecting Sign suspended vertically from and supported by the underside of a canopy, marquee, awning or from a bracket or other device extending from a Structure.

Sign, Historic: See Chapter 23 of City Code.

Sign, Home Office: A Sign containing only the name and occupation of a permitted home office.

Sign, Identification: A Sign limited to the name, address and number of a Building, institution or person and to the activity carried on in the Building or institution or the occupation of the person.

Sign, Illuminated: A Sign illuminated in any manner by an artificial light source. Where artificial lighting making the Sign visible is incidental to general illumination of the premises, the Sign shall not be construed to be an Illuminated Sign.

Sign, Indirectly Illuminated: A Sign illuminated primarily by light directed toward or across it or by backlighting from a source not within it. Sources of illumination for such Signs may be in the form of gooseneck lamps, spotlights, or luminous tubing. Reflectorized Signs depending on automobile headlights for an image in periods of darkness shall be construed to be Indirectly Illuminated Signs.

Sign, Internally (or directly) Illuminated: A Sign containing its own source of artificial light internally, and dependent primarily upon such source for visibility during periods of darkness.

Sign, Notice, Directional, and Warning: For the special purposes of this Code, and in the interest of protecting life and property, notice, directional, and warning Signs are defined as Signs limited to providing notice concerning posting of property against trespass, directing deliveries or indicating location of entrances, exits and parking on private property, indicating location of buried utilities, warning against hazardous conditions, prohibiting salesmen, peddlers, or agents, and the like.

Sign, Offsite: A Sign depicting or conveying either commercial or noncommercial messages, or combinations thereof, and not related to the uses or premises on which erected.

Sign, Onsite: A Sign depicting or conveying either commercial or non-commercial messages, or combinations thereof, which are directly related to the uses or premises on which erected.

Sign, Pennant or Streamer: Pennant or Streamer Signs, or Signs made up of strings of pennants, or composed of ribbons or streamers, and suspended over open premises or attached to Buildings.

Sign, Portable: A Sign, not permanently affixed to a Building, Structure or the ground.

Sign, Projecting: A Sign wholly or partially attached to a Building or other Structure and which projects more than twelve (12) inches from its surface.

Sign, Real Estate: Signs used solely for the purpose of offering the property on which they are displayed for sale, rent, lease, or inspection or indicating that the property has been sold, rented, or leased. Such Signs shall be non-illuminated and limited in content to the name of the owner or agent, an address or telephone number for contact, and an indication of the area and general classification of the property. Real Estate Signs are distinguished in these regulations from other forms of Advertising Signs and are permitted in certain districts and locations from which other forms of Advertising Signs are excluded.

Sign, Roof: A Sign affixed in any manner to the roof of a Building, or a Sign mounted in whole or in part on the wall of the Building and extending above the eave line of a pitched roof or the roof line (or parapet line, if a parapet exists) of a flat roof.

Sign, Temporary: A Sign or advertising display intended to be displayed for a limited and brief period of time as regulated by the City Code and this Code.

Sign, vehicle: A trailer, automobile, truck, or other vehicle used primarily for the display of Signs (rather than with Sign display incidental to use of the vehicle for transportation).

Sign, Wall or Flat: A Sign painted on the outside of a Building, or attached to, and erected parallel to the face of a Building, and supported throughout its length by such Building.

Sign, Window: A Sign painted, attached or affixed in any manner to the interior or exterior of a window which is visible, wholly or in part from the public right-of-way.

Sign Structure: A Structure for the display or support of Signs.

Signs, Area Of: The surface area of a Sign shall be computed as including the entire area within a parallelogram, triangle, circle, semicircle or other regular geometric figure, including all of the elements of the matter displayed, but not including blank masking (a plain strip, bearing no advertising matter around the edge of a sign), frames, display of identification or licensing officially required by any governmental body, or structural elements outside the Sign surface and bearing no advertising matter. In the case of Signs mounted back-to-back or angled away from each other, the surface area of each Sign shall be computed. In the case of cylindrical Signs, Signs in the shape of cubes, or other Signs, which are substantially three-dimensional with respect to their display surfaces, the entire display surface or surfaces shall be included in computations of area. In the case of embellishments (display portions of Signs extending outside the general display area), surface area extending outside the general display area and bearing advertising material shall be computed separately as part of the total surface area of the Sign.

Signs, Number Of: For the purpose of determining the number of Signs, a Sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship of units or where there is a reasonable doubt about relationship of

AS ADOPTED - MAY 2010

elements, each element shall be considered to be a single Sign. Where Sign surfaces are intended to be read from different directions (as in the case of Signs back-to-back or angled from each other), each surface shall be considered to be a single Sign.

1.4 DEFINITIONS OF LANDSCAPE REQUIREMENTS

The definitions contained in Section 1.2 of this Code shall apply except as otherwise changed herein:

Automatic Irrigation System: An irrigation system with programmable controller or timing mechanism.

Buffer, perimeter landscape: An area of land which is set aside along the perimeter of a parcel of land in which landscaping is required to provide an aesthetic transition between different land uses and to eliminate or reduce the adverse environmental impact, and incompatible land use impacts.

Caliper: For trees under four (4) inches in diameter, the trunk diameter measured at a height of six (6) inches above natural grade. For trees four (4) inches and greater in diameter, the trunk diameter measured at twelve (12) inches above natural grade.

Clearance pruning: Pruning required to avoid damage or danger related to structures, power distribution and property, as defined in the current ANSI A300 Standards.

Controlled plant species: Those plant species listed in the Landscape Manual which tend to become nuisances because of their ability to invade proximal native plant communities or native habitats, but which, if located and cultivated properly may be useful or functional as elements of landscape design.

Diameter at breast height (DBH): Diameter of a tree's trunk measured at a height four and one-half (4.5) feet above natural grade. In the case of multiple-trunk trees, the DBH shall mean the sum of each trunk's diameter measured at a height of four and one-half (4.5) feet above natural grade.

Differential operation schedule: A method of scheduling an irrigation system to apply different quantities of water, and/or apply water at different frequencies as appropriate, for different hydrozones.

Dissimilar land uses: Proximate or directly associated land uses which are contradictory, incongruous, or discordant such as higher intensity residential, commercial or industrial uses located adjacent to lower intensity uses.

Drip Line: An imaginary vertical line extending from the outermost horizontal circumference of a tree's branches to the ground.

Emitters: Devices which are used to control the discharge of irrigation water from lateral pipes.

Energy conservation zone: A zone located no more than twenty-two (22) feet from a structure in a one hundred eighty (180) degree band from due east of the northeast point of the structure, to due south, to due west of the northwest point of the structure.

Environmentally Endangered Lands: Lands that contain natural forest, wetland or native plant communities, rare and endangered plants and animals, endemic species, outstanding geologic or

AS ADOPTED - MAY 2010

other natural features, or land which functions as an integral and sustaining component of an existing ecosystem.

Existing development: Existing development shall mean a site with structures that were legally approved through the issuance of a certificate of use or certificate of occupancy as of the effective date of this chapter.

Facultative: Plants with a similar likelihood of occurring in both wetlands and uplands, which are not recognized indicators of either wetland or upland conditions.

Florida Friendly Landscaping: Describes best practices, materials or actions developed by the Florida Yards & Neighborhood Program that help to preserve Florida's natural resources and protect the environment.

Florida Yards & Neighborhood Program: Is a partnership of the University of Florida/Institute of Food and Agricultural Sciences, Florida's water management districts, the Florida Department of Environmental Protection, the National Estuary Program, the Florida Sea Grant College Program and other agencies, managed locally by the Miami-Dade Cooperative Extension Division of the Consumer Services Department.

Forbs: Herbaceous plants other than grasses.

Geologic feature: A natural rock or mineral formation.

Graywater: That portion of domestic sewage emanating from residential showers, residential bathroom washbasins, or residential clothes washing machines.

Ground cover: A dense, extensive growth of low-growing plants, other than turfgrass, normally reaching an average maximum height of not more than twenty-four (24) inches at maturity.

Hatrack: The reduction of tree size using inter-nodal cuts without regard to tree health or structural integrity.

Hazard pruning: The removal of dead, diseased, decayed, or obviously weak branches two (2) inches in diameter or greater.

Head: A sprinkler head that provides above ground or overhead irrigation.

Heat island: An unnaturally high temperature microclimate resulting from radiation from unshaded impervious surfaces.

Hedge: A landscape barrier consisting of a continuous, dense planting of shrubs, not necessarily of the same species.

Herbaceous plant: A plant having little or no woody tissue.

Hydromulch: A sprayed application of seed, mulch and water.

Hydrozone: A zone in which plant material with similar water needs are grouped together.

Included bark: Bark that is pushed inside a developing crotch, causing a weakened structure.

Irrigation detail: A graphic representation depicting the materials to be used and dimensions to be met in the installation of the irrigation system.

Irrigation plan: A plan drawn at the same scale as the landscape plan, indicating location and specification of irrigation system components and other relevant information as required by this chapter.

Irrigation system: A system of pipes or other conduits designed to transport and distribute water to keep plants in a healthy and vigorous condition.

Landscape feature: Trellis, arbor, fountain, pond, garden sculpture, garden lighting, decking, patio, decorative paving, gazebo and other similar elements.

Landscape Manual: An illustrative interpretation of the standards provided in this code and suggested guides for landscaping in accordance with these standards. Includes native and non-native plant lists. The manual is developed by the Miami-Dade County Department of Planning and Zoning and adopted by resolution of the Board of County Commissioners.

Landscape material: Plants such as grass, ground cover, forbs, shrubs, vines, hedges, trees and non-living material such as rocks, pebbles, sand, mulch, or pervious decorative paving materials.

Landscape plan: A plan indicating all landscape areas, stormwater retention/detention areas, areas which qualify to be excluded from maximum permitted lawn area, existing vegetation to be retained, proposed plant material, landscape legend, landscape features, planting specifications, and details, and all other relevant information in compliance with this article.

Lawn area: An area planted with lawn grasses.

Manual irrigation system: An irrigation system in which control valves and switches are manually operated rather than operated by automatic controls.

Moisture and rain sensor switches: Devices which have the ability to switch off an automatic irrigation controller after receiving a predetermined amount of rainfall or moisture content in the soil.

Mulch: Materials customarily used in landscape design to retard erosion, weed infestation, and retain moisture and for use in planting areas.

Native habitat: An area enhanced or landscaped with an appropriate mix of native tree, shrub and groundcover species that resembles a native plant community or Natural Forest Community in structure and composition or is naturally occurring.

Native plant species: Plant species with a geographic distribution indigenous to all or part of Miami-Dade County. Plants which are described as being native to Miami-Dade County in botanical

manuals such as, but not limited to, "A Flora of Tropical Florida" by Long and Lakela, are native plant species within the meaning of this definition. Plant species which have been introduced into Miami-Dade County by man are not native plant species.

Native plant community: A natural association of plants dominated by one (1) or more prominent native plant species, or a characteristic physical attribute.

Natural Forest Community: All assemblages of vegetation designated as Natural Forest Communities on the Miami-Dade County Natural Forest Community Maps and approved by the Board of County Commissioners, pursuant to Resolution No. R-1764-84 and further defined in Section 24-5 of the Miami-Dade County Code.

Planting detail: A graphic representation of the plant installation depicting the materials to be used and dimensions to be met in the placement of plants and other landscape materials.

Prohibited plant species: Those plant species listed in the Miami-Dade County Landscape Manual which are demonstrably detrimental to native plants, native wildlife, ecosystems, or human health, safety, and welfare.

Shrub: A self-supporting woody perennial plant normally growing to a height of twenty-four (24) inches or greater, characterized by multiple stems and branches continuous from the base.

Site plan: A comprehensive plan drawn to scale indicating appropriate site elevations, roadways, and location of all relevant site improvements including structures, parking, other paved areas, ingress and egress drives, landscaped open space and signage.

Specimen tree: A tree with any individual trunk or a multiple trunk tree, the sum of the diameter trunks having a diameter at breast height (DBH) of eighteen (18) inches or greater. This excludes the following:

1. Non-native fruit trees that are cultivated or grown for the specific purpose of producing edible fruit, including, but not limited to, mangos, avocados, or species of citrus;
2. Non-native species of the genus *Ficus*; and
3. All trees in the palm family.

Spray head: An irrigation device which applies water to the soil or plant surface by fixed spray or mist nozzles.

Sprinkler Head: A sprinkler head that provides above ground or overhead irrigation.

Stabilized lawn area: An area of ground underlain with structural support in the form of grass pavers or stabilized soil prepared to withstand the load of intended vehicular use, such as automobiles, fire trucks and garbage trucks.

Stormwater retention/detention area: An area designed, built and used for temporary storage of stormwater. For purposes of this chapter, these areas are intended to be permanently exempt from wetland regulations.

Street Tree Master Plan: A greenprint for Miami-Dade County as adopted by the Board of County Commissioners on March 6, 2007 and as revised from time to time and the City of Miami Tree Master Plan, as adopted by the City Commission on February 22, 2007.

Tree abuse: Tree abuse shall include: Damage inflicted upon any part of a tree, including the root system, by machinery, construction equipment, cambium layer penetration, storage of materials, soil compaction, excavation, chemical application or spillage, or change to the natural grade; Hatracking; Girdling or bark removal of more than one-third (1/3) of the tree diameter; Tears and splitting of limb ends or peeling and stripping of bark resulting from improper pruning techniques not in accordance with the current ANSI A300 Standards and/or excessive root cutting.

Tree canopy: The aerial extent of the branches and foliage of a tree as defined by the drip line.

Temporary irrigation systems: A system including surface distribution elements (hose, pipe, etc.) which may be easily removed when landscape is established.

Understory: The complex of woody, fibrous, herbaceous, and graminoid plant species that are typically associated with a Natural Forest Community, native plant community, or native habitat.

Vegetation required to be preserved by law: Portions of a site, including but not limited to specimen trees, Natural Forest Communities and native vegetation which are clearly delineated on site plans, plats, or recorded restrictions, or in some other legally binding manner that are to be protected from any tree or understory removal or effective destruction and maintained without any development.

Vegetation survey: A drawing provided at the same scale as the landscape plan which includes relevant information as required by this chapter.

Vehicular use area: A hard surface area designed or used for off-street parking and/or an area used for loading, circulation, access, storage, including fire trucks, garbage trucks, or display of motor vehicles.

Vine: A plant with a flexible stem which normally requires support to reach mature form.

Xeriscape: A landscaping method that employs drought tolerant plants in an effort to conserve resources, especially water.