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## 6.1 INTENT AND EXCLUSIONS

The supplemental regulations of this article apply to the specific uses listed below within the broader Use categories identified in Article 4, Table 3 and Article 5. These regulations supplement other standards listed elsewhere in this code. No permit or Certificate of Use may be granted for any Use, unless the Use complies with the requirements of these supplemental regulations and any other applicable standards of the Miami 21 Code.

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

The regulations of Article 6, Table 13 are arranged by Transect Zone and in the same order in which they appear in Article 4, Table 3. These regulations may be further supplemented by Article 6, Sections 6.2 to 6.5.

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	9 UNITS PER ACRE	9 UNITS PER ACRE	18 UNITS PER ACRE
<b>DWELLING UNIT</b>	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.
<b>ANCILLARY UNIT</b>		Maximum size of unit 450 square feet excluding garage. Shall only be used as Single-Family Residence dwelling. May only be rented if the principal dwelling owner is in residence on site. Unit Structure shall be architecturally harmonious with the Principal Building. Any Facade abutting another property shall provide only clerestory windows along that corresponding Facade.	Prohibited as a third unit.
<b>BOATS HOUSEBOAT HOUSE BARGE</b>	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted October 24, 1991.	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted October 24, 1991.	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted October 24, 1991.
<b>BOAT HOUSE</b>	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.
<b>BOAT SLIP</b>	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%
<b>DOCKS PIERS</b>	Extension of docks or Piers into Biscayne Bay are limited to 35 feet . Further extension of docks or Piers into Biscayne Bay not allowed. Extension of docks or Piers into other waterways limited to 10 feet or 10% of waterway width, whichever is less. No further extensions allowed. Only private pleasure craft may be docked or moored. Dock/ Pier Setbacks: 10 feet from any Abutting property Vessel setback: 5 feet from any Abutting property. Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.	Extension of docks or Piers into Biscayne Bay are limited to 35 feet. Further extension of docks or Piers into Biscayne Bay not allowed. Extension of docks or Piers into other waterways limited to 10 feet or 10% of waterway width, whichever is less. No further extensions allowed. Only private pleasure craft may be docked or moored. Dock/ Pier Setbacks: 10 feet from any Abutting property Vessel setback: 5 feet from any Abutting property. Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.	Extension of docks or Piers into Biscayne Bay are limited to 35 feet. Further extension of docks or Piers into Biscayne Bay not allowed. Extension of docks or Piers into other waterways limited to 10 feet or 10% of waterway width, whichever is less. No further extensions allowed. Only private pleasure craft may be docked or moored. Dock/ Pier Setbacks: 10 feet from any Abutting property Vessel setback: 5 feet from any Abutting property. Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.
<b>COMMUNITY RESIDENCES 1-6 RESIDENTS</b>	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
<b>COMMUNITY RESIDENCES 7-14 RESIDENTS</b>			Prohibited within 500 feet of any T3-R or T3-L. Subject to the requirements of Section 6.2.
<b>ADULT FAMILY CARE HOME 1-5-RESIDENTS</b>	Prohibited within 1000 feet of another such residence. Subject to the requirements of Section 6.2.	Prohibited within 1000 feet of another such residence. Subject to the requirements of Section 6.2.	Prohibited within 1000 feet of another such residence. Subject to the requirements of Section 6.2.

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	9 UNITS PER ACRE	9 UNITS PER ACRE	18 UNITS PER ACRE
HOME OFFICE	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of Home Office shall be 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of Home Office shall be 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of Home Office shall be 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>
PERSONAL WIRELESS FACILITY	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	36 UNITS PER ACRE	36 UNITS PER ACRE	36 UNITS PER ACRE
DWELLING UNIT	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.
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BOAT HOUSE	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.
BOAT SLIP	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%
DOCKS PIERS	Extension of docks or Piers into Biscayne Bay are limited to 35 feet. Further extension of docks or Piers into Biscayne Bay not allowed. Extension of docks or Piers into other waterways limited to 10 feet or 10% of waterway width, whichever is less. No further extensions allowed. Only private pleasure craft may be docked or moored on property adjacent to T3-R, T4-R, T5-R, T6-R. Dock/ Pier Setbacks: 10 feet from any Abutting property Vessel setback: 5 feet from any Abutting property. Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.	Extension of docks or Piers into Biscayne Bay are limited to 35 feet. Further extension of docks or Piers into Biscayne Bay not allowed. Extension of docks or Piers into other waterways limited to 10 feet or 10% of waterway width, whichever is less. No further extensions allowed. Only private pleasure craft may be docked or moored on property adjacent to T3-R, T4-R, T5-R, T6-R. Dock/ Pier Setbacks: 10 feet from any Abutting property Vessel setback: 5 feet from any Abutting property. Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.	Extension of docks or Piers into Biscayne Bay are limited to 35 feet. Further extension of docks or Piers into Biscayne Bay not allowed. Extension of docks or Piers into other waterways limited to 10 feet or 10% of waterway width, whichever is less. No further extensions allowed. Only private pleasure craft may be docked or moored on property adjacent to T3-R, T4-R, T5-R, T6-R. Dock/ Pier Setbacks: 10 feet from any Abutting property Vessel setback: 5 feet from any Abutting property. Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.
COMMUNITY RESIDENCES 1-6 RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
COMMUNITY RESIDENCES 7-14 RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
ADULT FAMILY CARE HOME 1-5 RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	36 UNITS PER ACRE	36 UNITS PER ACRE	36 UNITS PER ACRE
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LIVE WORK		<p>Shall be located within ground floor and Liner units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>Shall be located within ground floor and Liner units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>
BED AND BREAKFAST	Subject to City Code Chapter 23.		
ADULT DAYCARE		For 6 to 9 adults: Minimum of 350 sq feet of indoor activity area.	For 6 to 9 adults: Minimum of 350 sq feet of indoor activity area.
PERSONAL WIRELESS SERVICE FACILITY	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.
CHILDCARE	For 6 to 10 children maximum: Minimum of 200 sq feet of indoor activity area. Minimum of 450 sq feet of outdoor play area.	For 6 to 10 children maximum. Minimum of 200 sq feet of indoor activity area. Minimum of 450 sq feet of outdoor play area.	For 6 to 10 children maximum. Minimum of 200 sq feet of indoor activity area. Minimum of 450 sq feet of outdoor play area.

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BOAT SLIP	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%
DOCKS PIERS	Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.  Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterway width may be approved, subject to approval from all applicable agencies.  Only private pleasure crafts may be docked or moored on property adjacent to T3-R, T4-R, T5-R, T6-R.  Dock / Pier Setbacks: 10 feet from any Abutting property  Vessel setback: 5 feet from any Abutting property.  Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.	Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.  Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterway width may be approved, subject to approval from all applicable agencies.  Only private pleasure craft may be docked or moored on property adjacent to T3-R, T4-R, T5-R, T6-R.  Dock / Pier Setbacks: 10 feet from any Abutting property  Vessel setback: 5 feet from any Abutting property.  Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.	Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.  Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterway width may be approved, subject to approval from all applicable agencies.  Only private pleasure craft may be docked or moored on property adjacent to T3-R, T4-R, T5-R, T6-R.  Dock / Pier Setbacks: 10 feet from any Abutting property  Vessel setback: 5 feet from any Abutting property.  Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.
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COMMUNITY RESIDENCES 7-14 RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
ADULT FAMILY CARE HOME 1-5 RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
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	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
LIVE WORK		<p>Shall be located within ground floor and Liner units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>Shall be located within ground floor and Liner units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>
AUTO RELATED COMMERCIAL			<p>Car Wash:</p> <p>Subject to City Code Chapter 23</p> <p>Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir spaces before and 2 after each stall.</p> <p>Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p> <p>Gas Stations:</p> <p>Subject to City Code Chapter 23</p> <p>Principal Frontage access may be allowed.</p> <p>Frontage requirement may be reduced maximum 30% by Waiver. Building Facade may be a colonnade.</p> <p>All vending machines shall be located indoors. Only vehicles awaiting service, permitted rental vehicles and staff vehicles parked while working shall be allowed. All repairs, change of tires, greasing/lubricating shall be conducted within building. Outdoor display of products incidental to normal refueling is prohibited closer to the street than pump islands. Outdoor display or storage of tires is prohibited.</p> <p>Vehicle Rental Facilities:</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental passenger vehicle facilities there shall be 10 parking spaces provided for first 10,000 square feet of Floor Area and 1 space for each additional 500 square feet .</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental cargo vehicle facilities 1 parking space per staff member and 1 space for each 8 vehicles stored on the premises.</p> <p>All access to site shall be from a County designated primary arterial road.</p> <p>Building designated for customer service must be located where it is easily accessible from site access point.</p> <p>All transactions must be conducted indoors.</p> <p>All vehicle storage areas must be lighted without causing spillover onto Abutting properties.</p> <p>On-site vehicle service must be conducted indoors and is limited to minor repairs and maintenance.</p>
DRIVE-THROUGH AND DRIVE-IN			<p>Reservoir parking spaces shall be required as follows:</p> <p>One (1) at window, three (3) before service window, one (1) after service window.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p>

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
<b>PUBLIC STORAGE FACILITY</b>			<p>The maximum size of any individual storage rental space shall be 400 square feet</p> <p>Controlled access and adequate security surveillance shall be provided throughout facility.</p> <p>Any boat or vehicle stored in these facilities shall not exceed an overall length of 25 feet and shall be stored within a completely enclosed and ventilated Structure.</p> <p>Hours of operation shall be limited to 6:00 am to 10:00 pm and shall be reviewed as part of Warrant process.</p>
<b>OPEN AIR RETAIL</b>		<p>Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of onsite restroom facilities.</p>	<p>Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of onsite restroom facilities.</p>
<b>ADULT DAYCARE</b>		<p>For 6 to 9 adults: Minimum of 350 square feet of indoor activity area.</p>	<p>For 6 to 9 adults: Minimum of 350 square feet of indoor activity area.</p> <p>For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.</p>
<b>COMMUNITY SUPPORT FACILITY</b>	<p>Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements: Maximum number of residents 50. Minimum distance requirement of 2,500 feet between proposed facility and another existing facility. Minimum distance requirement of 1,000 feet between proposed Facility or Assisted Living Facility and any T3 or T4-R Zone.</p>	<p>Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements: Maximum number of residents 50. Minimum distance requirement of 2,500 feet between proposed facility and another existing facility. Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4-R Zone.</p>	<p>Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements: Maximum number of residents 50. Minimum distance requirement of 2,500 feet between proposed facility and another existing facility. Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4-R Zone.</p>
<b>PERSONAL WIRELESS SERVICE FACILITY</b>	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.
<b>CHILDCARE</b>	<p>For 6 to 10 children: Minimum of 200 square feet of indoor activity area. Minimum of 450 square feet of outdoor play area. For 11 or more children: Minimum of 20 square feet of indoor activity area per child, Minimum of 45 square feet of outdoor play area per child. Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>	<p>For 6 to 10 children: Minimum of 200 square feet of indoor activity area. Minimum of 450 square feet of outdoor play area. For 11 or more children: Minimum of 20 square feet of indoor activity area per child, Minimum of 45 square feet of outdoor play area per child. Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>	<p>For 6 to 10 children: Minimum of 200 square feet of indoor activity area. Minimum of 450 square feet of outdoor play area. For 11 or more children: Minimum of 20 square feet of indoor activity area per child, Minimum of 45 square feet of outdoor play area per child. Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 – 1,000 UNITS PER ACRE *
DWELLING UNIT	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.
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BOAT HOUSE	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.
BOAT SLIP	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%
DOCKS PIERS	Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.  Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterway width may be approved, subject to approval from all applicable agencies.  Only private pleasure craft may be docked or moored on property Adjacent to T3-R, T4-R, T5-R, T6-R.  Dock/ Pier setbacks: 10 feet from any Abutting property  Vessel setback: 5 feet from any Abutting property.  Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.	Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.  Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterway width may be approved, subject to approval from all applicable agencies.  Only private pleasure craft may be docked or moored on property Adjacent to T3-R, T4-R, T5-R, T6-R.  Dock/ Pier setbacks: 10 feet from any Abutting property  Vessel setback: 5 feet from any Abutting property.  Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.	Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.  Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterway width may be approved, subject to approval from all applicable agencies.  Only private pleasure craft may be docked or moored on property Adjacent to T3-R, T4-R, T5-R, T6-R.  Dock/ Pier setbacks: 10 feet from any Abutting property Vessel setback: 5 feet from any Abutting property.  Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.
COMMUNITY RESIDENCES 1-6-RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
COMMUNITY RESIDENCES 7-14-RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
ADULT FAMILY CARE HOME 1-5-RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
HOME OFFICE	Shall be located wholly within Dwelling Unit.  Maximum size of home office shall not exceed 25% of the size of the Dwelling Unit based on county property records.  Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.  Maximum of one client at a time.  Maximum of two staff members, one of which must reside on premises.  Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.  No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.  Certificate of Use required.	Shall be located wholly within Dwelling Unit.  Maximum size of home office shall not exceed 25% of the size of the Dwelling Unit based on county property records.  Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.  Maximum of one client at a time.  Maximum of two staff members, one of which must reside on premises.  Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.  No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.  Certificate of Use required.	Shall be located wholly within Dwelling Unit.  Maximum size of home office shall not exceed 25% of the size of the Dwelling Unit based on county property records.  Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.  Maximum of one client at a time.  Maximum of two staff members, one of which must reside on premises.  Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.  No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.  Certificate of Use required.

\* Or as modified in Article 4, Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 – 1,000 UNITS PER ACRE *
LIVE WORK		<p>Shall be located within ground floor and Liner Units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>Shall be located within ground floor and Liner Units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>
AUTO RELATED COMMERCIAL		<p>Car Wash:</p> <p>Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir spaces before and 2 after each stall.</p> <p>Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p> <p>Gas Stations:</p> <p>Principal Frontage access may be allowed.</p> <p>Frontage requirement may be reduced maximum 30% by Waiver. Building Facade may be a colonnade.</p> <p>All vending machines shall be located indoors. Trash facilities shall be completely enclosed and shielded from Primary Frontages. Only vehicles awaiting service, permitted rental vehicles and staff vehicles parked while working shall be allowed. All repairs, change of tires, greasing/lubricating shall be conducted within building. Outdoor display of products incidental to normal refueling is prohibited closer to the street than pump islands. Outdoor display or storage of tires is prohibited.</p> <p>Vehicle Rental Facilities:</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental passenger vehicle facilities there shall be 10 parking spaces provided for first 10,000 square feet of Floor Area and 1 space for each additional 500 square feet.</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental cargo vehicle facilities 1 parking space per staff and 1 space for each 8 vehicles stored on the premises.</p> <p>All access to site shall be from a County designated primary arterial road.</p> <p>Building designated for customer service must be located where it is easily accessible from site access point.</p> <p>All transactions must be conducted indoors.</p> <p>All vehicle storage areas must be lighted without causing spillover onto Abutting properties.</p> <p>On-site vehicle service must be conducted indoors and is limited to minor repairs and maintenance.</p>	<p>Car Wash:</p> <p>Subject to City Code Chapter 23</p> <p>Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir spaces before and 2 after each stall.</p> <p>Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p> <p>Gas Stations:</p> <p>Subject to City Code Chapter 23</p> <p>Principal Frontage access may be allowed.</p> <p>Frontage requirement may be reduced maximum 30% by Waiver. Building Facade may be a colonnade.</p> <p>All vending machines shall be located indoors. Trash facilities shall be completely enclosed and shielded from Primary Frontages. Only vehicles awaiting service, permitted rental vehicles and staff vehicles parked while working shall be allowed. All repairs, change of tires, greasing/lubricating shall be conducted within building. Outdoor display of products incidental to normal refueling is prohibited closer to the street than pump islands. Outdoor display or storage of tires is prohibited.</p> <p>Vehicle Rental Facilities:</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental passenger vehicle facilities there shall be 10 parking spaces provided for first 10,000 square feet of Floor Area and 1 space for each additional 500 square feet.</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental cargo vehicle facilities 1 parking space per staff and 1 space for each 8 vehicles stored on the premises.</p> <p>All access to site shall be from a County designated primary arterial road.</p> <p>Building designated for customer service must be located where it is easily accessible from site access point.</p> <p>All transactions must be conducted indoors.</p> <p>All vehicle storage areas must be lighted without causing spillover onto Abutting properties.</p> <p>On-site vehicle service must be conducted indoors and is limited to minor repairs and maintenance.</p>
DRIVE-THROUGH AND DRIVE-IN			<p>Reservoir parking spaces shall be required as follows:</p> <p>One (1) at window, three (3) before service window, one (1) after service window.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p>
LARGE SCALE RETAIL			Subject to the requirements of Section 6.3.

\* Or as modified in Article 4, Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 - 1,000 UNITS PER ACRE *
PUBLIC STORAGE FACILITY			<p>Subject to the following additional requirements:</p> <p>The maximum size of any individual storage rental space shall be 400 square feet</p> <p>Controlled access and adequate security surveillance shall be provided throughout facility.</p> <p>Any boat or vehicle stored in these facilities shall not exceed an overall length of 25 feet and shall be stored within an enclosed and ventilated Structure.</p> <p>Hours of operation shall be limited to 6:00 am to 10:00 pm.</p>
OPEN AIR RETAIL		<p>Subject to the following additional requirements:</p> <p>Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of onsite restroom facilities.</p>	<p>Subject to the following additional requirements:</p> <p>Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of onsite restroom facilities.</p>
ADULT DAYCARE		<p>Allowed by Warrant per Article 4 Table 3.</p> <p>For 6 to 9 adults:</p> <p>Minimum of 350 square feet of indoor activity area.</p>	<p>Allowed by Warrant per Article 4 Table 3.</p> <p>For 6 to 9 adults:</p> <p>Minimum of 350 square feet of indoor activity area.</p> <p>For 10 or more adults:</p> <p>Minimum of 35 square feet of indoor activity area per adult.</p>
COMMUNITY SUPPORT FACILITY	<p>Assisted Living Facilities: Allowed by Exception -and are subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed Facility and any T3 or T4 R Zone.</p>	<p>Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4-R Zone.</p>	<p>Assisted Living Facilities: Allowed by Exception -and are subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4-R Zone.</p>
PERSONAL WIRELESS SERVICE FACILITY	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.
HELICOPTER LANDING SITE	<p>Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:</p> <p>May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.</p> <p>Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R.</p> <p>Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.</p> <p>Rooftop sites shall be given priority over ground level sites in congested areas.</p>	<p>Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:</p> <p>May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.</p> <p>Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R.</p> <p>Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.</p> <p>Rooftop sites shall be given priority over ground level sites in congested areas.</p>	<p>Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:</p> <p>May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.</p> <p>Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R.</p> <p>Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.</p> <p>Rooftop sites shall be given priority over ground level sites in congested areas.</p>

\* Or as modified in Article 4, Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 – 1,000 UNITS PER ACRE *
CHILDCARE	<p>For 6 to 10 children:                      Minimum of 200 square feet of indoor activity area.                      Minimum of 450 square feet of outdoor play area.</p> <p>For 11 or more children:                      Minimum of 20 square feet of indoor activity area per child,                      Minimum of 45 square feet of outdoor play area per child.                      Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>	<p>For 6 to 10 children:                      Minimum of 200 square feet of indoor activity area.                      Minimum of 450 square feet of outdoor play area.</p> <p>For 11 or more children:                      Minimum of 20 square feet of indoor activity area per child,                      Minimum of 45 square feet of outdoor play area per child.                      Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>	<p>For 6 to 10 children:                      Minimum of 200 square feet of indoor activity area.                      Minimum of 450 square feet of outdoor play area.</p> <p>For 11 or more children:                      Minimum of 20 square feet of indoor activity area per child,                      Minimum of 45 square feet of outdoor play area per child.                      Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>

	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
DENSITY (UPA)	N/A	DENSITY OF ABUTTING ZONE	150 UNITS PER ACRE
<b>BOATS HOUSEBOAT HOUSE BARGE</b>	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted October 24, 1991.	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted October 24, 1991.	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted October 24, 1991.
<b>DOCKS PIERS</b>	Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.  Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterfront width may be approved, subject to approval from all applicable agencies.	Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and piers into Biscayne Bay may be allowed.  Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterfront width may be approved, subject to approval from all applicable agencies.	Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and piers into Biscayne Bay may be allowed.  Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterfront width may be approved, subject to approval from all applicable agencies.
<b>OPEN AIR RETAIL</b>	Subject to the following additional requirements: Access to site must be from a major Thoroughfare. Distance separation of any open air retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone. Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM. Provision of paving striping for stalls and parking spaces. Provision of on-site restroom facilities.	Subject to the following additional requirements: Access to site must be from a major Thoroughfare. Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone. Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM. Provision of paving striping for stalls and parking spaces. Provision of on-site restroom facilities.	Subject to the requirements of Section 6.3.4
<b>ADULT DAYCARE</b>		For 6 to 9 adults: Minimum of 350 square feet of indoor activity area. For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.	For 6 to 9 adults: Minimum of 350 square feet of indoor activity area. For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.
<b>COMMUNITY SUPPORT FACILITY</b>		Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements: Minimum distance requirement of 1000 feet between proposed facility and any T3 or T4-R Zone.	
<b>PERSONAL WIRELESS SERVICE FACILITY</b>	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.
<b>HELICOPTER LANDING SITE</b>	Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:  May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.  Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R Zones.  Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.  Rooftop sites shall be given priority over ground level sites in congested areas.	Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:  May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.  Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R Zones.  Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.  Rooftop sites shall be given priority over ground level sites in congested areas.	Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:  May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.  Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R Zones.  Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.  Rooftop sites shall be given priority over ground level sites in congested areas.
<b>CHILDCARE</b>		For 6 to 10 children: Minimum of 200 square feet of indoor activity area. Minimum of 450 square feet of outdoor play area. For 11 or more children: Minimum of 20 square feet of indoor activity area per child. Minimum of 45 square feet of outdoor play area per child. Vehicular entrance must be within 300 feet of arterial road.	For 6 to 10 children: Minimum of 200 square feet of indoor activity area. Minimum of 450 square feet of outdoor play area. For 11 or more children: Minimum of 20 square feet of indoor activity area per child. Minimum of 45 square feet of outdoor play area per child. Vehicular entrance must be within 300 feet of arterial road.
<b>MAJOR SPORTS FACILITY</b>		Modifications in Setbacks up to a maximum of fifty percent (50%) of the required Setbacks may be approved by Waiver when Liner Uses are provided along parking Structures.  Commercial Uses may exceed twenty-five percent (25%) of the Building area by Warrant.	

	D1 - WORK PLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
DENSITY (UPA)	36 UNITS PER ACRE	N/A	N/A
BOATS HOUSEBOAT HOUSE BARGE	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted October 24, 1991.	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted October 24, 1991.	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted October 24, 1991.
DOCKS PIERS	<p>Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.</p> <p>Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterway width may be approved, subject to approval from all applicable agencies.</p>	<p>Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.</p> <p>Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterway width may be approved, subject to approval from all applicable agencies.</p>	<p>Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.</p> <p>Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception up to 10% of waterway width may be approved, subject to approval from all applicable agencies.</p>
WORK LIVE	<p>Maximum size of Dwelling shall not exceed 50% of the size of the Structure based on the total size of the Structure.</p> <p>Certificate of Use required.</p>		
AUTO RELATED INDUSTRIAL	<p>Car Wash: Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir spaces before and 2 after each stall.</p> <p>Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p> <p>Gas Stations: Principal Frontage Access may be allowed.</p> <p>Frontage requirement may be reduced maximum 30% by Waiver. Building Facade may be a colonnade.</p> <p>All vending machines shall be located indoors. Trash facilities shall be completely enclosed and shielded from Primary Frontages. Only vehicles awaiting service, permitted rental vehicles and staff vehicles parked while working shall be allowed. All repairs, change of tires, greasing/lubricating shall be conducted within building. Outdoor display of products incidental to normal refueling is prohibited closer to the street than pump islands. Outdoor display or storage of tires is prohibited.</p> <p>Vehicle Rental Facilities: In addition to the parking requirements in Article 4 Table 4 for lease or rental passenger vehicle facilities there shall be 10 parking spaces provided for first 10,000 square feet of Floor Area and 1 space for each additional 500 square feet.</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental cargo vehicle facilities 1 parking space per staff and 1 space for each 8 vehicles stored on the premises.</p> <p>All access to site must be from a County designated primary arterial road.</p> <p>Building designated for customer service must be located where it is easily accessible from site access point.</p> <p>All transactions must be conducted indoors.</p> <p>All vehicle storage areas must be lighted without causing spillover onto Abutting properties.</p> <p>On-site vehicle service must be conducted indoors and is limited to minor repairs and maintenance.</p>	<p>Car Wash: Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir space before and 2 after each stall.</p> <p>Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p> <p>Gas Stations: Principal Frontage Access may be allowed.</p> <p>Frontage requirement may be reduced maximum 30% by Waiver. Building Facade may be a colonnade.</p> <p>All vending machines shall be located indoors. Trash facilities shall be completely enclosed and shielded from Primary Frontages. Only vehicles awaiting service, permitted rental vehicles and staff vehicles parked while working shall be allowed. All repairs, change of tires, greasing/lubricating shall be conducted within building. Outdoor display of products incidental to normal refueling is prohibited closer to the street than pump islands. Outdoor display or storage of tires is prohibited.</p> <p>Vehicle Rental Facilities: In addition to the parking requirements in Article 4 Table 4 for lease or rental passenger vehicle facilities there shall be 10 parking spaces provided for first 10,000 square feet of Floor Area and 1 space for each additional 500 square feet.</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental cargo vehicle facilities 1 parking space per staff and 1 space for each 8 vehicles stored on the premises.</p> <p>All access to site must be from a County designated primary arterial road.</p> <p>Building designated for customer service must be located where it is easily accessible from site access point.</p> <p>All transactions must be conducted indoors.</p> <p>All vehicle storage areas must be lighted without causing spillover onto Abutting properties.</p> <p>On-site vehicle service must be conducted indoors and is limited to minor repairs and maintenance.</p>	<p>Car Wash: Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir space before and 2 after each stall.</p> <p>Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p>

	D1 - WORK PLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
DENSITY (UPA)	36 UNITS PER ACRE	N/A	N/A
ADULT ENTERTAINMENT ESTABLISHMENT		<p>Adult Entertainment Establishments are regulated with the intent to minimize deleterious secondary effects on the Neighborhood. Such deleterious effects may include, but are not limited to, depreciation of values of nearby and adjacent properties, deterioration in appearance of the areas in which they are located, production of a skid row type of atmosphere, increased crime and health safety concerns, discouragement of Residential Uses in the area, and creation of an erotically suggestive atmosphere on public ways used by minors.</p> <p>Additional Regulations:</p> <p>A minimum distance of 1,000 feet shall be required from any public park, school, or property zoned for Residential Use; including such public park or school properties outside City limits or properties zoned residential by the external jurisdiction.</p> <p>The distance shall be measured from the front door of the proposed Adult Entertainment Establishment to the closest property line of the protected Use.</p> <p>Any application shall be accompanied by a survey certified by a land surveyor registered in the State of Florida showing compliance with all minimum distance requirements.</p> <p>Discontinued or abandoned Adult Entertainment Establishments may not resume the use until all requirements of this Code and the City Code are met.</p> <p>No Variances shall be permitted.</p>	<p>Adult Entertainment Establishments are regulated with the intent to minimize deleterious secondary effects on the Neighborhood. Such deleterious effects may include, but are not limited to, depreciation of values of nearby and adjacent properties, deterioration in appearance of the areas in which they are located, production of a skid row type of atmosphere, increased crime and health safety concerns, discouragement of Residential Uses in the area, and creation of an erotically suggestive atmosphere on public ways used by minors.</p> <p>Additional Regulations:</p> <p>A minimum distance of 1,000 feet shall be required from any public park, school, or property zoned for Residential Use; including such public park or school properties outside City limits or properties zoned residential by the external jurisdiction.</p> <p>The distance shall be measured from the front door of the proposed Adult Entertainment Establishment to the closest property line of the protected use.</p> <p>Any application shall be accompanied by a survey certified by a land surveyor registered in the State of Florida showing compliance with all minimum distance requirements.</p> <p>Discontinued or abandoned Adult Entertainment Establishments may not resume the use until all requirements of this Code and the City Code are met.</p> <p>No Variances shall be permitted.</p>
DRIVE-THROUGH AND DRIVE-IN	<p>Reservoir parking spaces shall be required as follows:</p> <p>Minimum reservoir parking spaces required shall be 1 space at window, 3 spaces before service window, and 1 space after service window.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p>	<p>Reservoir parking spaces shall be required as follows:</p> <p>Minimum reservoir parking spaces required shall be 1 space at window, 3 spaces before service window, and 1 space after service window.</p> <p>One (1) reservoir parking space may be reduced by Waiver. May be allowed by Warrant subject to the requirements of Article 6, Section 6.3.</p>	<p>Reservoir parking spaces shall be required as follows:</p> <p>Minimum reservoir parking spaces required shall be 1 space at window, 3 spaces before service window, and 1 space after service window.</p> <p>One (1) reservoir parking space may be reduced by Waiver. May be allowed by Warrant subject to the requirements of Article 6, Section 6.3.</p>
LARGE SCALE RETAIL	Subject to the requirements of Section 6.3.	Subject to the requirements of Section 6.3.	Subject to the requirements of Section 6.3.
OPEN AIR RETAIL	<p>Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zones.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of on-site restroom facilities.</p>	<p>Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zones.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of on-site restroom facilities.</p>	<p>Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zones.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of on-site restroom facilities.</p>
ADULT DAYCARE	<p>For 6 to 9 adults: Minimum of 350 square feet of indoor activity area.</p> <p>For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.</p>	<p>For 6 to 9 adults: Minimum of 350 square feet of indoor activity area.</p> <p>For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.</p>	<p>For 6 to 9 adults: Minimum of 350 square feet of indoor activity area.</p> <p>For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.</p>
COMMUNITY SUPPORT FACILITY	Residential Facilities not allowed.	Residential Facilities not allowed.	Residential Facilities not allowed.
PERSONAL WIRELESS SERVICE FACILITY	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.
HELICOPTER LANDING SITE	<p>Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:</p> <p>May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.</p> <p>Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R Zones.</p> <p>Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.</p> <p>Rooftop sites shall be given priority over ground level sites in congested areas.</p>	<p>Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:</p> <p>May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.</p> <p>Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R.</p> <p>Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.</p> <p>Rooftop sites shall be given priority over ground level sites in congested areas.</p>	<p>Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:</p> <p>May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.</p> <p>Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R.</p> <p>Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.</p> <p>Rooftop sites shall be given priority over ground level sites in congested areas.</p>

	D1 - WORK PLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
DENSITY (UPA)	36 UNITS PER ACRE	N/A	N/A
CHILDCARE	<p>For 6 to 10 children: Minimum of 200 square feet of indoor activity area. Minimum of 450 square feet of outdoor play area.</p> <p>For 11 or more children: Minimum of 20 square feet of indoor activity area per child, Minimum of 45 square feet of outdoor play area per child.</p> <p>Vehicular entrance must be within 300 feet of arterial road.</p>		
INDUSTRIAL USES	<p>It is intended that the provision of Industrial Products and Services be permissible, as appropriate, within the D1 Zone. The D1 Zone allows limited Residential Uses and is generally intended to contain light industrial Uses.</p> <p>The D1 Zone generally allows Industrial, Commercial and Office activities which serve the needs of other businesses, may require extensive loading facilities and often benefit from proximity to Industrial areas. This Zone also includes the following Uses: wholesaling, warehousing, light assemblage and distribution and minor repairs and fabrication of materials and equipment. Residential Use is limited.</p> <p>This type of Zone specifically excludes the following activities:</p> <ul style="list-style-type: none"> <li>Any uses that involve the manufacturing processing generation or storage of materials that constitute a physical or health hazard in quantities in excess of those found in the Florida Building Code, Section 307 – High-Hazard Group H.</li> </ul>	<p>It is intended that the provision of Industrial Products and Services be permissible within the D2 Zone. The heavier Industrial Uses are limited to the D2 Zone.</p>	<p>It is intended that the provision of Industrial Products and Services be permissible within the D3 Zone. The heavier Industrial Uses are limited to the D2 Zone.</p> <p>The D3 Zone allows all Industrial activities such as manufacturing, processing, assembly, auto-related and storage activities and restricts activities generating adverse impacts such as such as excessive amounts of noise, fumes, illumination and hazardous wastes. This Zone shall generally be located where directly served by major transportation facilities and shall be buffered from Residential areas.</p>
CONTAINER YARDS	<p>Container yards and any facilities for the outdoor storage, stacking and processing of containers intended for shipment. Permissible only by Exception.</p> <ul style="list-style-type: none"> <li>No more than 3 containers shall be stacked vertically</li> <li>A 10 to 15 foot high wall Setback a minimum of 10 feet from the Property Line must surround the property.</li> <li>All Setback yards must be appropriately landscaped.</li> <li>Security floodlights must be shielded or deflected from surrounding Residential neighborhoods so as to prevent light spillover.</li> <li>All crane operations are limited to daylight hours between 8:00 am and 6:00 pm.</li> <li>Appropriate measures are required to minimize any adverse effect of use including noise generation; dust; vibrations; street capacity and maneuverability; traffic and negative visual impact.</li> </ul>	<p>Container yards and any facilities for the outdoor storage, stacking and processing of containers intended for shipment. Permissible only by Exception.</p> <ul style="list-style-type: none"> <li>No more than 3 containers shall be stacked vertically</li> <li>A 10 to 15 foot high wall Setback a minimum of 10 feet from the Property Line must surround the property.</li> <li>All Setback yards must be appropriately landscaped.</li> <li>Security floodlights must be shielded or deflected from surrounding Residential neighborhoods so as to prevent light spillover.</li> <li>All crane operations are limited to daylight hours between 8:00 am and 6:00 pm.</li> <li>Appropriate measures are required to minimize any adverse effect of use including noise generation; dust; vibrations; street capacity and maneuverability; traffic and negative visual impact.</li> </ul>	<p>Container yards and any facilities for the outdoor storage, stacking and processing of containers intended for shipment. Permissible only by Exception.</p> <ul style="list-style-type: none"> <li>No more than 3 containers shall be stacked vertically</li> <li>A 10 to 15 foot high wall Setback a minimum of 10 feet from the Property Line must surround the property.</li> <li>All Setback yards must be appropriately landscaped.</li> <li>Security floodlights must be shielded or deflected from surrounding Residential neighborhoods so as to prevent light spillover.</li> <li>All crane operations are limited to daylight hours between 8:00 am and 6:00 pm.</li> <li>Appropriate measures are required to minimize any adverse effect of use including noise generation; dust; vibrations; street capacity and maneuverability; traffic and negative visual impact.</li> </ul>

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**6.2 COMMUNITY RESIDENCES AND SIMILAR HOMES/FACILITIES**

The purpose of a Community Residence is to integrate its residents into the community; over concentration of such facilities within a Neighborhood causes the area to lose its character, thereby defeating the purpose of locating Community Residences in the Neighborhood. A Zoning verification shall be required in order to confirm State established distance requirements outlined in this section. All such facilities shall be required to provide a signed and sealed survey to the Office of Zoning which demonstrates that the distance limitations required below pursuant to state statutes are met. Failure to comply with this requirement will deem the facility in non-compliance with state and City regulations.

To the extent applicable by state law, location of a facility may be denied if it results in an over concentration of Community Residences in proximity to the site selected such that the nature and character of the Neighborhood would be substantially altered. Any facility exceeding the thresholds outlined in this section shall refer to the requirements of Community Support Facility.

**6.2.1 Community Residence Standards**

1 to 6 Residents	
LOCATION	T3 - R, L & O   T4 - R, L & O   T5 - R, L & O   T6 - R, L & O
LOCATION STANDARDS	<p>Community Residences of six (6) or fewer residents shall not be located within a radius of one-thousand (1,000) feet of another. Distance shall be measured from nearest point of property lineProperty Line of proposed Community Residence to nearest point of property lineProperty Line of existing Community Residence within a T3-R or T3-L property.</p> <p>Homes of six (6) or fewer residents which otherwise meet the definition of a community residential home shall be deemed a single-family residence dwelling and a non-Commercial useUse, for the purpose of this Codecode. Homes of six (6) or fewer residents that otherwise meet the definition of a community residential home shall be allowed in T3, T4, T5 or T6, , provided that such homes shall not be located within a radius of one-thousand (1,000) feet of another existing such home with six or fewer residents. Such homes with six (6) or fewer residents shall not be required to comply with the notification provisions of this section; provided that, prior to licensure, the sponsoring agency provides the Office of Zoning with the most recently published data compiled from the licensing entities that identifies all community residential homes within the jurisdictional limits of the City in order to show that no other community residential home is within a radius of one-thousand (1,000) feet of the proposed home with six (6) or fewer residents. At the time of home occupancy, the sponsoring agency must notify the City of Miami Office of Zoning that the home is licensed by the licensing entity.</p>
PARKING	See Article 3 and Article 4, Table 4 and Table 5.
7 to 14 Residents	
LOCATION	T3 - R, L & O   T4 - R, L & O   T5 - R, L & O   T6 - R, L & O
LOCATION STANDARDS	<p>Prohibited in all T3 - R and L and within five-hundred (500) feet thereof.</p> <p>Community Residences servicing seven (7) to fourteen (14) residents shall not be located within a radius of twelve-hundred (1,200) feet of another. Distance shall be measured from nearest point of Property Line of proposed Community Residence to nearest point of Property Line of existing Community Residence or T3-R or T3-L.</p> <p>When a site for a community residential home servicing seven (7) to fourteen (14) residents or similar assisted living facility has been selected by a sponsoring agency in an area that allows multifamily, the agency shall notify the Planning Director in writing and include in such notice the specific address of the site, the residential licensing category, the number of residents, and the community support requirements of the program. Such notice shall also contain a statement from the licensing entity indicating the licensing status of the proposed assisted living facility or community residential home and specifying how the home meets applicable licensing criteria for the safe care and supervision of the clients in the home. The sponsoring agency shall also provide to the City the most recently published data compiled from the licensing entities that identifies all assisted living facilities, adult family-care homes, or community residential homes within the jurisdictional limits of the City. The Office of Zoning shall review the notification of the sponsoring agency in accordance with Transect regulations.</p> <ul style="list-style-type: none"> <li>• Pursuant to such review by the Planning Department, the City may:             <ol style="list-style-type: none"> <li>1. Determine that the siting of the assisted living facility or community residential home is in accordance with this code and approve the siting. If the siting is approved, the sponsoring agency may establish the home at the site selected.</li> <li>2. Fail to respond within sixty (60) days. If the City fails to respond within such time, the sponsoring agency may establish the home at the site selected.</li> <li>3. Deny the siting of the home.</li> </ol> </li> <li>• The City shall not deny the siting of an assisted living facility or community residential home unless the City establishes that the siting of the home at the site selected:             <ol style="list-style-type: none"> <li>1. Does not otherwise conform to regulations of this code applicable to other multifamily uses in the area.</li> <li>2. Does not meet applicable licensing criteria established and determined by the licensing entity, including requirements that the home be located to assure the safe care and supervision of all clients in the home.</li> <li>3. Would result in such a concentration of community residential homes, assisted living facilities, and adult family-care in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. A home that is located within a radius of twelve-hundred (1,200) feet of another existing community residential home in a multifamily zone shall be an over concentration of such homes that substantially alters the nature and character of the area. A home that is located within a radius of five-hundred (500) feet of a property designated T3R or T3L substantially alters the nature and character of the area.</li> <li>4. All distance requirements in this section shall be measured from the nearest point of the existing home or property designated T3-R or T3-L to the nearest point of the proposed home.</li> </ol> </li> </ul> <p>If agreed to by both the City and the sponsoring agency, a conflict may be resolved through informal mediation. The City shall arrange for the services of an independent mediator or may utilize the dispute resolution process established by a regional planning council pursuant to Fla. Stat. s. 186.509. Mediation shall be concluded within forty-five (45) days of a request therefore. The resolution of any issue through the mediation process shall not alter any person's right to a judicial determination of any issue if that person is entitled to such a determination under statutory or common law.</p>
PARKING	See Article 3 and Article 4, Table 4 and Table 5.

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**6.2.2 Adult Family-Care Homes Standards**

1 to 6 Residents	
LOCATION	T3 - R, L & O   T4 - R, L & O   T5 - R, L & O   T6 - R, L & O
LOCATION STANDARDS	Adult Family-Care Homes of five (5) or fewer residents shall not be located within a radius of one-thousand (1,000) feet of another. Distance shall be measured from nearest point of Property Line of proposed Community Residence to nearest point of Property Line of existing Community Residence.
PARKING	See Article 3 and Article 4, Table 4 and Table 5.

**6.3 COMMERCIAL USES**

**6.3.1 Large Scale Retail**

Any single retail establishment exceeding the sizes and conditions of the Transect in which it is located shall be subject to the requirements of a Special Area Plan.

Large Scale Retail	
LOCATION	By Exception in T6-O and shall be located only on Lots having Frontage on one (1) or more arterial roads. Ingress and egress to the Lot must be provided from these arterials and not from secondary roads or collectors. The Lots shall also be served and be readily accessible by collective transportation systems. By Warrant in D1 By Right in D2. Section 6.3.1 "Additional Requirements" shall not apply.
LOT SIZE	As required by Transect Zone
RENTAL AREA LIMITATIONS	Minimum: 55,000 square feet Maximum: 100,000 square feet
REQUIREMENTS WHEN ABUTTING A MORE RESTRICTIVE TRANSECT	<ul style="list-style-type: none"> <li>• A minimum of one (1) shade tree with a minimum Height of twelve (12) feet shall be planted at twenty-five (25) feet on center along the perimeter of the wall</li> <li>• Additional landscaping in the form of shrubs and Buffer plant material shall also be required.</li> </ul>
PARKING	<ul style="list-style-type: none"> <li>• All required Parking shall conform to Transect Zone and in addition it shall be provided onsite within an enclosed Structure</li> <li>• Parking Structures and parked vehicles shall be concealed from exterior street view and may only be located within the Third Layer</li> </ul>
ADDITIONAL REQUIREMENTS	<ul style="list-style-type: none"> <li>• At ground level: Habitable Space such as Liners to conceal Parking Structures or Parking Areas, must be provided for at least sixty-five (65%) percent of linear street Frontages.</li> <li>• Second floor level: Habitable Space such as Liners to conceal Parking Structure, with a combination of architectural articulation for all linear street Frontages shall be required; however, in no case shall the Habitable Space Liners be less than forty percent (40%) of all linear street Frontages.</li> <li>• Third floor level and above: Habitable Space such as Liners to conceal Parking Structure, with a combination of architectural articulation for all linear street Frontages shall be permitted; however, in no case will the Habitable Space Liners be less than twenty-five percent (25%) of all linear street Frontages.</li> </ul>

**6.3.2 Vending Carts in Open Air Retail**

Within open space, or partially open space, the following uses may be permitted pursuant to the Warrant process:

1. Outdoor dining areas;
2. Display and sale of the following items from vending carts:
  - (a) Flowers, plants and shrubs; vegetables, produce, citrus or other unpackaged foods, not requiring refrigeration or further preparation, subject to applicable state health regulations; and
  - (b) Arts and Crafts.

Within open space, or partially open space, display and sale of other merchandise or food products allowed to be sold generally within the district, and subject to the restrictions set forth herein, may be permitted by Exception.

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However, no Warrant or Exception shall be granted allowing existing uses to expand their retail activity or to display their merchandise into existing open or partially open space.

All exhibits, displays and sales of items from vending carts shall be subject to the following limitations:

1. All such carts shall be located completely within private property, or, on undedicated right-of-way with an approved agreement specifying terms of removal upon required dedication;
2. Prior to the approval of any vending cart, a master site plan shall be submitted for review and approval; said master plan shall specify the locations and approximate footprints of all future carts;
3. The merchandise and method of display shall reflect and complement the existing mix of uses within the district and shall be consistent with the unique physical layout, cultural traditions and historic character of the neighborhood.
4. There shall be no more than 1 (one) cart per each thirty-five (35) linear feet of street frontage except that, within courtyards, there may be more upon compliance with the distance separation requirements specified below;
5. All such carts shall conform with the following distance limitations unless an alternate proposal is justified due to existing established pedestrian patterns or other special site conditions:
  - (a) All carts, whether located within completely enclosed plazas or courtyards, or within linear building frontage setbacks, shall be separated from each other by a minimum of ten (10) feet and from any adjacent permanent structures by a minimum of five (5) feet; (i.e. there shall be a minimum five (5) foot clear radius surrounding all such carts);
  - (b) All carts located within linear building frontage setbacks shall be setback from any adjacent public right-of-way by a minimum of fifteen (15) feet.
6. Total signage shall be limited to eight (8) square feet in area, however no individual sign may exceed four (4) square feet in area and there shall be no more than 2 signs per cart;
7. Lighting shall be limited to task lighting as necessary for the conduct of business;
8. All vending carts shall be limited to a maximum size of forty (40) square feet in area and shall not exceed a maximum height of ten (10) feet;
9. All vending carts shall be securely anchored during business hours, however, they must have wheels in order to enable them to be removed within 24 hours in case of an emergency.

Deviations from these standards may be approved by the Planning, Zoning, and Appeals Board pursuant to an Exception Permit upon finding that the requested modifications are justified due to one or more of the following special conditions:

1. Established pedestrian flow patterns,
2. Existing landscape features
3. Governmental action which creates a peculiar configuration on the subject property.

### 6.3.3 Biscayne Boulevard Open Air Markets

Properties with frontage along Biscayne Boulevard between NE 51st Street and NE 77th Street within the Biscayne Boulevard MiMo Historic District, by process of Warrant may conduct open air markets subject to the following:

- a. Open air markets shall be defined as outdoor farmer's markets or craft markets, where only hand-made crafts, fresh fruits and vegetables, prepared raw foods and drinks derived from fresh fruits and vegetables are sold.
- b. The outdoor market must be located on a parcel of no less than fifteen thousand (15,000) square feet of lot area.
- c. The display area of the outdoor market shall be limited to no more than sixty-five percent (65%) of the parcel area.
- d. All display tables and other such materials must be removed at the end of the permitted time of operation.
- e. The outdoor market display area shall be set back no less than twenty-five (25) feet from any abutting T-3 transect.
- f. Outdoor markets may operate only between the hours of 8:00 a. m. and 8:00 p.m. on Saturdays or Sundays only.
- g. No outdoor market may be located closer than one thousand five hundred (1,500) feet from another outdoor market.

### 6.3.4 Health District Green Market

Outdoor green markets are permitted within the CI-HD Transect Zone after mandatory referral to the district NET Administrator and subject to all of the following conditions, regulations, and limitations. In addition to these requirements, an operational plan and vendor guidelines shall be required at the time of application:

- a. Only handmade crafts, live plants and flowers, fresh fruits and vegetables, honey and pollen products, cheeses, jams and jellies, baked goods, prepared foods and drinks derived from fresh fruits and vegetables, soaps, and candles may be sold on any outdoor green market within this district.
- b. Outdoor green markets must be located within an improved site which shall consist of developed open space or plaza of no less than twenty-thousand (20,000) square feet. Outdoor markets may not be located within parking lots or structures.
- c. Outdoor green markets may not be located closer than one thousand five hundred (1,500) feet from another outdoor green market.

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- d. Outdoor green market vending activities must take place on private property; vending within the right-of-way and obstruction of the right of way is not permissible under this section of the zoning code.
- e. Outdoor green markets may operate once a week only based on a pre-determined weekday. The green market permit shall include the day of the week and location for said permit.
- f. The applicant shall submit, at the time of application, the selected week date and location for the outdoor green market.
- g. The hours of operation shall be from 7:00 a.m. to 5:00 p.m.
- h. Outdoor green markets shall have a minimum of 12 vendors.
- i. Each vendor shall conduct business within a 10' x 10' white and/or green movable canopy which shall be removed at the end of each market day. Any table placed within the canopy area shall be covered with a green table skirt.
- j. All vending activity must be conducted within a vendor's canopy area which shall be kept in clean and good condition at all times. Broken, faded or dirty canopies shall not be allowed.
- k. All garbage and trash shall be removed from the market site and disposed as required by law at the end of each market day.
- l. The market area shall be cleaned and left in a sanitary condition at the end of each market day.
- m. All signs shall be submitted for approval as part of the application.
- n. Noisemaking or flashing devices shall not be allowed.

**6.3.5 Central Coconut Grove Green Market**

Outdoor green markets are permitted within the district subject to obtaining a Warrant with mandatory referral to the district NET Administrator only; and subject to all of the following conditions, regulations, and limitations:

The Coconut Grove Central Commercial District consists of three general areas. Area A generally consists of both sides of S.W. 37th Avenue from Oak Avenue to Grand Avenue, and both sides of Grand Avenue from Brooker Street to Hibiscus Street. Area B is generally bound to the North by Oak Avenue from Allamanda Street to Mary Street, Mary Street to the East, includes both sides of Grand Avenue from Margaret Street to Mary Street, both sides of McFarlane Road from Grand Avenue to South Bayshore Drive, both sides of Main Highway from Grand Avenue to Commodore Plaza including both sides of Commodore Plaza and Fuller Street. Area C includes the North Side of Main Highway from Charles Avenue to Franklin Avenue.

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- a. Only live plants and flowers, fresh fruits and vegetables, honey and pollen products, cheeses, jams and jellies, baked goods, prepared foods and drinks derived from fresh fruits and vegetables, soaps, candles, handmade crafts, antiques, collectibles, paintings, and objects d'art may be sold on any outdoor green market within this district.
- b. Outdoor green markets must be located within an improved site which shall consist of ground level developed open space or plaza of no less than nine-thousand (9,000) square feet.
- c. Outdoor green markets shall not be located within parking lots or parking structures.
- d. Outdoor green markets vending activities must take place on private property; vending within the right-of-way and obstruction of the right-of-way is not permissible under this section of this Code.
- e. Outdoor green markets may operate two (2) days a week only based on predetermined day(s) of the week. The outdoor green market permit shall include the specific day(s) of the week and location for said permit.
- f. The applicant shall submit at the time of application the selected weekday(s) and location of the outdoor green market.
- g. The hours of operation including set-up and take-down shall be from 8:00 a.m. to 8:00 p.m.
- h. Outdoor green markets shall have a minimum of six (6) vendors
- i. Each vendor shall conduct business within a 10' x 10' white or green movable canopy which shall be removed at the end of each market day. Any table placed within the canopy area shall be covered with a white and/or green fabric table skirt.
- j. All vending activity, display, or exhibit must be conducted within a vendor's canopy area which shall be kept in good condition at all times. Broken, faded and/or dirty canopies shall not be allowed.
- k. All garbage and trash shall be removed from the market site and disposed as required by law at the end of each market day.
- l. The market area shall be cleaned and left in a sanitary condition at the end of each market day.
- m. Outdoor green market signs shall be submitted for approval as part of the Warrant application.
- n. Noisemaking or flashing devices shall not be allowed.

## 6.4 INFRASTRUCTURE AND UTILITIES

### 6.4.1 Personal Wireless Service Facilities (PWSF)

The purpose and intent of these performance standards for the location, siting and design of PWSF are to:

- Allow for alternative types of PWSF in locations pursuant to these standards.
- Encourage the use of existing structures not originally built as antenna mounts such as roof-tops, utility poles, and church steeples for deploying PWSF. Discourage new PWSF mounts where co-location and mounts on existing structures are possible;
- Expedite the review process for applications choosing the least intrusive alternative of deploying PWSF as permitted by these standards;
- Encourage users of mounts to locate, site and design them in a way that minimizes the adverse visual impact of the mounts and associated equipment;
- To promote compatibility of PWSF with surrounding land uses, and protect the attractiveness, health, safety, general welfare, and property values of the community.

#### 1. Collocation

- a. Collocation of antennae, equipment enclosures, and ancillary facilities (“facilities”) on existing towers as specified on FS 365.172 (12)(a)1.a., or on other structures as specified in FS 365.172(12)(a)1.b, shall be allowed by right, subject to the land development regulations in effect at the time of the initial PWSF placement approval, when the collocation:
  - Does not increase the height of the tower or other structure, as applicable, to which the facilities are to be attached; and
  - Does not increase the ground space area approved in the site plan; and
  - Consists of antennae, equipment enclosures, and ancillary facilities that conform to the land development regulations applied to the initial facilities placed on tower, and the tower supporting the facilities. However, the land development regulations at the time of the collocation application (other than regulation of the number of collocations) may be applied to the facilities if they do not conflict with land development regulations applied to the initial PWSF; and
  - Is not located within a historic building, structure, site, object, or district, except for the collocation on existing towers.
- b. If only a portion of the collocation does not meet the requirements specified above, where all other portions of the collocation meet the requirements, that portion of the collocation may be allowed subject to a Warrant or Exception, as applicable. Further, HEP approval shall be required if applicable, except for collocation on existing towers.
- c. By right and to allow collocation, an existing tower may be structurally modified, or may be replaced with a monopole tower, or an existing camouflaged tower may be replaced with a like-

camouflaged tower, if the overall height of the modified or replaced tower is not increased.

2. Replacement or Modification

Replacement of or modification to PWSF, except for a tower, shall be as of right when, as reasonably determined by the City:

- The resulting PWSF is not readily discernibly different in size, type and appearance when viewed from ground level from surrounding properties, or
- The replacement or modification of equipment is not visible from surrounding properties.

3. New Placement and Substantial Modifications

	MONOPOLE OR TOWER DEVICES	ROOFTOP OR ANCHORED DEVICES
T3	By Exception subject to conditions and limitations.	By Exception subject to conditions and limitations.
T4	By Exception subject to conditions and limitations.	By Warrant subject to conditions and limitations.
ALL OTHER	By Exception subject to conditions and limitations; including min. 500 feet distance requirement from any T3 or T4 designated Zone measured from nearest property line of PWSF site to the property line of the nearest parcel zoned as T3 or T4.	By Warrant subject to conditions and limitations.

	MAXIMUM DEVICE HEIGHT	MINIMUM SETBACK	REQUIRED STRUCTURAL HEIGHT	MAXIMUM DEVICE HEIGHT ABOVE ROOF
T3	35 feet	20 feet	35 feet	13 feet
T4	60 feet	20 feet	35 feet	13 feet
ALL OTHER	100 feet single carrier 125 feet multiple	20 feet	35 feet	13 feet

ADDITIONAL REQUIREMENTS		
	<ul style="list-style-type: none"> <li>• All freestanding monopole or tower facilities shall be designed to include sufficient landscape as to screen the proposed facility from any adjacent right-of-ways. Sufficient landscape shall include trees, shrubs and ground cover in a tiered configuration.</li> <li>• All freestanding monopole or tower facilities shall be designed to accommodate up to three co-locations of other antennas by future carriers. Any applicant of new device shall show proof that co-location to existing devices serving the area is not available.</li> </ul>	<ul style="list-style-type: none"> <li>• The mount shall not be visible from the ground from a distance of 600 feet; Screening from ground view may be provided by a parapet or some other type wall or Screening.</li> <li>• No part of the mount shall be located closer than eight (8) feet to any power line.</li> <li>• Mounts may not exceed three (3) separate areas per rooftop</li> </ul>

STANDARDS	
	<p>In the event that a specific facility cannot comply with the standards set forth above, an application for modifications as to such standards shall only be permissible by Exception. Such applications shall be accepted upon compliance with the following:</p> <ul style="list-style-type: none"> <li>• The applicant for each such facility shall submit a justification report prepared by an engineer qualified in the technological aspects (such as a "radio frequency [RF] engineer") as to why the facility must be modified in terms of height or location; such report shall be accompanied with a review fee as set forth in Chapter 62 of the City Code.</li> <li>• The applicant for each such facility shall include, as part of the application, line of sight studies that depict the three dimensional view of such facility from all adjacent right-of-ways; photo montages shall be considered an acceptable form of line of sight studies.</li> <li>• The applicant for each such facility shall include, as part of the application, a mitigation plan that depicts proposed Buffering and Screening of such facility from all adjacent right-of-ways; such mitigation plan shall be in compliance with the criteria and standards set forth for PWSF applications unless the relief being sought is from one or more of such standards.</li> <li>• For any such facility that is proposed to be located within a property zoned T3, T4-R, T5-R or T6-R, the mitigation plan shall be required to either conceal, camouflage or disguise the proposed facility, or if possible, replace a monopole or tower structure with a series of short mounts that are camouflaged within the area so as to reduce the negative visual impact of a possible larger structure.</li> </ul>

**6.4.1.1 Personal Wireless Service Facilities (PWSF) Procedures**

PROCEDURES	<p>An application is deemed submitted or re-submitted on the date it is received by the City.</p> <ul style="list-style-type: none"> <li>• The City shall notify the applicant in writing that the application is not complete and in compliance with regulations for administrative purposes within 20 days after the application is submitted, or after additional information resubmitted.</li> </ul> <p>Collocation Applications:</p> <ul style="list-style-type: none"> <li>• A building permit shall be granted or denied no later than 45 business days after the date the application is determined to be properly completed.</li> </ul> <p>Other wireless facility applications:</p> <ul style="list-style-type: none"> <li>• Other applications shall be granted or denied no later than 90 business days after the date the application is determined to be properly completed.</li> </ul> <p>If a properly completed application is not granted or denied within the timeframe set forth above, the application shall be deemed automatically approved and the applicant may proceed with the placement of the facility, as set forth in FS 365.172( 12) (d), unless:</p> <ul style="list-style-type: none"> <li>• the timeframe is voluntarily extended by the applicant; or</li> <li>• the City's procedures generally applicable to all other similar types of applications require City Commission action, in which case the City Commission must act on the application at its next regularly scheduled meeting; or</li> <li>• an extension is required because of a declared local, state or federal emergency that directly affects administration of all permitting activities</li> </ul>
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**6.4.1.2 Personal Wireless Service Facilities (PWSF) Definitions**

DEFINITIONS	<p><b>Camouflage</b> shall mean a way of designing or installing and mounting a PWSF that creates the effect that the PWSF is part of its surroundings.</p> <p><b>Carrier</b> shall mean a company licensed by the Federal Communications Commission (FCC) that provides wireless services. A tower builder or owner is not a carrier unless licensed to provide personal wireless services.</p> <p><b>Co-location</b> shall mean the use of a common mount by two (2) or more wireless carriers.</p> <p><b>Conceal</b> shall mean to enclose a PWSF within a natural or man-made feature resulting in the facility being either invisible or made part of the feature enclosing it.</p> <p><b>Design</b> shall mean the appearance of PWSF such as their materials, color and shape.</p> <p><b>Disguise</b> shall mean to design a PWSF to appear to be something other than a PWSF.</p> <p><b>Landscape Buffer</b> shall mean an area of landscaping separating two (2) distinct land uses or a land use and a public right-of-way, which acts to soften or mitigate the effects of one use on another. It can be considered a form of camouflage.</p> <p><b>Lattice Tower</b> shall mean a type of mount that consists of multiple legs and cross-bracing of structural steel.</p> <p><b>Mitigation</b> shall mean the reduction or elimination of visual impacts by the use of one or more methods, including concealment, camouflage and disguise.</p> <p><b>Monopole</b> shall mean one type of self-supporting mount consisting of a single shaft of wood, steel or concrete and antennas at the top or along the shaft.</p> <p><b>Mount</b> shall mean the Structure or surface to which antennas are attached.</p> <p><b>Personal Wireless Service Facility (PWSF)</b> shall mean any a facility for the provision of personal wireless services, as defined by Section 704 of the 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.</p> <p><b>Radio Frequency (RF) engineer</b> shall mean someone with a background in electrical engineering or microwave engineering who specializes in the study of radio frequencies.</p> <p><b>Screening</b> shall mean visually shielding or obscuring one Abutting nearby Structure or use from another by fencing, walls, berms, or densely planted vegetation. Screening can be considered a form of camouflage.</p> <p><b>Short Mounts</b> shall mean alternatives to monopoles or lattice towers, such as masts or poles. For example, two (2) poles or three (3) masts might be an alternative to one lattice tower.</p> <p><b>Standards</b> shall mean guidelines or measures provided in this section by which acceptability is determined. PWSF shall be measured by standards for visibility and safety. This code generally regulates these facilities on three levels: location (where the facility can go), siting (how the facility is placed within its setting) and design (what the facility looks like).</p> <p><b>Tower</b> shall mean a mount constructed for the primary purpose of supporting antennas and other PWSF components.</p> <p><b>Visual impact</b> shall mean a modification or change that could be incompatible with Scale, form, texture, or color of the existing natural or man-made landscape.</p>
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## 6.5 . SIGN STANDARDS

### 6.5.1 GENERALLY

**6.5.1.1** The purpose of the Sign regulations in this section is to provide a comprehensive system of regulations for Signs visible from the public right-of-way and to provide a set of standards that is designed to optimize communication and quality of Signs while protecting the public and the aesthetic character of the City.

**6.5.1.2** It is further intended that these regulations:

- a. Promote the effectiveness of Signs by preventing their over-concentration, improper placement, deterioration and excessive size and number.
- b. Regulate and control Sign structures in order to preserve, protect and promote the public, health, safety and general welfare of the residents of the City of Miami and prevent property damage and personal injury from Signs that are improperly constructed or poorly maintained.
- c. Promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, or illegal signage.
- d. Control and reduce visual clutter and blight.
- e. Prevent an adverse community appearance from the unrestricted use of Signs by providing a reasonable, flexible, fair, comprehensive and enforceable set of regulations that will foster a high quality, aesthetic, visual environment for the City of Miami, enhancing it as a place to live, visit and do business.
- f. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets and other public Structures and spaces shall be protected by exercising reasonable control over the character and design of Sign structures.
- g. Address the business community's need for adequate business identification and advertising communication by improving the readability, and therefore, the effectiveness of Signs by preventing their improper placement, over-concentration, excessive Height, area and bulk.
- h. Coordinate the placement and physical dimensions of Signs within the different Transects.
- i. Protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the Streetscapes that affects the image of the City of Miami.

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- j. Acknowledge the differing design concerns and needs for Signs in certain specialized areas such as tourist areas.
- k. Require that Signs are properly maintained for safety and visual appearance.
- l. Provide cost recovery measures supporting the administration and enforcement of these regulations.
- m. Protect non-Commercial speech such that any Sign allowed herein may contain, in lieu of any other message or copy, any lawful non-Commercial message, so long as said Sign complies with the size, Height, Area and other requirements of these regulations.
- n. Provide no more restrictions on speech than necessary to implement the purpose and intent of this section.
- o. These regulations are specifically intended to be severable, such that if any section, subsection, sentence, clause or phrase of these regulations is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining provisions of these regulations.

### 6.5.1.3 Applicability

These regulations apply to all Signs, except those Signs located in the public right-of-way, within the City whether or not a permit or other approval is required, unless otherwise specifically regulated. In addition, special permits which may have been approved under Ordinance 11000 may also contain conditions that regulate Signs on certain properties. No Signs or advertising devices of any kind or nature shall be erected or maintained on any premises or affixed to the inside or outside of any Structure to be visible from the public right-of-way except as specifically permitted in or excepted by these regulations.

### 6.5.1.4 Permit Required; Signs Exempted from Permit Requirements

Except for classes of Signs exempted from permit requirements as specified below, all Signs shall require permits.

The following types of Signs, and change of copy of Signs, are exempted from permit requirements because such Signs are needed in order to convey messages to protect lives, give direction, identify public access ways, and protect civil rights.

Such Signs shall comply with size and location requirements as set forth in these regulations for the specific Transect in which they are to be located.

- a. Address, notice, and directional Signs, warning Signs. No Sign permit shall be required for ad-

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dress, notice, and directional Signs or warning Signs except as otherwise required in this section.

- b. Cornerstones, memorials, or tablets. Due to their historic or civic significance to the community, no Sign permit is required for cornerstones, memorials, or tablets when part of any masonry surface or constructed of bronze or other incombustible and durable material; such Signs shall be limited to identification and date of construction of Buildings, persons present at dedication or involved in Development or construction, or significant historical events relating to the premises or development.
- c. U. S. Mail delivery receptacles. No Sign permit shall be required for delivery receptacles for U.S. mail which have been approved for use by postal authorities.
- d. Symbolic flags, award flags, house flags. No Sign permit shall be required for display of symbolic, award, or house flags, limited in number to one (1) for each institution or establishment for the first fifty (50) feet or less of street Frontage and one (1) for each fifty-foot increment of Lot Line adjacent to a street.
- e. Window Signs. In Residential Zones, Signs placed in the window area that do not exceed one (1) square foot in Area, limited to one such Sign per Residential Unit, shall not require a permit.
- f. Change of copy. No Sign permit shall be required for routine change of copy on a Sign, the customary use of which involves frequent and periodic changes, or for the relocation of Sign embellishments, providing such relocation does not result in increase of total Area of the Sign beyond permissible limits. Any Sign allowed herein may contain, in lieu of any other message or copy, any lawful non-Commercial message, so long as said Sign complies with the size, Height, Area and other requirements of the City. Where change in copy changes the type of Sign to a non-exempt category, however, a Sign permit shall be required.
- g. No Sign permit shall be required for display of Signs on automobiles, trucks, buses, trailers, or other vehicles when used for normal purposes of transportation.
- h. No Sign permit shall be required for display of decorative flags, bunting, and other decorations related to holidays, or for community-wide celebrations, conventions, or commemorations in non-Residential Zones when authorized by the City commission. Such Signs shall be removed within thirty (30) days of such events.
- i. Real Estate Signs. No Sign permit shall be required for Real Estate Signs displayed on private property:
  - 1. In non-Residential Zones, not exceeding fifteen (15) square feet in Sign surface Area; or
  - 2. In Residential Zones, not exceeding one (1) square foot in Sign surface Area.  
Such Real Estate Signs shall be removed within thirty (30) days of the sale or rental of the property.

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- j. Political election Signs. No Sign permit shall be required for political election Signs displayed on private property:
  - 1. In non-Residential Zones, not exceeding fifteen (15) square feet in aggregate of Sign surface Area; or
  - 2. In Residential Zones, not exceeding four (4) square feet in aggregate of Sign surface Area. Such political election Signs shall be removed within thirty (30) days of the election period.

**6.5.1.5 General Requirements**

The following general requirements and limitations shall apply with regard to Signs, in addition to provisions appearing elsewhere in this code. No Variance from these provisions is permitted unless otherwise provided herein.

- a. Any Sign allowed herein may contain, in lieu of any other message or copy, any lawful non-Commercial message, so long as said Sign complies with the size, Height, Area and other requirements of this code and the City Code.
- b. Limitations on false and misleading Signs. It shall be unlawful to post any Sign that is false or misleading.
- c. No Sign adjacent to a T3, T4-R, T5-R or T6-R zone shall be illuminated or Flashing unless such Signs are specifically authorized by the regulations for the Transect in which erected. Whether or not illuminated or Flashing Signs are authorized generally within a zone, no Flashing Sign shall be permitted within one hundred (100) feet of any portion of property in a Residential district, as measured along the street Frontage on the same side of the street, or as measured in a straight line to property across the street, if the flashing element of such Sign is directly visible from the Residential property involved.
- d. Revolving or Whirling Signs and pennant or streamer Signs are hereby prohibited unless such Signs are specifically authorized by the regulations for the Zone in which erected.
- e. Signs of historic significance. Any Sign determined to be of historic significance by the Historic and Environmental Preservation Board, through resolution that makes findings according to the Chapter 23 of the City Code, may be exempted by Warrant from any Sign limitation imposed by this code. The placement of said Sign may be as approved according to the considerations and standards of Warrant approval, as the criteria in Chapter 23.
- f. Variances for Height on freestanding outdoor Advertising Signs may be granted by the Planning, Zoning and Appeals Board, pursuant to the limitations set forth in this code and upon compliance with the following:
  - 1. An application for a Height Variance for a freestanding outdoor Advertising Sign may only be

submitted, and accepted by the City, if the Height Variance is necessary due to a government action which renders the Sign not visible from the roadway(s) which it was intended to be viewed from; said government action will only be considered a justification for the requested Variance if the action occurs after the Sign has been legally erected under the provisions of the zoning ordinance in effect at the time the Sign was built. A legally erected Sign that was legally constructed and not in compliance with the Height provisions of the Zoning Ordinance may not justify the noncompliant Height as hardship for a Variance request; only a subsequent government action, which physically impedes the visibility of a Sign, will be considered a valid justification;

2. Any application for a Height Variance for a freestanding outdoor Advertising Sign must be accompanied by line of sight studies from the roadway(s) which such Sign is intended to be viewed from; and
  3. A finding must be made that the Variance be requested is the minimum Variance necessary to make such Sign visible from the roadway(s) which such Sign is intended to be viewed from.
  4. In addition, this section shall not apply to any Sign with nonconforming status.
- g. All Temporary Signs shall comply with the requirements of Chapter 62 of the City Code.
- h. All Signs shall comply with the vision clearance standards of this code.
- i. A Warrant shall be required for establishment of community or Neighborhood bulletin boards, including kiosks in districts where permissible, but no Sign permits shall be required for posting of notices thereon. Size and location standards shall be as set forth in the districts where permissible. Subject to approval by the officer or agent designated by the City Manager, such bulletin boards or kiosks may be erected on public property. Conditions of the Warrant shall include assignment of responsibility for erection or maintenance, and provision for removal if not properly maintained.

#### **6.5.1.6 Fees**

The fees prescribed in the City Code must be paid to the City of Miami for each Sign installation for which a permit is required by this code and must be paid before any such permit is issued, as provided for herein. Fees for Sign permits for each Sign erected, installed, affixed, structurally or electrically altered or relocated shall be determined in accordance with the fee schedule established by resolution of the City Commission or set forth in the City Code.

#### **6.5.1.7 Removal of Signs**

- a. In addition to removal required for nonconforming Signs in this code, the following rules, requirements, and limitations shall apply with regard to any order for removal, repair, or replacement of

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certain Signs, as indicated below.

1. If such Signs are otherwise lawfully permitted, except for the condition or circumstance leading to an order issued by any official City or County Board with applicable jurisdiction in accordance with the applicable provisions of the City Code, the Florida Building Code or this code, the order shall require repair or replacement within a stated time, not to exceed ninety (90) days from the date of the order, or removal prior to the expiration of such period.
  2. If such Signs are nonconforming under the terms of this code by reason of character or location or the Use with which associated, or exceed, in combination with other Signs on the premises, limitations on number or Area of Signs, the order shall require any nonconforming Signs to be removed or made to conform within a stated time, not to exceed ninety (90) days from the date of the order.
  3. Any order issued by an official City or County Board with jurisdiction may be appealed in accordance with the review procedures set forth in the applicable sections of the City Code, Florida Building Code or this code, as applicable.
- b. Decrepit or dilapidated Signs; treatment of supports.
1. Signs found to be decrepit or dilapidated (whether or not determined to be unsafe as provided in the Florida Building Code) shall be removed, repaired, or replaced if otherwise lawful.
  2. Structural members of all Signs, including supports, shall be covered, painted, or designed in such a manner as to be visually unobtrusive.
  3. The building official may issue a written notice to the responsible party in charge of any Sign found to be unsafe. The written notice shall specify the dangerous conditions of the Sign, list any Sign violation, order the immediate abatement of the unsafe conditions, and require either the repair or removal of the Sign within the time specified in the notice by the responsible party. The building official shall serve this notice on the responsible party in accordance with the Florida Building Code and the responsible party may seek review of such decisions in accordance with such section.
  4. Signs advertising establishments, commodities, or services previously associated with the premises on which erected, but no longer there or otherwise bearing other obsolete matter, shall be removed within thirty (30) days from the time such activity ceases.
  5. The City may issue a written notice to the responsible party in charge of any Sign found to be advertising establishments, commodities, or services no longer on premises or are otherwise obsolete. The written notice shall specify the obsolete conditions of the Sign, list any Sign violation, order the immediate abatement of the obsolete condition, and require the removal of the Sign within the time specified in the notice by the responsible party. The City shall serve this notice on the responsible party in accordance with Chapter 2, Article X of the City Code and the responsible party may seek review of such decision in accordance with the provisions contained therein.

### 6.5.1.8 Outdoor Advertising Signs

- a. All new freestanding outdoor Advertising Signs are prohibited. Signs used in the conduct of the outdoor advertising business shall be regulated pursuant to the restrictions set forth in this code and restricted as follows in T Zones in which they are permitted.
- b. The Area of an outdoor Advertising Sign shall not exceed seven hundred fifty (750) square feet, for each surface, including embellishments, if any. Embellishments include the display portions of the Sign extending outside the general display area. Total area of embellishments, including portions falling within or superimposed on the general display area, shall not exceed one hundred (100) square feet. No embellishment shall extend more than five (5) feet above the top of the Sign structure, or two (2) feet beyond the sides or below the bottom of the Sign structure. Embellishments shall be included in any limitations affecting minimum clearance or maximum Height of Signs, permitted projections, or distance from any Structure or Lot or street line.
- c. Except as otherwise provided in paragraph (b) above, outdoor Advertising Signs may be erected, constructed, altered, maintained or relocated within six hundred sixty (660) feet but no nearer than two hundred (200) feet of any limited access highway including expressways as established by the State of Florida or any of its political subdivisions, provided that such Sign faces are parallel to or at an angle of not greater than thirty (30) degrees with the centerline of any such limited access highway and face away from such highway.
  1. No outdoor Advertising Sign which faces a limited access highway including expressways as established by the State of Florida to a greater degree than permitted in herein shall be erected, constructed, altered, maintained, replaced or relocated within six hundred sixty (660) feet of any such highways, including expressways, easterly of I-95 and southerly of 36th Street.
  2. Outdoor Advertising Signs, a maximum of ten (10) in number, including those presently in place, which face such limited access highways may be erected, constructed, altered, maintained, replaced or relocated within two hundred (200) feet of the westerly side of I-95 right-of-way lines, or that portion of the easterly side of I-95 which lies north of 36th Street, or of any limited access highway, including expressways as established by the State of Florida or any of its political subdivisions, westerly of I-95; or which lie easterly of I-95 and north of 36th Street, after City commission approval, and subject to the following conditions:
    - (a) An outdoor Advertising Sign structure approved pursuant to this section shall be spaced a minimum of one thousand five hundred (1500) feet from another such Advertising structure on the same side of a limited access highway including expressways facing in the same direction.
    - (b) The Height of the structure shall not exceed a Height of fifty (50) feet measured from the crown of the main traveled road, and in no instance shall exceed a maximum Height of sixty-five (65) feet measured from the crown of the nearest adjacent or arterial street.
    - (c) The Sign structure shall be of unipod construction with pantone matching color system PMS180U reddish brown or PMS463U dark brown or similar color, and with only two (2)

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Sign faces back to back at a maximum horizontal angle of thirty (30) degrees from each other.

(d) No flashing, blinking or mechanical devices shall be utilized as a part of the outdoor Advertising Sign.

(e) Sign Area, embellishments and projections shall be as set forth in paragraph 6.8.1.8. b. above.

- d. Outdoor Advertising Signs shall be spaced a minimum of one thousand (1,000) feet from another Sign, or an approved location, on the same side of a federal-aid primary highway.
- e. All outdoor advertising sites shall be appropriately landscaped as follows: One (1) shade tree for the first five hundred (500) square feet of site area and one (1) side shade tree for each additional one thousand (1,000) square feet or portion thereof of site area; the remainder of the site area shall be landscaped with equal portions of hedges and/or shrubs and living ground cover. Said landscaping shall be provided with irrigation and be maintained in perpetuity. Any Sign permit issued pursuant to the code shall be subject to revocation, subsequent to a public hearing by the City commission, should City inspectors find that the subject site is not being maintained according to approved landscaping plans or is being kept in an unclean or unsightly manner.
- f. Notwithstanding any provision of this Code to the contrary, permits for outdoor advertising signs may be issued pursuant to a Settlement Agreement authorized by Resolution passed by the City Commission, in conjunction with the settlement of related litigation, which expressly authorizes issuance of such permits for said outdoor advertising signs, and then only under the terms and conditions of settlement agreements that result in a net reduction in the party to the settlement's number of outdoor advertising signs located in the City of Miami.

## 6.5.2 TRANSECT SPECIFIC STANDARDS

### 6.5.2.1 Generally

- a. Criteria. In the review and approval of Signs, the City shall ensure compliance with all applicable sections of the Florida Building Code and ensure that the Signs comply with the zoning regulations of this code including:
1. The size and Area of the Signs comply with the specifications set forth for the type of Sign and the Zone in which the Sign is to be located; and,
  2. The Signs comply with location standards on the subject property or Structure as specified herein.

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### 6.5.2.2 T3 and T4-R

- a. For each Dwelling Unit the following is permitted:
  1. Address Signs, not to exceed one (1) for each Dwelling Unit or other Use for each Lot Line adjacent to a street, or two (2) square feet in Area, except as provided below.
  2. Window Signs which do not exceed one (1) square foot in Area limited to one such Sign per Residential Unit.
  3. Notice, directional and warning Signs, not to exceed one (1) for each Dwelling Unit or other Use for each Lot Line adjacent to a street, or two (2) square feet in Area, provided that, where such Signs are combined with address Signs, maximum total Area shall not exceed three (3) square feet. Such Signs, if freestanding, shall not exceed three (3) feet in Height, be closer than ten (10) feet to any adjacent Lot, or be closer than two (2) feet to any street line. Such Signs shall not be illuminated.
  4. For Home Office, one Sign not to exceed one (1) square foot in Area.
- b. For other uses:
  1. In connection with subdivisions, Developments, Neighborhoods or similar areas. Not to exceed one (1) permanent identification Sign, or ten (10) square feet in Area, per principal entrance. Such Signs shall not be illuminated or internally illuminated. Such Signs may be located on a perimeter wall or Building wall. Signs should respect the architecture of the Building and be placed subordinately and harmoniously to the Structure.
  2. In connection with religious facilities. A wall Sign for the name of the religious facility, not exceeding twenty (20) square feet in Area shall be permitted. In addition, a freestanding Sign for name of religious facility and schedule of services shall be allowed provided that the maximum size of such Sign shall be fifteen (15) square feet in Area; an increase up to forty (40) square feet for such a Sign shall be permissible if the Sign is located on a street with a right-of-way greater than fifty (50) feet and the facility has a Setback in excess of thirty (30) feet.
  3. In connection with elementary, middle or high school. A wall Sign for the name of the school, not exceeding twenty (20) square feet in Area shall be permitted. In addition, a freestanding Sign for name of the school and schedule of school events shall be allowed provided that the maximum size of such Sign shall be fifteen (15) square feet in Area. An increase up to forty (40) square feet for such a Sign shall be permissible if the Sign is located on a street with a right-of-way greater than fifty (50) feet and the facility has a Setback in excess of thirty (30) feet.

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### 6.5.2.3 T4-L and T4-O

- a. For each Dwelling Unit, the following is permitted:
  1. Address Signs, not to exceed one (1) for each Dwelling Unit or other Use for each Lot Line adjacent to a street, or two (2) square feet in Area, except as provided below.
  2. Window Signs which do not exceed one (1) square foot in Area limited to one such Sign per Dwelling Unit.
  3. Notice, directional and warning Signs, not to exceed one (1) for each Dwelling Unit or other Use for each Lot Line adjacent to a street, or two (2) square feet in Area, provided that, where such Signs are combined with address Signs, maximum total Area shall not exceed three (3) square feet. Such Signs, if freestanding, shall not exceed three (3) feet in Height, be closer than ten (10) feet to any adjacent Lot, or be closer than two (2) feet to any street line. Such Signs shall not be illuminated.
  4. For Home Office, one Sign not to exceed one (1) square foot in Area.
- b. For other uses:
  1. In connection with subdivisions, Developments, Neighborhoods or similar areas. Not to exceed one (1) permanent identification Sign, or ten (10) square feet in Area, per principal entrance. Such Signs shall not be illuminated or internally illuminated. Such Signs may be located on a perimeter wall or Building wall. Signs should respect the architecture of the Building and be placed subordinately and harmoniously to the Structure.
  2. In connection with religious facilities. A wall Sign for the name of the religious facility, not exceeding twenty (20) square feet in Area shall be permitted. In addition a freestanding Sign for name of religious facility and schedule of services shall be allowed provided that the maximum size of such Sign shall be fifteen (15) square feet in Area. An increase up to forty (40) square feet for such a Sign shall be permissible if the Sign is located on a street with a right-of-way greater than fifty (50) feet and the facility has a Setback in excess of thirty (30) feet.
  3. In connection with elementary, middle or high school. A wall Sign for the name of the school, not exceeding twenty (20) square feet in Area shall be permitted. In addition, a freestanding Sign for name of the school and schedule of school events shall be allowed provided that the maximum size of such Sign shall be fifteen (15) square feet in Area. An increase up to forty (40) square feet for such a Sign shall be permissible if the Sign is located on a street with a right-of-way greater than fifty (50) feet and the facility has a Setback in excess of thirty (30) feet.
  4. In connection with other uses allowed within the Transect and not listed, no more than one (1) square foot per linear foot of Frontage of the establishment.

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**6.5.2.4 T5-R and T6-R**

- a. For Residential Uses, the following are permitted:
  1. Address Signs, not to exceed one (1) for each Dwelling Unit or other Use for each Lot Line adjacent to a street, or two (2) square feet in Area, except as provided below.
  2. Window Signs which do not exceed one (1) square foot in Area limited to one such Sign per Residential Unit.
  3. Building address, notice, directional or warning Signs for each Lot Line adjacent to a street, one (1) wall Sign not exceeding an Area of one-half square foot for each linear foot of street Frontage, up to a maximum of forty (40) square feet in Area, or one (1) Projecting Sign with combined surface Area not exceeding one-half square foot for each linear foot of street Frontage, up to a maximum of forty (40) square feet in Area: and one (1) address or directional Sign, not exceeding an Area of ten (10) square feet. Such address or directional, notice or warning Sign, if freestanding, shall not be closer than six (6) feet to any adjacent Lot Line or be closer than two (2) feet to any street line.
  4. For Home Office, one Sign not to exceed one square foot in Area.
- b. For other Uses:
  1. In connection with subdivisions, Developments, Neighborhoods or similar areas. Not to exceed one (1) permanent identification Sign, or ten (10) square feet in Area, per principal entrance. Such Signs shall not be illuminated or internally illuminated. Such Signs may be located on a perimeter wall or Building wall. Signs should respect the architecture of the Building and be placed subordinately and harmoniously to the Structure.
  2. In connection with religious facilities. A wall Sign for the name of the religious facility, not exceeding twenty (20) square feet in Area shall be permitted. In addition, a freestanding Sign for name of religious facility and schedule of services shall be allowed provided that the maximum size of such Sign shall be fifteen (15) square feet in Area. An increase up to forty (40) square feet for such a Sign shall be permissible if the Sign is located on a street with a right-of-way greater than fifty (50) feet and the facility has a Setback in excess of thirty (30) feet.
  3. In connection with elementary, middle or high school. A wall Sign for the name of the school, not exceeding twenty (20) square feet in Area shall be permitted. In addition, a freestanding Sign for name of the school and schedule of school events shall be allowed provided that the maximum size of such Sign shall be fifteen (15) square feet in Area. An increase up to forty (40) square feet for such a Sign shall be permissible if the Sign is located on a street with a right-of-way greater than fifty (50) feet and the facility has a Setback in excess of thirty (30) feet.

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#### 6.5.2.5 T5-L, T5-O, T6-L, T6-O, D1 and D2

Except as otherwise provided, the following Signs are permitted and may be illuminated but shall not be Animated or flashing.

a. For a single establishment within a Building:

1. Wall Signs. When a single establishment takes up an entire Building, wall Signs shall be limited to one and one half (1 1/2) square feet of Sign Area for each lineal foot of wall fronting on a street; there shall be no more than one wall Sign for each one hundred fifty (150) linear feet along a street Frontage, with no more than three (3) total on any wall. Walls that do not have street Frontage may contain no more than one wall Sign each, not to exceed fifty (50) square feet in Area, but aggregate Area shall be included as part of aggregate wall Sign Area as limited herein.
2. Window Signs. Painted or attached, which shall not exceed twenty percent (20%) of the glassed area of the window in which placed. Number of such Signs is not limited by these regulations, but aggregate area shall be included as part of aggregate wall Sign Area, as limited above.
3. Projecting Signs. Shall be limited to one (1) Sign structure with no more than two (2) Sign surfaces, neither of which shall exceed forty (40) square feet in Sign Area; however, such permissible Sign Area may be increased to eighty (80) square feet where maximum projection from the face of the Building is two (2) feet or less; sixty (60) square feet where projection is more than two (2) and less than three (3) feet; and forty (40) square feet where projection is at least three (3), but not more than four (4) feet. The aggregate Area of such Signs shall be included as part of aggregate wall Sign Area, as limited above.
4. Ground/Freestanding Signs. Shall be limited to one (1) Sign structure with no more than two (2) Sign surfaces, neither of which shall exceed forty (40) square feet in Sign Area, for each establishment or for each one hundred (100) feet of street Frontage. Permitted Sign Area may be cumulative, but no Sign surface shall exceed one hundred (100) square feet. Maximum Height limitation shall be twenty (20) feet including embellishments, measured from the crown of the nearest adjacent local or arterial street, and not including limited access highways or expressways, provided, however, that the Zoning Administrator may increase the measurement of the crown by up to five (5) feet to accommodate unusual or undulating site conditions.
5. Directional Signs. May be combined with address Signs but shall bear no advertising matter, and may be erected to guide to entrances, exits, or Parking Areas. Not more than one (1) such Sign, not exceeding five (5) square feet in Area, shall be erected per entrance, exit, or Parking Area.

b. For a single Building with more than one establishment opening up to the outdoors:

1. Wall Signs. The Building in which the establishments are located shall be allowed one (1) wall Sign, limited to a Building Identification Sign, not exceeding fifty (50) square feet in Area, for each face of the Building oriented toward the street, In addition, each individual establish-

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ment within a Building that has a separate entrance to the outdoors (available to the general public, whether on the ground floor or on an upper level), and a minimum Frontage of twenty (20) linear feet to the outdoors, shall be allowed the following Signs:

- A wall Sign not to exceed one (1) square foot in Area for each linear foot of Frontage of the establishment.
  - Window Signs not to exceed twenty percent (20%) of the glass area of the window or glass door in which placed; such Window Signs may be painted or attached. The number of such Signs is not limited by these regulations, but aggregate Area shall be included as part of aggregate wall Sign Area, as limited above.
  - An Awning Sign, limited to the skirt or bottom edge of the Awning; letters, emblems, logos or symbols not to exceed six (6) inches in Height.
  - A hanging (as in under an Awning or similar Structure) Sign not to exceed three (3) square feet in Area.
2. Window Signs. Painted or attached, which shall not exceed twenty percent (20%) of the glassed area of the window in which placed. Number of such Signs is not limited by these regulations, but aggregate Area shall be included as part of aggregate wall Sign Area, as limited above.
  3. Projecting Signs. Shall be limited to one (1) Sign structure with no more than two (2) Sign surfaces, neither of which shall exceed forty (40) square feet in Sign Area; however, such permissible Sign Area may be increased to eighty (80) square feet where maximum projection from the face of the Building is two (2) feet or less; sixty (60) square feet where projection is more than two (2) and less than three (3) feet; and forty (40) square feet where projection is at least three (3), but not more than four (4) feet. The aggregate Area of such Signs shall be included as part of aggregate wall Sign Area, as limited above.
  4. Ground or freestanding Signs. Shall be limited to one (1) Sign structure with no more than two (2) Sign surfaces, neither of which shall exceed forty (40) square feet in Sign Area for each establishment or for each one hundred (100) feet of street Frontage. Permitted Sign Area may be cumulative, but no Sign surface shall exceed one hundred (100) square feet. Maximum Height limitation shall be twenty (20) feet including embellishments, measured from the crown of the nearest adjacent local or arterial street, not including limited access highways or expressways, provided, however, that the Zoning Administrator may increase the measurement of the crown by up to five (5) feet to accommodate unusual or undulating site conditions.
  5. Directional Signs. May be combined with address Signs but shall bear no advertising matter, and may be erected to guide to entrances, exits, or Parking Areas. Not more than one (1) such Sign, not exceeding five (5) square feet in Area, shall be erected per entrance, exit, or Parking Area.

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## c. For outdoor advertising business Signs.

Outdoor advertising business Signs shall be permitted as accessory Uses to principal Commercial Uses, and such Signs shall further be limited as follows:

1. Signs shall be wall mounted only on side walls of the existing principal Commercial Structure and shall not be freestanding;
2. Signs shall be limited to one Sign per Structure only;
3. Sign Area shall be limited to no greater than thirty-two (32) square feet;
4. Permissible Sign Area may only be utilized on a Commercial Structure which has the allowable thirty-two (32) square feet of Sign Area unused from the total permissible wall Sign Area for the Structure in question (not counting the twenty (20) square feet of wall Signs allowable per establishment); and
5. Such Signs may either be painted or mounted onto the subject wall.

**6.5.2.6 CI**

Except as otherwise provided, the following Signs are permitted and may be illuminated but shall not be Animated or flashing.

- a. Directional Signs, which may be combined with address Signs but shall bear no advertising matter, and may be erected to guide to entrances, exits, or Parking Areas, but shall not exceed five (5) square feet in surface Area.
- b. Ground or freestanding Signs, to the extent allowed, shall be limited to one (1) Sign structure with no more than two (2) Sign surfaces, neither of which shall exceed forty (40) square feet in Sign Area, for each street Frontage of each establishment or for each fifty (50) feet of street Frontage. Permitted Sign Area may be cumulative for establishments with more than one hundred and fifty (150) feet of street Frontage, but in such cases, no Sign surface shall exceed one hundred (100) square feet in Area. Maximum Height limitation shall be twenty (20) feet including embellishments, measured from the crown of the nearest adjacent local or arterial street, not including limited access highways or expressways, provided.
- c. For a single establishment within a Building:

When a single establishment takes up an entire Building, wall Signs shall be limited to one and one half (1 1/2) square feet of Sign Area for each lineal foot of wall fronting on a street. There shall be no more than one wall Sign for each one hundred and fifty (150) linear feet along a street Frontage, with no more than three (3) total on any wall. Walls that do not have street Frontage may contain no more than one wall Sign each, not to exceed fifty (50) square feet in Area for each Sign, but aggregate area shall be included as part of aggregate wall Sign Area as limited herein.

- d. For a single Building with more than one establishment opening up to the outdoors:
1. Wall Signs for a single Building with more than one ground floor establishment: each individual establishment on the ground floor, with ground floor street Frontage and separate entrances on the ground floor that open toward such street Frontages, shall be allowed the following Signs:
    - A wall Sign not to exceed one (1) square foot in Area for each linear foot of Frontage of the establishment;
    - Window Signs not to exceed twenty percent (20%) percent of the glass Area of the window or glass door in which placed; such Window Signs may be painted or attached. The number of such Signs is not limited by these regulations, but aggregate Area shall be included as part of aggregate wall Sign Area, as limited above.
    - An Awning Sign, limited to the skirt or bottom edge of the Awning; letters, emblems, logos or symbols not to exceed six (6) inches in Height.
    - A hanging (as in under an Awning or similar Structure) Sign not to exceed three (3) square feet in Area.
  2. Window Signs, painted or attached, shall not exceed twenty percent (20%) of the glassed Area of the window in which placed. Number of such Signs is not limited by these regulations, but aggregate Area shall be included as part of aggregate wall Sign Area, as limited above.
  3. Projecting Signs (other than under Awning Signs) shall be limited to one (1) Sign structure with no more than two (2) Sign surfaces, neither of which shall exceed forty (40) square feet in Sign Area. The aggregate Area shall be included as part of aggregate wall Sign Area, as limited above.

#### 6.5.2.7 CS

Permanent Signs shall be permissible subject to the limitations below:

- a. Except as provided below for regional parks, all park signs shall be limited to only the name of the facility, identification of other Uses within the facility and directional Signs; and all such park Signs shall be allowed subject to obtaining a Warrant.
- b. Criteria:
  - Location of Signs: Location of Park Identification Signs shall comply with the visibility clearance standards as set forth in Article 3. Signs for identification of other Uses within the Park shall be

located directly on, or adjacent to, where such Uses are located.

- Size: There shall be no limitation as to the size of Park Identification Signs, however, such Signs shall not exceed a reasonable size to identify the Park to the population it is intended to serve. Neighborhood Parks Signs shall be unobtrusive and non-illuminated, while regional Park Signs may be larger and contain sufficient illumination to read the Park Sign from adjacent rights-of-way. In addition, regional parks shall also be allowed commercial sponsorship messages not to exceed twenty-five percent (25%) of the total sign area of the principal park identifications sign; and such commercial messages must be incorporated in the park sign and may not be displayed on their own.
- For other Uses within a Park, Identification Signs may be allowed subject to obtaining a Warrant in order to determine whether the location, size and design of the Sign structure(s) is compatible with the character of the Park in which located.

**6.5.3 Limitations on Signs Above a Height of Fifty (50) Feet Above Grade**

Except as otherwise provided in a specific Transect Zone, the following regulations shall apply to all Signs above a Height of fifty (50) feet above grade:

- a. Signs shall be limited to the identification of the Building or the name of one (1) major tenant of the Building occupying more than five percent (5%) of the gross leasable Building Floor Area. Not more than two (2) Signs per Building on two (2) separate Building Facades shall be permitted.
- b. Signs shall consist only of individual letters or a graphic logotype. No graphic embellishments such as borders or backgrounds shall be permitted.
- c. The maximum height of a letter shall be as indicated in the table below.

any portion of a Sign over fifty (50) feet but less than two hundred (200) feet above grade	4 FEET
any portion of a Sign over two hundred (200) feet but less than three hundred (300) feet above grade	6 FEET
any portion of a Sign over three hundred (300) feet but less than four hundred (400) feet above grade	8 FEET
any portion of a Sign over four hundred (400) feet above grade	6 FEET

- d. The maximum height of a logo may exceed the maximum letter height by up to fifty percent (50%) if its width does not exceed its height. When text and a graphic logotype are combined in an integrated fashion to form a seal or emblem representative of an institution or corporation,

and when this emblem is to serve as the principal means of Building identification, the following regulations shall apply.

any portion of a Sign over fifty (50) feet but less than two hundred (200) feet above grade	200 SQ. FT
any portion of a Sign over two hundred (200) feet but less than three hundred (300) feet above grade.	300 SQ. FT
any portion of a Sign over three hundred (300) feet but less than four hundred (400) feet above grade	400 SQ. FT
any portion of a Sign over four hundred (400) feet above grade	500 SQ. FT

- e. The maximum length of the Sign shall not exceed eighty percent (80%) of the width of the Building wall upon which it is placed, as measured at the height of the Sign. The Sign shall consist of not more than one (1) horizontal line of letters or symbols, unless it is determined that two (2) lines of lettering would be more compatible with the Building design. The total length of the two (2) lines of lettering, end-to-end, if permitted, shall not exceed eighty percent (80%) of the width of the Building wall.
- f. No Variance from maximum size of letter, logotype, length of Sign or number of Signs shall be granted.
- g. All Sign permits shall be reviewed based on the following guidelines:
  1. Signs should respect the Architectural Features of the Facade and be sized and placed subordinate to those features. Overlapping of functional windows, extensions beyond parapet edges obscuring architectural ornamentation or disruption of dominant Facade lines are examples of Sign design problems considered unacceptable.
  2. The Sign's color and value (shades of light and dark) should be harmonious with Building materials. Strong contrasts in color or value between the Sign and Building that draw undue visual attention to the Sign at the expense of the overall architectural composition shall be avoided.
  3. In the case of a lighted Sign, a reverse channel letter that silhouettes the Sign against a lighted Building face is desirable. Lighting of a Sign should be accompanied by accent lighting of the Building's distinctive Architectural Features and especially the Facade area surrounding the Sign. Lighted Signs on unlit Buildings are unacceptable. The objective is a visual lighting emphasis on the Building with the lighted Sign as subordinate.
  4. Feature lighting of the Building, including exposed light elements that enhance Building lines, light sculpture or kinetic displays that meet the criteria of the Miami Dade County art-in-public places ordinance, shall not be construed as Signage subject to these regulations.

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#### **6.5.4 Media Tower Within the Southeast Overtown / Park West Redevelopment Area**

Media Tower is 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 Plan.

It is intended that such a structure shall be used to achieve an overall effect and aesthetic consistency within the private-owned properties within the area based upon criteria provided for and set forth in the Southeast / Overtown Park West Redevelopment Area Plan and applicable provisions of Chapter 163, Part III, Florida Statutes.

Notwithstanding other Sign provisions of this code, Animated and Flashing Signs and Banners shall be permitted for ground level non-Residential Uses fronting on N.E. and N.W. 6th Street within the Southeast / Overtown Park West Redevelopment Area.

Outdoor advertising business Signs shall be permitted only in conjunction with a "Media Tower" as defined in this code.

Implementation. The Miami Media Tower shall exist solely in the Southeast Overtown / Park West Redevelopment Area.

Criteria. It is the purpose of the Miami Media Tower to (a) define an area in the City where signage of this type can be placed on a tower(s) that, together with architectural design standards for Buildings within the area as well as Urban Design standards based on new urbanist principles in the area of the City, will establish a unique local, regional and national identity within the area; (b) strengthen the economy of the City by encouraging the development and redevelopment of a depressed, blighted and slum area within a major redevelopment area within the downtown core of the City; and (c) provide a source of funds to be used exclusively within said redevelopment area for redevelopment related activities, and nothing else.

Permitting. A Sign permit shall be required for all such Signs specified herein. All applications shall require a mandatory review and approval by the Executive Director of the CRA.