



## City of Miami Zoning Information

# Civic Institution Health District (CI-HD)

Miami 21 Zoning Code

Notice: This is a reference manual only. For official information, please refer to the Miami 21 Code, as amended, the Zoning Ordinance of the City of Miami. Additional regulations may be applicable. All applications require zoning review and referral prior to commencement.

Revised April 2018

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

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

**Capacity:** See Floor Area.

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

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

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

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

**City:** The City of Miami, Florida.

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

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

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

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

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

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

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

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

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

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

**Townhouse:** See Rowhouse.

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

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

**Transit Corridor:** A designation established by the City involving an area not exceeding a one-quarter (1/4) mile radius from a non-limited access thoroughfare that included designated transit stop locations and is served by one or more mass transit route(s) with designated transit vehicle(s) operating at an average of ten (10) minute or less headway Monday thru Friday between the hours of 7am thru 7pm. Multiple transit routes or types of transit vehicles may be added cumulatively under this definition for the purpose of parking reductions.

**Transit Facility:** See Section 1.1, Civil Support Use.

**Transit Oriented Development (TOD):** A designation established by the City involving an area not exceeding a one-half (1/2) mile radius from a convergence of modes of transit, or a train station.

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

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

**Travel Trailer / Recreational Vehicle:** A vehicular, portable Structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, or vacation purposes. This includes pickup

**3.1 TRANSECT ZONES**

**3.1.1** The Miami 21 Code Transect Zones are described in Article 4, Table 1 and include the standards summarized in Article 4, Table 2 and further described in Article 5. They range in Function and Density from low-Density, primarily residential areas to high Density Mixed-Use areas, across the Transect, with zones identified as T1, T2, T3, T4, T5, T6, CS, CI, CI-HD, D1, D2 and D3 and all R, L, O and T6 subcategories.

**3.2 PHASING**

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

**3.3 LOTS AND FRONTAGES**

**3.3.1** Lots assembled into one (1) ownership within one (1) Transect Zone may be developed as a single Lot. Lots assembled into one (1) ownership that encompass more than one (1) Transect Zone shall be developed according to the corresponding Transect regulation for each Lot, except as described in Section 3.6.1(e). In such cases, there shall be no transfer of Density or Intensity of Development Capacity between Transect Zones, except if the Lots are assigned equal Densities, Density may be transferred across the Transect boundary. Where Lots are assembled into one (1) ownership, the side or rear Setbacks sharing the Property Line may be eliminated. Lot assembly shall require a Unity-of-Title acceptable to the City Attorney. Contiguous Lots in one (1) ownership, as of the effective date of this Code, may be developed as one (1) Lot in excess of the maximum Lot size.

**3.3.2** In Transect Zones T5, T6, CI, **CS**, D1, D2, and D3, buildable sites shall Enfront a vehicular Thoroughfare or a Pedestrian Passage, with at least one Principal Frontage.

**3.3.3** Lots facing Thoroughfares on more than one (1) side shall have designated Principal Frontage(s) and may have Secondary Frontage(s). Unless otherwise designated by a Special Area Plan, a Principal Frontage shall be that facing the Thoroughfare of higher pedestrian importance or intensity (i.e., traffic volume, number of lanes, etc.), as determined by the Planning Department upon request by the Zoning Administrator.

- a. If two Thoroughfares are of equal importance each Frontage shall be considered a Principal Frontage. Lots with two or more Frontages may consider other non-fronting Property Lines as sides.
- b. Lots shall have at least one (1) Principal Frontage, except waterfront Lots shall have at least two (2) Principal Frontages, one of which shall be the waterfront and shall conform to Waterfront Setback Standards. For Waterfront Setbacks, see Section 3.11.
- c. Where an existing lot of record is located adjacent to a Thoroughfare in a manner that creates an irregular Frontage such that the side or rear yards cannot be determined as with a regular lot, the Zoning Administrator shall determine, by Waiver, the yard and setbacks for the lot as fits the circumstances of the case. In addition to general Waiver requirements, the Zoning Administra-

tor shall consider the minimum dimensions and methods of measurement as generally required for either a side or rear yard in the transect, determining which shall apply by the relation of the portion of the lot on which the yard is to be located to the adjoining lot, with due regard to the orientation of structures and buildable areas on each lot.

- 3.3.4** For the purposes of this Code, Lots are divided into Layers which control Development on the Lot.
- 3.3.5** Where the property to be developed abuts an existing Building, a Waiver may be granted so that the proposed Building matches the dominant Setback of the block and its Context.
- 3.3.6** For new Buildings in Established Setbacks Areas, the Established Setback shall be maintained. (See also Article 4, Diagram 10) Galleries and Arcades may be permitted within the First Layer in Established Setback Areas and shall not encroach the Public Right-of-Way except by Special Area Plan. Where a Gallery or Arcade is permitted, the Established Setback shall only be maintained if a Gallery or Arcade is provided. Where a Gallery or Arcade is not provided, the setback for the underlying Transect Zone shall be maintained.

Established Setback Areas include:

**a. Brickell Financial**

1. Boundary: All properties on Brickell Avenue between SE 15th Road and the Miami River.

*Brickell Avenue Setback: Thirty (30') feet; Side and Rear: Fifteen (15') feet;*

2. Boundary: All properties bounded by SE 1st Avenue to the west, SE 8th Street to the north, Biscayne Bay to the east and SE 15th Road to the south.

*Interior Side and Rear Setback: fifteen (15') feet*

**b. Biscayne Boulevard**

1. Boundary: All properties along the west side of Biscayne Boulevard from NE 7th Street to NE 12th Street and both sides of Biscayne Boulevard from NE 12th Street to NE 17th Street.

*Setback Adjacent to Biscayne Boulevard: Fifteen (15') feet*

2. Boundary: Biscayne Boulevard from NE 17th Street to Interstate 195.

*Setback Adjacent to Biscayne Boulevard: Zero (0') feet with Gallery*

**c. Design District**

1. Boundary: All properties bounded on the east by Biscayne Boulevard; on the south by NE 36th Street; on the west by North Miami Avenue; and on the north by NE 40th Street.

*Frontage Setback: Zero (0') feet*

**d. 27th Avenue Coconut Grove**

1. Boundary: The west side of 27th Avenue from SW 28th Terrace to South Dixie Highway.

*27th Avenue Frontage Setback: Twenty-five (25') feet*

2. Boundary: The north side of SW 28th Terrace between South Dixie Highway and SW 27th Avenue.

*SW 28th Terrace Frontage Setback: Fifteen (15') feet*

3. Boundary: Bird Avenue between Mary Street and Aviation Avenue; Lincoln Avenue between SW 27th Avenue and Darwin Street; the north Side of Abaco Avenue from SW 27th Avenue to Washington Street; the south Side of Aviation Avenue from SW 27th Avenue to Swanson Avenue.

*Frontage Setback on all streets except SW 27th Avenue: Fifteen (15') feet*

**e. 9th Street Promenade**

1. Boundary: All properties Adjacent to NW 9th Street between NW 2nd Avenue and North Miami Avenue.

*NW 9th Street Frontage Setback: Twenty-five (25') feet*

**f. Tigertail Avenue**

1. Boundary: All properties along the southeast side of Tigertail Avenue between Darwin Street and Aviation Avenue.

*Tigertail Avenue Setback: One hundred feet (100') except, Residential Uses (as ancillary Use), may be developed in accordance with Setback provisions of the underlying Transect Zone. Parking structures lined by Residential Uses must be setback a minimum of fifty (50') feet from Tigertail Avenue.*

**g. South Bayshore Drive**

1. Boundary: All properties on the northern side of South Bayshore Drive from McFarlane Road to Aviation Avenue.

*South Bayshore Drive Setback: Thirty (30') feet; Side Setback: fifteen (15') feet minimum for the entire height of the building.*

2. Boundary: All properties on the northern side of South Bayshore Drive from Aviation Avenue to SW 17th Avenue.

*South Bayshore Drive Setback: Eighty (80') feet*

**h. Coral Way**

1. Boundary: Coral Way from the western City limits (SW 37th Avenue) to SW 1st Court.

*Coral Way Setback: Zero (0') feet with Gallery*

**i. 8th Street**

1. Boundary: All properties Adjacent to SW 8th Street between SW 27th Avenue and SW 1st Court.

*SW 8th Street Setback: Zero (0') feet with Gallery*

**j. 22nd Avenue**

1. Boundary: 22nd Avenue from NW 1st Street to SW 8th Street.

*22nd Ave Setback: Zero (0') feet with Arcade*

**k. Central Coconut Grove**

1. Boundary:
  - All properties Adjacent to Grand Avenue between Margaret Street and Mary Street.
  - All properties Adjacent to Commodore Plaza between Grand Avenue and Main Highway.
  - All properties Adjacent to Fuller Street between Grand Avenue and Main Highway.
  - All properties Adjacent to Main Highway between Charles Avenue to Grand Avenue.
  - All properties Adjacent to McFarlane Road between Grand Avenue and South Bayshore Drive.
  - All properties Adjacent to Virginia Street between Oak Avenue and Grand Avenue.
  - All properties Adjacent to Florida Avenue between Virginia Street and Mary Street.
  - All properties Adjacent to Rice Street between Oak Avenue and Florida Avenue.
  - All properties on the west side of Mary Street between Oak Avenue and Grand Avenue.
  - All properties on the south side of Oak Avenue between Matilda Street and Tigertail Avenue.

*Central Coconut Grove Setback (on the streets listed above): Five (5) feet.*

**l. Wynwood**

1. Boundary: Established Setback Areas have been identified within Wynwood NRD-1 Street Master Plan located within Appendix A of this Code.

**3.4 DENSITY AND INTENSITY CALCULATIONS**

- 3.4.1** Lot Area, inclusive of any dedications, is used for purposes of Density and Intensity calculation.
- 3.4.2** Density shall be calculated in terms of units as specified by Article 4, Tables 3 and 4. The referenced tables provide the maximum allowable Densities. Intensity shall be calculated in terms of Floor Lot Ratio. The buildable Density or Intensity on any particular site will be affected by other regulations in this Code and thus the stated maximums of this Miami 21 Code may exceed the actual Capacity that a site can sustain when other regulations of this Code are applied to the site. The inability to reach the maximum Density or Intensity because of the necessity to conform to the other regulations of this Code shall not constitute hardship for purposes of a Variance.
- 3.4.3** Lodging Units shall be considered as equivalent to one-half (0.50) of a Dwelling Unit.
- 3.4.4** The allowable Transect Zone Density may be increased as provided by the Future Land Use Element of the Miami Comprehensive Plan (Residential Density Increase Areas), as illustrated in Article 4, Diagram 9.

**3.5 MEASUREMENT OF HEIGHT**

**3.5.1** Unless otherwise specified herein, the Height of Buildings shall be measured in Stories. The height of Fences and walls shall be measured in feet. The Height of Buildings, Fences and walls shall be measured from the Average Sidewalk Elevation or, where no sidewalk exists, the average of the record profile grade elevation of the street Abutting the Principal Frontage of the Building, as determined by the Public Works Department. In the event that the base flood elevation, as established by FEMA, is higher than the sidewalk or grade elevations, the Height of the first Story but not the height of Fences and walls shall be measured from the base flood elevation.

**3.5.2** A Story is a Habitable level within a Building of a maximum fourteen (14) feet in Height from finished floor to finished floor. Basements are not considered Stories for the purposes of determining Building Height. A ground level retail Story may exceed this limit up to a total height of twenty-five (25) feet. A single floor level exceeding fourteen (14) feet, or twenty-five (25) feet at ground level retail, shall be counted as two (2) Stories; except for T6-36, T6-48, T6-60, T6-80, and D1, where a single floor level exceeding fourteen (14) feet may count as one (1) story if the building height does not exceed the maximum height, including all applicable bonuses, allowed by the transect at fourteen (14) feet per floor. Where the first two stories are retail, their total combined Height shall not exceed thirty-nine (39) feet and the first floor shall be a minimum of fourteen (14) feet in Height. Mezzanines may not exceed thirty-three percent (33%) of the Habitable Space Floor Area, except for D1, where mezzanines may not exceed fifty percent (50%) of the Habitable Space Floor Area. Mezzanines extending beyond thirty-three percent (33%) of the Floor Area, or fifty percent (50%) of the Floor Area in D1, shall be counted as an additional floor. The Height of a Parking Structure concealed by a Liner may be equal to the Height of the Liner; this may result in a Liner Story concealing more than one level of Parking.

**3.5.3** Except as specifically provided herein, the Height limitations of this Code shall not apply to any roof Structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors, or similar equipment required to operate and maintain the Building (provided that such Structures shall not cover more than twenty percent (20%) of roof area for T4 and T5); nor to church spires, steeples, belfries, monuments, water towers, flagpoles, vents, or similar Structures, which may be allowed to exceed the maximum Height by Waiver; nor to fire or parapet walls, which shall not extend more than five (5) feet above the maximum Height in T4 and T5 and ten (10) feet in T6 and Districts.

**3.5.4** No Building or other Structure shall be located in a manner or built to a Height which constitutes a hazard to aviation or creates hazards to persons or property by reason of unusual exposure to aviation hazards. In addition to Height limitations established by this Code, limitations established by the Miami-Dade County Height Zoning Ordinance as stated in Article 37 of the Code of Miami-Dade County (Miami International Airport) shall apply to Heights of Buildings and Structures.

A letter authorizing clearance from the Miami-Dade Aviation Department or the Federal Aviation Administration (FAA) may be required by the Zoning Administrator prior to the issuance of any Building permit.

Construction of an Educational facility within the delineated Miami International Airport Critical Approach Area as defined by the Miami-Dade County Code shall only be granted by Exception. Construction of such facility is subject to the approval by the Miami-Dade County Aviation Department or any other agencies authorized by law to approve the construction.

**3.5.5** Height limitations for Properties Abutting and in Proximity to National Historic Landmarks

- a. All properties designated a National Historic Landmark (NHL) which include a Designed Landscape that is an integral part of the documented significance supporting the NHL designation shall be protected by height limitations throughout the entire Civic Institution zoned property of which the NHL is a part, so as to protect the Designed Landscape from the potentially adverse effects of an undertaking that may diminish the integrity of the NHL property's location, design, setting, materials, workmanship, association or qualities that qualified it for NHL designation. Examples of adverse effects which diminish the integrity of the NHL property include those which: cause physical destruction of or damage to all or part of the NHL property; or change the character of the NHL property's use or physical features within the NHL property's setting that contribute to its historic significance; or introduce visual, atmospheric or audible elements that diminish the integrity of the NHL property's significant historic features; or alter the NHL property in a way that is not consistent with the federal standards for the treatment of historic properties and applicable guidelines, as published by the United States Department of the Interior.
- b. The height of structures throughout the entire Civic Institution zoned property of which the NHL is a part shall not exceed that established by a six (6) degree vertical plane which is measured beginning from the ground floor elevation of the principal historic building at the façade that overlooks the Designed Landscape, which plane shall extend in a one hundred eighty (180) degree arc facing the Designed Landscape and measured at grade from the midpoint of the building façade. The ground floor elevation shall be measured according to the 1929 N.G.V.D. of Mean Sea Level supplied by the City of Miami. Structures existing on affected properties at the time of the effective date of this Miami 21 Code shall not be considered nonconforming structures.
- c. Should the height limitations for structures located in such Civic Institution zoned property as of the effective date of this Miami 21 Code be more restrictive than that created by this section, the most restrictive height shall apply. In the event of a rezoning of all or part of the Civic Institution property, either by successional zoning or by Special Area Plan, the height limitations specified in this Section 3.5.5 shall be incorporated in all subsequent rezonings.
- d. For purposes of this Section 3.5.5., the following definitions shall apply:
  1. Designed Landscape is one or more of the following:
    - a landscape that has significance as a design or work of art;
    - a landscape consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturalist to a design principle, or an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition;
    - a landscape having a historical association with a significant person, trend, event, etc. in landscape gardening or landscape architecture; or
    - a landscape having a significant relationship to the theory or practice of landscape architecture.
  2. National Historic Landmark is a nationally significant historic place designated by the Secretary of the Interior because it possesses exceptional value or quality in illustrating or interpreting the heritage of the United States, and defined in Title 36, Section 65.3 of the Code of Federal Regulations.

**3.5.6** See Chapter 23 of the City Code, titled Historic Preservation, for regulations and additional height

requirements.

### **3.6 OFF-STREET PARKING AND LOADING STANDARDS**

#### **3.6.1 Off-street Parking Standards**

- a. Off-street Parking requirements for the individual Transect Zones shall be as set forth in Article 4, Table 4. Where required off-street parking is based on square footage of Use, the calculation shall only include Habitable Rooms and Habitable Space occupied by such Use.
- b. Off-street Parking dimensions and Shared Parking (mixed-use) reduction table shall be as set forth in Article 4, Table 5.
- c. Required Parking for Adaptive Reuses may be reduced or exempted by Waiver for properties located in a Community Redevelopment Area, or in areas where a Parking Trust Fund has been established, or for historic sites and contributing Structures within designated historic districts.
- d. Parking reductions shall not be cumulative except in T6-36, T6-48, T6-60 and T6-80. Parking reductions shall not exceed fifty percent (50%) of the total Off-street Parking required, except for Residential components of projects within one thousand (1,000) feet of Metrorail or Metromover stations.
- e. Parking that is otherwise not allowed but that is customarily incidental and subordinate to a principal Use may be provided in any T3 or T4-R Transect Zone by process of Exception and only if there is an existing legally built parking lot. Access for such Lots shall be subject to all other requirements of the Transect Zone including Liner, landscaping, or Streetscreen requirements. Such parking shall not expand or increase the degree of nonconformity. Parking in other Transect Zones shall be approved pursuant to Article 4, Table 3.

#### **3.6.2 Off-street Parking Driveway Standards [RESERVED]**

#### **3.6.3 Additional Off-street Parking Regulations**

General performance standards for Off-street Parking facilities:

- a. Parking shall be implemented so as to provide safe and convenient access to and from public Thoroughfares which include movement lanes and Public Frontages.
- b. Vehicular access through Residential properties for nonresidential Uses shall be prohibited.
- c. Off-street Parking spaces shall be located with sufficient room for safe and convenient parking without infringing on any public Thoroughfare or sidewalk.
- d. Off-street Parking spaces whose locations require that cars back into movement lanes shall only be permissible in T3 and T4 zones. Backing into Alleys shall be permissible in all Transect Zones.
- e. Off-street Parking or loading area shall not be used for the sale, repair, or dismantling of any vehicle or equipment, or for storage of materials or supplies.

- b. Deferral period, revocation of permit; notice of revocation.

A deferral may be allowed for up to five (5) years without provision for renewal except upon application for a new Exception.

### **3.6.9 Off-street Loading Requirements**

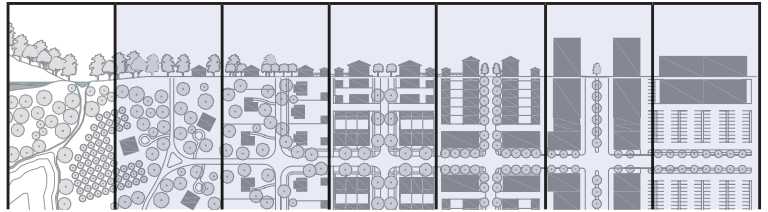
- a. Off-street vehicular loading shall be required for all T5, T6, CS, CI, CI-HD and D zones, as shown in Article 4, Table 5 and shall require no more than three (3) turning movements.

### **3.6.10 Off-street Bicycle Parking Requirements**

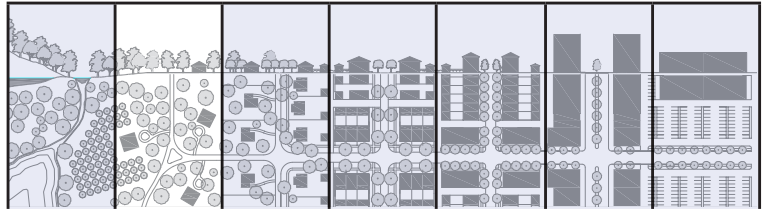
- a. Off-street bicycle parking shall be provided for all T4, T5, T6, CS, CI, CI-HD, and D zones, as shown in Article 4, Table 4.
- b. After the first fifty (50) required bicycle spaces are provided, additional spaces may be reduced by one-half.
- c. Required bicycle parking shall meet the following standards:
  1. Required bicycle parking shall be provided in a safe, accessible and convenient location.
  2. Bicycle parking facilities shared by more than one use are encouraged.
  3. Required bicycle parking facilities may be located within the project site or in a shared bicycle parking facility subject to all the conditions for shared bicycle parking facilities below:
    - (a) Required bicycle parking spaces for two (2) or more adjacent sites may be satisfied by the same bicycle parking facility used jointly provided that such right of joint use and maintenance is evidenced by covenant running with the land or equivalent legal document establishing the joint use.
    - (b) Required shared bicycle parking facilities are to be located within 300 feet of any building's main entrance.
    - (c) The minimum number of required bicycle parking is satisfied by all sites using the shared facility.
    - (d) For the purposes of this section, shared bicycle parking facilities are areas, locations, or structures designed to accommodate, house, store, maintain or hold several bicycle parking spaces.
  4. When required off-street vehicular parking is covered, the required bicycle parking shall also be covered.
  5. When required bicycle parking is provided in racks, one (1) standard U-rack will accommodate two (2) bikes and each rack must meet the following standards:
    - (a) The bicycle frame and one (1) wheel can be locked to the rack with a high security,

AS ADOPTED - JANUARY 2018

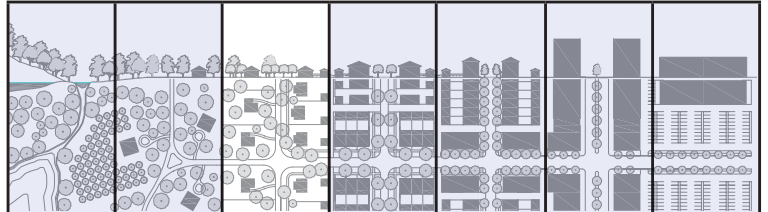
**T1** **THE NATURAL ZONE** consists of lands approximating a wilderness condition, permanently set aside for conservation in an essentially natural state.



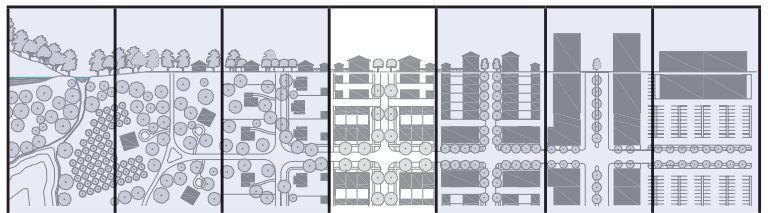
**T2** **THE RURAL ZONE** consists of lands in open or cultivated state or sparsely settled. These include woodland, grassland and agricultural land.



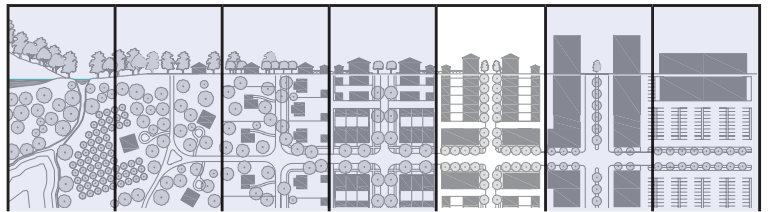
**T3** **THE SUB-URBAN ZONE** consists of low-Density areas, primarily comprised of Single-Family and Two Family residential units with relatively deep Setbacks, Streetscapes with swales, and with or without Sidewalks. Blocks may be large and the roads may be of irregular geometry to accommodate natural and historic conditions.



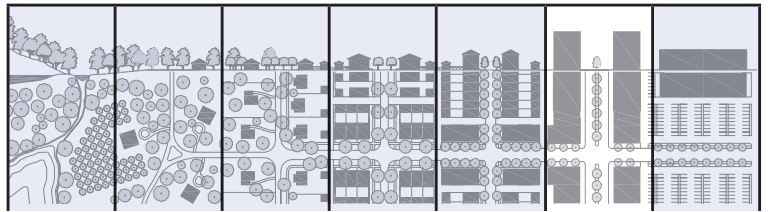
**T4** **THE GENERAL URBAN ZONE** consists of a Mixed-Use but primarily residential urban fabric with a range of Building types including rowhouses, small apartment Buildings, and bungalow courts. Setbacks are short with an urban Streetscape of wide Sidewalks and trees in planters. Thoroughfares typically define medium-sized blocks.



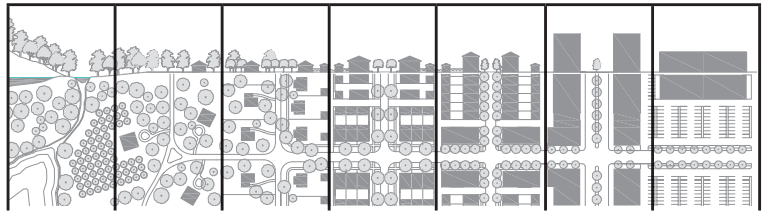
**T5** **THE URBAN CENTER ZONE** consists of higher Density Mixed-Use Building types that accommodate retail and office Uses, rowhouses and apartments. A network of small blocks has Thoroughfares with wide Sidewalks, steady street tree planting and Buildings set close to the Frontages with frequent doors and windows.



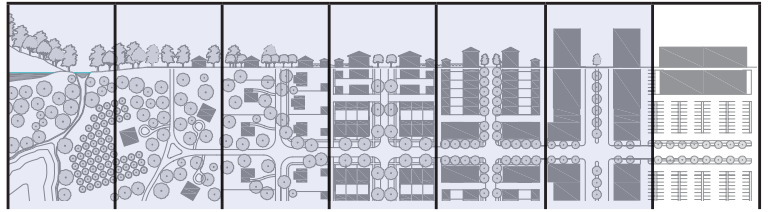
**T6** **THE URBAN CORE ZONE** consists of the highest Density and greatest variety of Uses, including Civic Buildings of regional importance. A network of small blocks has Thoroughfares with wide Sidewalks, with steady tree planting and Buildings set close to the Frontage with frequent doors and windows.



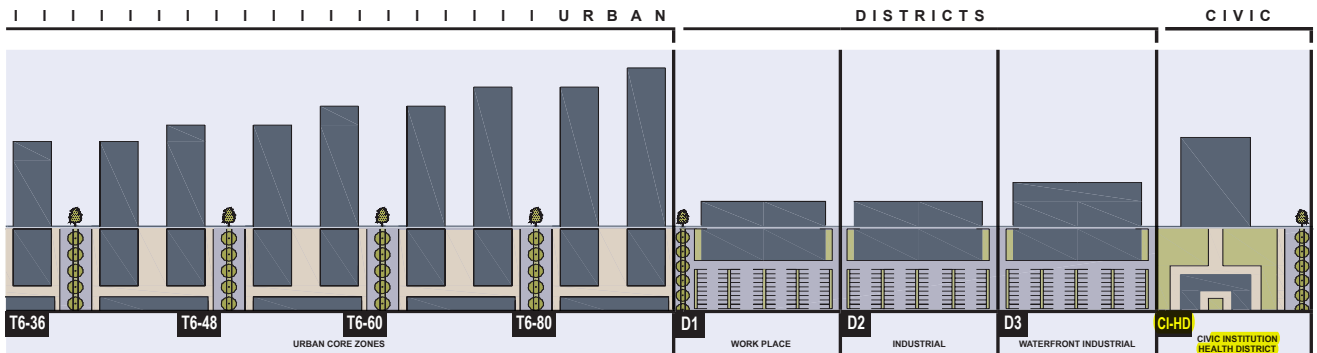
**C** **THE CIVIC ZONE** consists of public use space and facilities that may contrast in use to their surroundings while reflecting adjacent Setbacks and landscape.



**D** **THE DISTRICT ZONE** consists of the least regulated Building and accommodates commercial and industrial Uses of a scale and with a Streetscape that facilitate vehicular access.



AS ADOPTED - JANUARY 2018



LOT OCCUPATION	T6-36	T6-48	T6-60	T6-80	D1	D2	D3	CI-HD
a. Lot Area	5,000 sf. min.	5,000 sf. min.	5,000 sf. min.	5,000 sf. min.	5,000 s.f. min.	5,000 s.f. min.	10,000 s.f. min.	10,000 s.f. min.
b. Lot Width	100 ft. min.	100 ft. min.	100 ft. min.	100 ft. min.	50 ft. min.	50 ft. min.	100 ft. min.	50 ft. min.
c. Lot Coverage	80% max.**	80% max.**	80% max.**	80% max.**	80% max	90% max	90% max	80% max
d. Floor Lot Ratio (FLR)	a.12 or b.22 / 40% additional Public Benefit ***	a.11 or b.18 / 50% additional Public Benefit ***	a.11 or b.18 / 50% additional Public Benefit ***	24 / 50% additional Public Benefit ***				8
e. Frontage at front Setback	70% min.	70% min.	70% min.	70% min.	None	None	None	None
f. Open Space Requirements	10% Lot Area min.	10% Lot Area min.	10% Lot Area min.	10% Lot Area min.	5% Lot Area min.	5% Lot Area min.	5% Lot Area min.	10% Lot Area min.
g. Density	150 du /acre *	150 du /acre *	150 du /acre *	150 du /acre *	36 du/acre max.			150 du /acre *

BUILDING SETBACK	T6-36	T6-48	T6-60	T6-80	D1	D2	D3	CI-HD
a. Principal Front	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	5 ft. min.	10 ft. min.
b. Secondary Front	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	5 ft. min.	5 ft. min.	10 ft. min.
c. Side	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**
d. Rear	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**

OUTBUILDING SETBACK	T6-36	T6-48	T6-60	T6-80	D1	D2	D3	CI-HD
a. Principal Front								
b. Secondary Front								
c. Side								
d. Rear								

PRIVATE FRONTAGES	T6-36	T6-48	T6-60	T6-80	D1	D2	D3	CI-HD
a. Common Lawn	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	permitted
b. Porch & Fence	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited
c. Terrace or L.C.	prohibited	prohibited	prohibited	prohibited	permitted	permitted	permitted	permitted
d. Forecourt	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
e. Stoop	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
f. Shopfront	permitted (T6-36 L, T6-36 O)	permitted (T6-48 L, T6-48 O)	permitted (T6-60 L, T6-60 O)	permitted (T6-80 L, T6-80 O)	permitted	permitted	permitted	permitted
g. Gallery	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **
h. Arcade	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **

BUILDING HEIGHT (Stories)	T6-36	T6-48	T6-60	T6-80	D1	D2	D3	CI-HD
a. Principal Building	2 min. 36 max.	2 min. 48 max.	2 min. 60 max.	2 min. 80 max.	none 8 max.	none 8 max.	none 8 max.	1 min. As regulated by F.A.A.
b. Outbuilding								
c. Benefit Height Abutting T6, T5 & T4 only	24 max.**	32 max.**	unlimited **	unlimited **	2 max.**			

THOROUGHFARES	T6-36	T6-48	T6-60	T6-80	D1	D2	D3	CI-HD
a. HW & RR	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited
b. BV	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
c. SR	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
d. RS	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
e. SS & AV	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
f. CS & AV	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
g. Rear Lane	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited
h. Rear Alley	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
i. Path	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited
j. Passage	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
k. Bicycle Path	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
l. Bicycle Lane	permitted	permitted	permitted	permitted	permitted	permitted	prohibited	prohibited
m. Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
n. Sharrow	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
o. Priority Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted

\* Or as modified in Diagram 9

\*\* Note: Refer to Article 5 for Specific Transect Zone Regulations

\*\*\* Note: Bonus shall not be available for T6 properties abutting T3 properties (refer to Article 3)

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
<b>DENSITY (UNITS PER ACRE)</b>	9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
<b>RESIDENTIAL</b>																		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY					E	E		R	R		R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R			
LIVE - WORK					R	R		R	R		R	R			R			
WORK - LIVE															R			
<b>LODGING</b>																		
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R	R		
INN						R		R	R	E	R	R			R	R		
HOTEL								R	R		R	R			R			
<b>OFFICE</b>																		
OFFICE					R	R		R	R		R	R		E	R	R	R	W
<b>COMMERCIAL</b>																		
AUTO-RELATED COMMERCIAL ESTAB.									W		W	W				R	R	
ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R				R	R	
ENTERTAINMENT ESTAB. - ADULT																	R	
FOOD SERVICE ESTABLISHMENT					R	R		R	R	W	R	R	W	E	R	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.					E	E		E	E		E	E			E	E	E	E
GENERAL COMMERCIAL					R	R		R	R	W	R	R	E	E	R	R	R	W
MARINE RELATED COMMERCIAL ESTAB.								W	W		W	W	E			R	R	R
OPEN AIR RETAIL								W	W		W	W	W	E	R	R	R	W
PLACE OF ASSEMBLY								R	R	E	R	R		E	E	R	R	W
RECREATIONAL ESTABLISHMENT								R	R		R	R		E	R	R	R	W
<b>CIVIC</b>																		
COMMUNITY FACILITY					W	W		W	W		W	W	W	E	W	R	R	
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W
REGIONAL ACTIVITY COMPLEX												E		E				
<b>CIVIL SUPPORT</b>																		
COMMUNITY SUPPORT FACILITY					W	W		W	W		W	W		E	E	R	R	W
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	R	W
MAJOR FACILITY														E	R	E	E	E
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R
PUBLIC PARKING					W	W	E	W	W	E	W	W		E	R	R	R	W
RESCUE MISSION														E	R	E	W	W
TRANSIT FACILITIES					W	W	E	W	W	E	W	W		E	R	R	R	W
<b>EDUCATIONAL</b>																		
CHILDCARE				E	W	W	E	W	W	W	W	W	E	E	R	E		
COLLEGE / UNIVERSITY								W	W		W	W		E	R	E		
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W	E	E	R	E		
LEARNING CENTER					E	E		R	R		R	R	E	E	R	E		
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R		E	R	E		
RESEARCH FACILITY					R	R		R	R		R	R		E	R	R	R	W
SPECIAL TRAINING / VOCATIONAL						E		W	W		W	W		E	R	R	R	W
<b>INDUSTRIAL</b>																		
AUTO-RELATED INDUSTRIAL ESTBL.																R	R	W
MANUFACTURING AND PROCESSING																R	R	W
MARINE RELATED INDUSTRIAL ESTBL.																R	R	R
PRODUCTS AND SERVICES																R	R	W
STORAGE/ DISTRIBUTION FACILITY																R	R	W

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.

\* Additional densities in some T6 zones are illustrated in Diagram 9.

\*\* AZ: Density of lowest Abutting Zone

CS – CIVIC SPACE		CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
DENSITY (UPA)	N/A	DENSITY OF ABUTTING ZONE	150 UNITS PER ACRE
RESIDENTIAL		<p>Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>Density and all intensity, parking and loading regulations to match that of the most restrictive Abutting zone.</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 1 parking space for every 800 square feet of Residential Use.</li> <li>Loading - See Article 4, Table 5</li> </ul>
LODGING			<ul style="list-style-type: none"> <li>Minimum of 1 parking space for every 800 square feet of Office Use.</li> <li>Loading - See Article 4, Table 5</li> </ul>
OFFICE		<p>Office Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> <li>Minimum of 3 parking spaces for every 1,000 square feet of Office Use.</li> <li>Minimum of one Bike space for every 20 vehicular spaces required (before any reductions).</li> <li>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>Parking ratio may be reduced according to the shared parking standard.</li> <li>Parking may be provided offsite in CI, D, T5 or T6 within 500 feet through a parking management plan/zone.</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 1 parking space for every 800 square feet of Office Use.</li> <li>Loading - See Article 4, Table 5</li> </ul>
COMMERCIAL	<p>Commercial Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> <li>Minimum of 3 parking spaces for every 1,000 sf of commercial space.</li> <li>Minimum of one Bike space for every 20 vehicular spaces required (before any reductions).</li> <li>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>Parking ratio may be reduced according to the shared parking standard.</li> <li>Loading - See Article 4, Table 5.</li> <li>Loading needs, including maneuvering, shall be accommodated on site.</li> </ul>	<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>Building area allowed for Commercial Use on each lot shall be less than 25% Building floor area total.</li> <li>Minimum of 3 parking spaces for every 1,000 sf of commercial space</li> <li>Minimum of 1 parking space for every 7 seats in a Major Sports Facility</li> <li>Minimum of one Bike space for every 20 vehicular spaces required (before any reductions).</li> <li>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>Parking ratio may be reduced according to the shared parking standard.</li> <li>Parking ratio may be reduced for Major Sports Facility within 1 mile of a Metrorail, Metromover Station, or mass transit facility by up to 10%.</li> <li>Loading - See Article 4, Table 5</li> <li>Loading needs, including maneuvering, shall be accommodated on site.</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 1 parking space for every 800 square feet of Commercial Use.</li> <li>Loading - See Article 4, Table 5</li> </ul>

	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
DENSITY (UPA)	N/A	DENSITY OF ABUTTING ZONE	150 UNITS PER ACRE
CIVIC	<p>Civic Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 5 seats of assembly uses.</li> <li>• Minimum of 1 parking space for every 1,000 sf of exhibition or recreation space, and parking spaces for other Uses as required.</li> <li>• Minimum of 1 parking space for every staff member for recreational uses.</li> <li>• Minimum of 1 parking space for every 500 sf of Building area for recreational uses.</li> <li>• Minimum of one Bike space for every 20 vehicular spaces required (before any reductions).</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided offsite in CI, D, T5 or T6 within 500 feet through a parking management plan/zone.</li> </ul>	<p>Civic Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 5 seats of assembly uses.</li> <li>• Minimum of 1 parking space for every 1,000 sf of exhibition or recreation space, and parking spaces for other Uses as required.</li> <li>• Minimum of 1 parking space for every staff member for recreational uses.</li> <li>• Minimum of 1 parking space for every 500 sf of Building area for recreational uses.</li> <li>• Minimum of one Bike space for every 20 vehicular spaces required (before any reductions).</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided offsite in CI, D, T5 or T6 within 500 feet through a parking management plan/zone.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 800 square feet of Civic Use.</li> <li>• Loading - See Article 4, Table 5</li> </ul>
CIVIL SUPPORT	<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• For Civil Support, a minimum of 1 parking space for every 1,000 sf.</li> <li>• For Marine Uses, a minimum of 1 parking space for every 5 slips.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> </ul>	<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• For Civil Support, a minimum of 1 parking space for every 1,000 sf.</li> <li>• For Assembly uses, a minimum of 1 parking space for every 5 seats.</li> <li>• For Marine Uses, a minimum of 1 parking space for every 5 slips.</li> <li>• Adult Daycare - Minimum of 1 space per staff member and 1 space for owner.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 800 square feet of Civil Support Use.</li> <li>• Loading - See Article 4, Table 5</li> </ul>
EDUCATIONAL	<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 sf of educational space</li> <li>• Minimum of one Bike space for every 20 vehicular spaces required (before any reductions).</li> <li>• Childcare Facilities - Minimum of 1 space per staff member, 1 space for owner and 1 drop-off space for every 10 clients cared for.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> </ul>	<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 sf of educational space</li> <li>• Schools - Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12 or College/University.</li> <li>• Childcare Facilities - Minimum of 1 space per staff member, 1 space for owner and 1 drop-off space for every 10 clients cared for.</li> <li>• Minimum of one Bike space for every 20 vehicular spaces required (before any reductions).</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 800 square feet of Educational Use.</li> <li>• Loading - See Article 4, Table 5</li> </ul>

SHARED PARKING STANDARDS

SHARING FACTOR		
Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE		OFFICE
COMMERCIAL		COMMERCIAL

		1	1		
	1.1	1.1	1.1	1.1	
1.4	1.4	1.4	1.4	1.4	1.4
1.7	1.7	1.7	1.7	1.7	1.7
1.3	1.3	1.3	1.3	1.3	1.3
1.2	1.2	1.2	1.2	1.2	1.2
		1	1		

The shared Parking Standards Table provides the method for calculating shared parking for buildings with more than one Use type. It refers to the parking requirements that appear in Table 4.

The parking required for any two Functions on a Lot is calculated by dividing the number of spaces required by the lesser of the two uses by the appropriate factor from this Table and adding the result to the greater use parking requirement.

For instance: for a building with a Residential Use requiring 100 spaces and a Commercial Use requiring 20 spaces, the 20 spaces divided by the sharing factor of 1.2 would reduce the total requirement to 100 plus 17 spaces. For uses not indicated in this chart on a mixed use lot a sharing factor of 1.1 shall be allowed. Additional sharing is allowed by Warrant.

OFF-STREET PARKING STANDARDS

ANGLE OF PARKING	ACCESS AISLE WIDTH		
	ONE WAY TRAFFIC SINGLE LOADED	ONE WAY TRAFFIC DOUBLE LOADED	TWO WAY TRAFFIC DOUBLE LOADED
90	23 ft	23 ft	23 ft
60	12.8 ft	11.8 ft	19.3 ft
45	10.8 ft	9.5 ft	18.5 ft
Parallel	10 ft	10 ft	20 ft

Standard stall: 8.5 ft x 18 ft minimum

- Driveways shall have a minimum of 10 feet of paved width of a one-way drive and 20 feet for a two-way drive for parking area providing 10 or more stalls.
- Pedestrian entrances shall be at least 3 feet from stall, driveway or access aisle.
- Allowable slopes, paving, and drainage as per Florida Building Code.
- Off-street Parking facilities shall have a minimum vertical clearance of 7 feet. Where such a facility is to be used by trucks or loading Uses, the minimum clearance shall be 12 feet Residential and 15 feet Commercial and Industrial.
- Ingress vehicular control devices shall be located so as to provide a minimum driveway of 20 feet in length between the Base Building Line and dispenser.
- For requirements of parking lots, refer to Article 9 and the City of Miami Off-street Parking Guides and Standards.

LOADING BERTH STANDARDS	T5, T6, CS, CI-HD & CI	DISTRICT	NOTES
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RESIDENTIAL*	<b>From 25,000 sf to 500,000 sf</b> <b>Berth Size</b> <b>Loading Berths</b> 420 sf            1 per first 100 units 200 sf            1 per each additional 100 units or fraction of 100.		<b>Berth Types</b> Residential*: 200 sf = 10 ft x 20 ft x 12 ft Commercial**: 420 sf = 12 ft x 35 ft x 15 ft Industrial***: 660 sf = 12 ft x 55 ft x 15 ft  * Residential loading berths shall be set back a distance equal to their length. ** 1 Commercial berth may be substituted by 2 Residential berths *** 1 Industrial berth may be substituted by 2 Commercial berths.  A required Industrial or Commercial loading berth may be substituted by a Commercial or Residential loading berth, by Waiver, if the size, character, and operation of the Use is found to not require the dimensions specified and the required loading berth dimension could not otherwise be provided according to the regulations of this Code.
	<b>Greater than 500,000 sf</b> <b>Berth Size</b> <b>Loading Berths</b> 660 sf            1 per first 100 units 200 sf            1 per each additional 100 units or fraction of 100.		
LODGING	<b>From 25,000 sf to 500,000 sf</b> <b>Berth Size</b> <b>Loading Berths</b> 420 sf            1 per 300 rooms 200 sf            1 per 100 rooms	<b>From 25,000 sf to 500,000 sf</b> <b>Berth Size</b> <b>L o a d i n g Berths</b> 420 sf            1 per 300 rooms 200 sf            1 per 100 rooms	
	<b>Greater than 500,000 sf</b> <b>Berth Size</b> <b>Loading Berths</b> 660 sf            1 per 300 rooms 200 sf            1 per 100 rooms	<b>Greater than 500,000 sf</b> <b>Berth Size</b> <b>L o a d i n g Berths</b> 660 sf            1 per 300 rooms 200 sf            1 per 100 rooms	
OFFICE COMMERCIAL** INDUSTRIAL***	<b>From 25,000 sf to 500,000 sf</b> <b>Berth Size</b> <b>Loading Berths</b> <b>Area</b> 420 sf            1st                    25K sf - 50K sf 420 sf            2nd                    50K sf - 100K sf 420 sf            3rd                    100K sf - 250K sf 420 sf            4th                    250K sf - 500K sf	<b>From 25,000 sf to 500,000 sf</b> <b>Berth Size</b> <b>L o a d i n g Berths</b> <b>Area</b> 420 sf            1st                    25K sf - 50K sf 420 sf            2nd                    50K sf - 100K sf 420 sf            3rd                    100K sf - 250K sf 420 sf            4th                    250K sf - 500K sf	
	<b>Greater than 500,000 sf</b> <b>Berth Size</b> <b>Loading Berths</b> <b>Area</b> 660 sf            1 /                    500K sf	<b>Greater than 500,000 sf</b> <b>Berth Size</b> <b>Loading Berths</b> <b>Area</b> 660 sf            1 /                    500K sf	

	SECTION		PLAN	
	LOT PRIVATE Frontage	R.O.W. PUBLIC Frontage	LOT PRIVATE Frontage	R.O.W. PUBLIC Frontage
<p><b>a. Common Lawn:</b> a Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The Setback can be densely landscaped to buffer from higher speed Thoroughfares.</p>				
<p><b>b. Porch &amp; Fence:</b> a Frontage wherein the Façade is set back from the Frontage Line with an attached Porch permitted to encroach. A fence at the Frontage Line maintains the demarcation of the yard while not blocking view into the front yard.</p>				
<p><b>c. Terrace or Light Court:</b> a Frontage wherein the Façade is set back from the Frontage Line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The raised terrace is suitable for outdoor cafes.</p>				
<p><b>d. Forecourt:</b> a Frontage wherein a portion of the Façade is close to the Frontage Line with a portion set back. The forecourt with a large tree offers visual and environmental variety to the urban Streetscape. The Forecourt may accommodate a vehicular drop off.</p>				
<p><b>e. Stoop:</b> a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential Use.</p>				
<p><b>f. Shopfront:</b> a Frontage wherein the Façade is aligned close to the Frontage Line with the Building entrance at sidewalk grade. This type is conventional for retail Use. It has substantial glazing at the sidewalk level and an Awning that may overhang the sidewalk.</p>				
<p><b>g. Gallery:</b> a Frontage wherein the Façade is aligned close to the Frontage Line with an attached cantilevered or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail Use. The Gallery shall be no less than 15' feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Permitted by Special Area Plan.</p>				
<p><b>h. Arcade:</b> a Frontage wherein the Façade includes a colonnade that overlaps the sidewalk, while the Façade at sidewalk level remains at the Frontage Line. This type is conventional for retail Use. The arcade shall be no less than 15' feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Permitted by Special Area Plan.</p>				

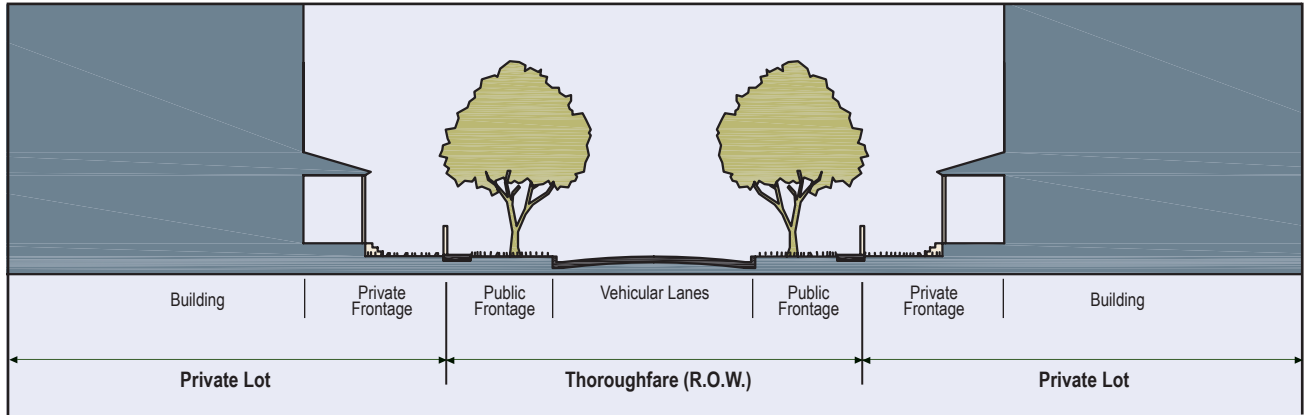
AS ADOPTED - JANUARY 2018

This table describes the standards for areas zoned as **Civic Space (CS)** and for Public Parks and Open Space provided by the Public Benefits Program. Civic Space Types should be at the ground level, landscaped and/or paved, open to the sky and shall be open to the public. Civic Space Types may be publicly or privately owned. Open Space requirements for each zone are described in Article 5.

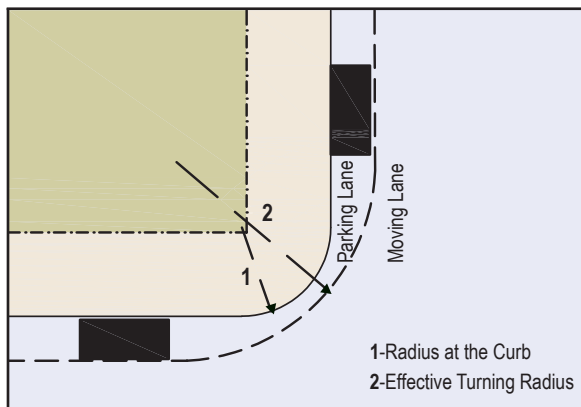
<p><b>a. Park:</b> A natural preserve available for unstructured and structured recreation programs. A Park may be independent of surrounding Building Frontages. Its landscape may be naturalistic and consist of paths and trails, meadows, woodland, sports fields and open shelters. Parks may be Conservation Areas, preserving natural conditions and their size may vary.</p>	
<p><b>b. Green:</b> An Open Space, available for unstructured recreation programs. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be one acre and the maximum shall be 4 acres.</p>	
<p><b>c. Square:</b> An Open Space available for unstructured recreation programs and civic purposes. A square is spatially defined by Building Frontages with streets on at least one Frontage. Its landscape shall consist of pavement, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/3 acre and the maximum shall be 2 acres.</p>	
<p><b>d. Plaza:</b> An Open Space available for civic purposes and programmed activities. A Plaza shall be spatially defined by Building Frontages and may include street Frontages. Its landscape shall consist primarily of pavement and trees. Plazas shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/8 acre and the maximum shall be 2 acres.</p>	
<p><b>e. Courtyard / Garden:</b> An Open Space spatially defined by Buildings and street walls, and visually accessible on one side to the street.</p>	
<p><b>f. Playground:</b> An Open Space designed and equipped for the recreation of children. A Playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within Parks and Greens. There shall be no minimum or maximum size.</p>	
<p><b>g. Pedestrian Passage:</b> An Open Space connecting other public spaces, that is restricted to pedestrian use and limited vehicular access, of a minimum width of 20 feet. Building walls enfronting a Pedestrian Passage shall have frequent doors and windows. In T6-36, T6-48, T6-60 and T6-80, a Pedestrian Passage may be roofed.</p>	
<p><b>h. Community Garden:</b> A grouping of garden plots available for small-scale cultivation, generally to residents of apartments and other dwelling types without private gardens. Community gardens should accommodate individual storage sheds.</p>	

AS ADOPTED - JANUARY 2018

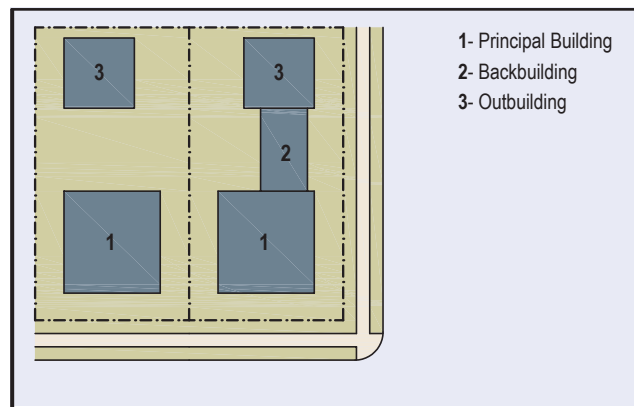
a. THOROUGHFARE & FRONTAGES



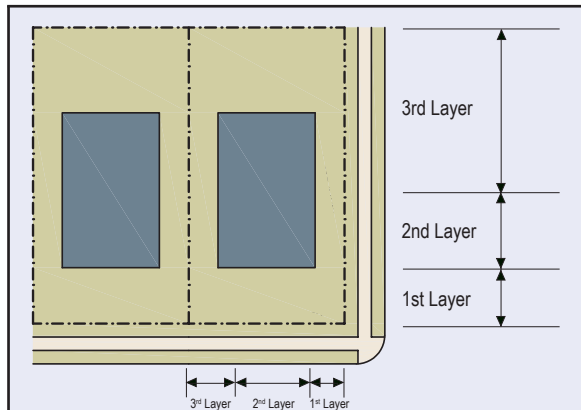
b. TURNING RADIUS



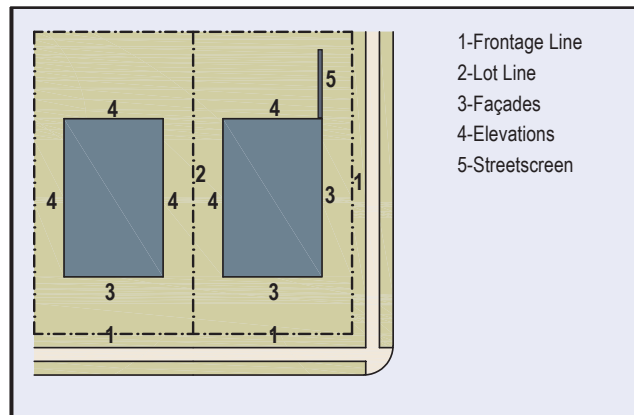
c. BUILDING DISPOSITION



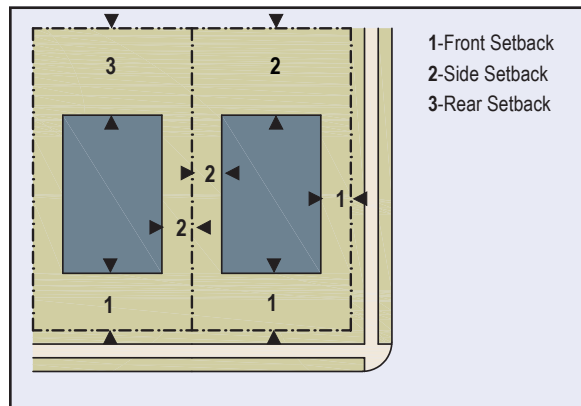
d. LOT LAYERS



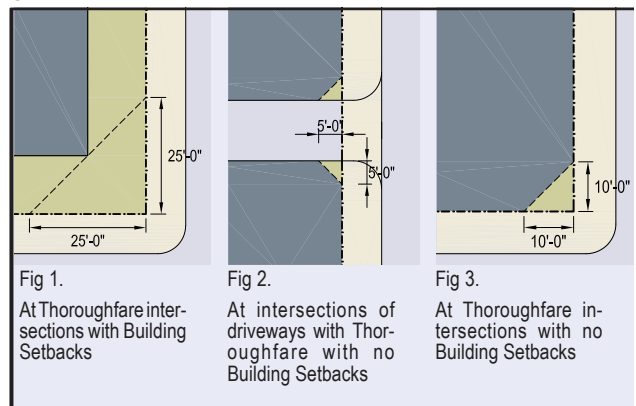
e. FRONTAGE & LOT LINES



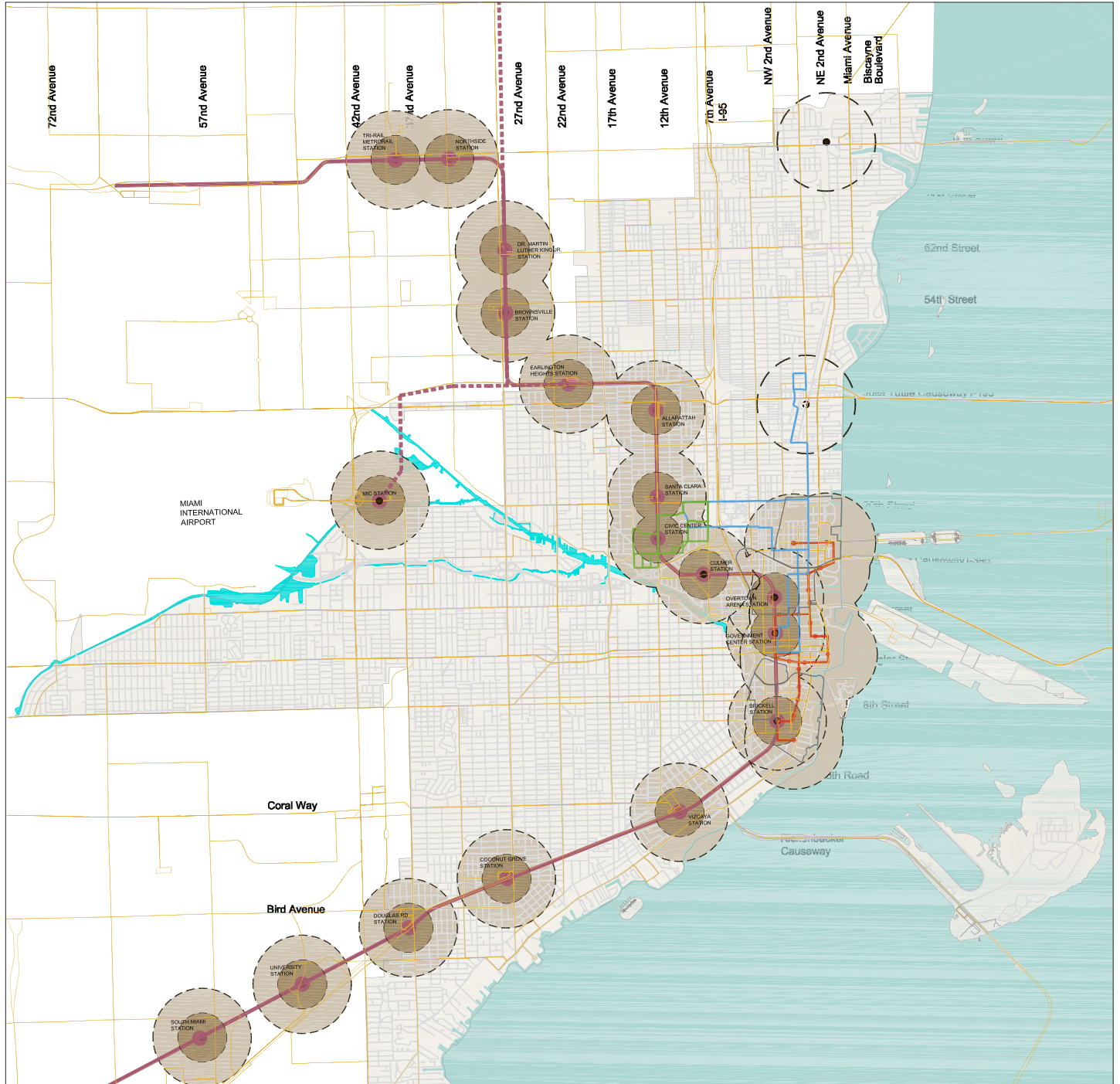
f. SETBACK DESIGNATIONS













g. VISIBILITY TRIANGLE



# ARTICLE 4. DIAGRAM 11 TRANSIT ORIENTED DEVELOPMENT - TOD



Note: The Official Miami 21 TOD Diagram is maintained in the Office of the City Clerk.

-  METRORAIL
-  FUTURE METRORAIL
-  METROMOVER
-  BUS ROUTES
-  STREETCAR
-  HEALTH DISTRICT CIRCULATOR
-  **HEALTH DISTRICT STOPS**
-  FUTURE TRANSIT SHEDS
-  1/2 MILE TRANSIT SHED
-  1/4 MILE PEDESTRIAN SHED

- c. A CI Zone may seek higher than Abutting successional Transect Zoning through the process of Special Area Plan.
- d. Adjustments to Building Disposition Requirements, with the exception of Setbacks, shall be allowed by process of Waiver.

**5.7.2.5** The expansion of any existing Civic Institution Use by less than twenty percent (20%) may be permitted By Right.

**5.7.2.6** In the event that a Civic Institution Zone ceases to be used for Civic Institution Uses, it shall be developed either in accordance with the regulations of the most restrictive Abutting Transect Zone or by process of rezoning, subject to the limitations of the Comprehensive Plan.

## **5.8 CIVIC INSTITUTION ZONES – HEALTH DISTRICT (CI-HD)**

- a. All Development in the CI-HD zone for a structure that exceeds ten thousand dollars (\$10,000.00) in cost and affects the Scale of the street or block front, or that affects the location, relocation or enlargement of vehicular ways or parking areas outside public Rights-of-Way shall be approved by Warrant except that any Development exceeding the following thresholds shall be approved by Exception.
  - 1. Development involving in excess of five hundred thousand (500,000) square feet of Floor Area excluding parking and loading.
  - 2. For hospital buildings, any development in excess of eight hundred thousand (800,000) square feet of Floor Area excluding parking and loading.
  - 3. Any single use or combination of uses requiring or proposing to provide in excess of a net increase of one thousand (1,000) off-street parking spaces.

### **5.8.1 Building Disposition (CI-HD)**

- a. Newly platted Lots shall be dimensioned according to Illustration 5.8.
- b. Lot coverage by any Building shall not exceed that shown in Illustration 5.8.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Illustration 5.8. A CI-HD lot may have more than one building.
- d. Principal pedestrian entrances shall generally be along Principal Frontages and vehicular entrances on streets of less intensity.
- e. It is recommended that Facades be built parallel to the Principal Frontage Line.
- f. It is recommended at the first Story, Facades along a Frontage Line have frequent doors and windows.
- g. Setbacks for Buildings shall be as shown in Illustration 5.8. Frontage Setbacks may be adjusted

to conform to the ground level dominant Setback of the existing neighborhood or existing thoroughfare Frontage Setbacks by Waiver.

- h. It is recommended that above the eighth floor, minimum Building spacing be sixty (60) feet.
- i. Public access to public plazas and walkways shall be provided and pedestrian walkway connections shall be provided between parallel public streets.

**5.8.2****Building Configuration (CI-HD)**

- a. Development within Private Frontages shall comply with Article 4, Tables 2 and 6 and Illustration 5.8.
- b. It is recommended that above the eighth floor, the Building Floorplate dimensions be limited as follows:
  - 1. 15,000 square feet maximum for Residential Uses
  - 2. 30,000 square feet maximum for Commercial Uses and for parking
  - 3. 180 feet maximum length for Residential Uses
  - 4. 215 feet maximum length for Commercial Uses

Civil Support and Educational Uses within the CI-HD Transect Zone shall have no maximum Floorplate dimensions.

- c. Encroachments may be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback, except as may be further allowed by Chapter 54 of the City Code. Above the first Story, cantilevered portions of balconies, bay windows, and roofs may encroach up to three (3) feet of the depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback. At the Second Layer no encroachments are permitted, except that façade components promoting energy efficiency such as shading and Screening devices that are non-accessible may encroach a maximum of three (3) feet.
- d. It is recommended that Galleries and Arcades be a minimum of fifteen (15) feet deep.
- e. It is recommended that all ground floor and rooftop utility infrastructure, outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures be concealed from view from any Frontage or Sidewalk.
- f. It is recommended that Loading space and service areas be internal to the building or situated and screened from view to the street and adjacent properties.
- g. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as required in Illustration 5.8. First-Floor Elevation should be at average Sidewalk grade.
- h. Within the Second and Third Layers, Fences and walls shall not exceed a Height of eight (8) feet. Major Facilities requiring additional Fence or wall Height may be permitted by Waiver, subject to the Planning Director's agreement that the applicant has demonstrated that the Use specifically requires the proposed additional Height.

**5.8.3 Building Function & Density (CI-HD)**

- a. Buildings in CI-HD shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.8. Consult Article 6 for any supplemental regulations.
- b. Uses additional to those listed in Article IV, Table 3 are allowed only if they are customarily accessory and clearly incidental to the university, hospital, research facility or governmentally owned facilities within the CI-HD Transect Zone. These accessory uses need not occur in Ancillary structures but can occur throughout the zone. These accessory uses include, but are not limited to, storage facilities; laundry or cleaning facilities; incinerator facilities; and other uses related to the operation of the university, hospital, research facility or governmentally owned facilities of the zone.
- c. The calculation of the FLR shall not apply to that portion of the Building that is entirely below base flood elevation.

**5.8.4 Parking Standards (CI-HD)**

- a. Vehicular parking and loading shall be required as shown in Article 4, Table 4 and loading shall be required as shown in Article 4, Table 5. All parking spaces available throughout the district under a single ownership or as a shared component between more than one owner shall be applicable towards satisfaction of the parking requirements.

The computation of parking requirements for new permits shall be calculated as follows:

1. The Floor Area of all Buildings, excluding parking, within the Zone shall be added to that of the proposed structure.
  2. The ratio shown in Article 4, Table 4 shall be applied to the resulting figure to obtain the total number of parking spaces required within the Zone.
  3. The total number of parking spaces within the Zone shall be deducted from the total number of required parking spaces. The result shall be the number of parking spaces that must be provided in connection with the new structure.
  4. All handicapped parking spaces available throughout the Zone shall be counted in satisfaction of the handicapped requirements for all Buildings.
- b. Warrants for buildings that share parking shall be approved only if the owner or owners continuously maintain, on file with the Planning Department, a master plan designating: the location and number of all present and future parking spaces, together with the location and floor area of all present and proposed Buildings; the location and number of access drives to public streets; internal and merging traffic and circulation; the painted or curbed separation of vehicular and pedestrian traffic; and the arrangement and circulation of parking areas. Materials to be submitted with applications for Warrants shall include such site plans, landscaping plans, Building elevations, surveys, and such reports and surveys detailing:
    1. Hourly/Daily parking utilization throughout the district;

2. Direction of approach;
  3. Vehicle Occupancy;
  4. Ridership surveys;
  5. Shuttle bus/taxi utilization; and
  6. Metrorail/Metrobus utilization.
- c. On-street parking available throughout the District shall not be counted toward the parking requirement of the Building on the Lot.
  - d. Parking should be accessed from the Secondary Frontage when available. Where Lots have only Principal Frontages, parking may be accessed from the Principal Frontages.
  - e. It is recommended that Offstreet parking and loading be within enclosed structures which shall either be underground or, if aboveground, shall be designed to provide a minimal visual impact, well integrated with the principal structures. Unenclosed vehicular parking and loading in any location visible from a public street shall be appropriately screened from surrounding rights-of-way.
  - f. It is recommended that the vehicular entrance of a parking Lot or garage on a Frontage be no wider than thirty (30) feet and the minimum distance between vehicular entrances should be sixty (60) feet.

**5.8.5****Architectural Standards (CI-HD)**

- a. Temporary structures shall be allowed as per City Code.
- b. It is recommended that the Facades on Retail Frontages be detailed as storefronts and glazed with clear glass no less than seventy percent (70%) of the Sidewalk-level Story.
- c. It is recommended that Roof materials be light-colored, high Albedo or a planted surface.
- d. It is recommended that the Façade of a parking garage that is not concealed behind a Habitable Liner be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. It is recommended that Ramping be internalized wherever possible.
- e. Rooftop parking or mechanical equipment and utility service areas visible from nearby Buildings shall be screened with landscape or architectural materials.

**5.8.6****Landscape Standards (CI-HD)**

- a. The First Layer as shown in Article 4, Table 8 shall be paved and landscaped to match the Public Frontage as shown in Article 8.
- b. Open Space shall be a minimum ten percent (10%) of the total Lot area.

**5.8.7 Ambient Standards (CI-HD)**

- a. Noise regulations shall be as established in the City Code.
- b. It is recommended that lighting of building and contingent Open Spaces be compatible with street lighting of Abutting public spaces as illustrated in Article 8. Interior garage lighting fixtures should not be visible from streets.
- c. It is recommended that the lighting fixtures of exposed rooftop parking be concealed by a parapet wall and should not be seen from surrounding streets.

BUILDING DISPOSITION

LOT OCCUPATION	
a. Lot Area	10,000 s.f. min.
b. Lot Width	50 ft min.
c. Lot Coverage	80% max.
d. Floor Lot Ratio (FLR)	8
e. Frontage at front Setback	N/A
f. Open Space	10% Lot Area min.
g. Density	150 du/ac max.*

BUILDING SETBACK	
a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story

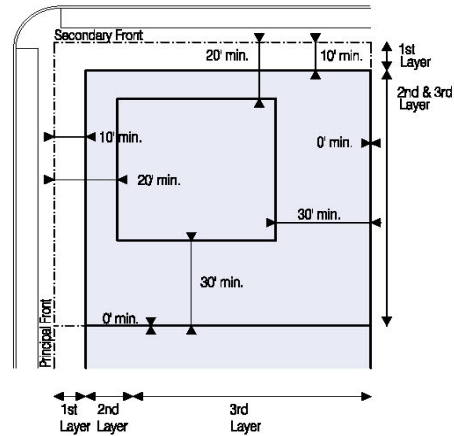
\* Setbacks above the eighth (8th) Story are encouraged, not required.

BUILDING CONFIGURATION

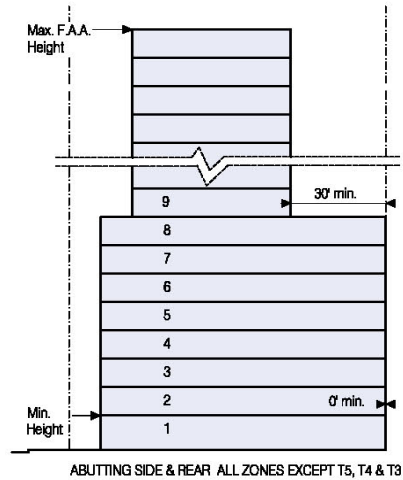
FRONTAGE	
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted
g. Gallery	permitted
h. Arcade	permitted

BUILDING HEIGHT	
a. Min. Height	1 Stories
b. Max. Height	As regulated by the F.A.A.

BUILDING PLACEMENT



BUILDING HEIGHT



ABUTTING SIDE & REAR ALL ZONES EXCEPT TS, T4 & T3

	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
DENSITY (UPA)	N/A	DENSITY OF ABUTTING ZONE	150 UNITS PER ACRE
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	Extension of 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 further extension may be approved, subject to approval from all applicable agencies.	Extension of 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 further extension may be approved, subject to approval from all applicable agencies.	Extension of 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 further extension may be approved, subject to approval from all applicable agencies.
OPEN AIR RETAIL	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
ADULT DAYCARE		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.
COMMUNITY SUPPORT FACILITY		Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements: Minimum distance requirement of 2,500 feet between proposed facility and another existing facility.  Minimum distance requirement of 1000 feet between proposed facility and any T3 or T4-R Zone.	
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	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.
CHILDCARE	Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor play area be less than 450 square feet. The minimum standard of outdoor play area does not apply for children under one year of age.	Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor play area be less than 450 square feet. The minimum standard of outdoor play area does not apply for children under one year of age.  Vehicular entrance must be within 300 feet of arterial road.	Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor play area be less than 450 square feet. The minimum standard of outdoor play area does not apply for children under one year of age.  Vehicular entrance must be within 300 feet of arterial road.
MAJOR SPORTS FACILITY		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.	

CS – CIVIC SPACE		CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
DENSITY (UPA)	N/A	DENSITY OF ABUTTING ZONE	150 UNITS PER ACRE
REGIONAL ACTIVITY COMPLEX		<p>Regional Activity Complex: Allowed by Exception with City Commission approval and are subject to the following additional requirements:</p> <p>Regional Activity Complexes are not allowed in Transect Zones T6-8 and T6-12.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4 Zones.</p> <p>Transect regulations pertaining to Building Disposition, and Building Configuration shall be considered referential guidelines for Regional Activity Complexes. Any exemption from these guidelines must comply with the following criteria:</p> <ol style="list-style-type: none"> <li>1. exemptions shall be justified by functional requirements connected to the uses proposed; and</li> <li>2. exemptions shall be reduced to the minimum required to achieve the required functionality; and</li> <li>3. exemptions in the aggregate shall be evaluated for compliance with the Transect's intent regarding intensity and scale; and</li> <li>4. exemptions shall be evaluated for responsiveness to criteria set forth in Article 4, Table 12, as applicable; and</li> <li>5. specific findings shall be made by the Planning Director regarding the nature and extent of each proposed exemption and said findings shall be contained in the recommendation report for the Exception which may be considered as substantial and competent evidence by the PZAB and City Commission respectively.</li> </ol>	<p>Regional Activity Complex: Allowed by Exception with City Commission approval and are subject to the following additional requirements:</p> <p>Regional Activity Complexes are not allowed in Transect Zones T6-8 and T6-12.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4 Zones.</p> <p>Transect regulations pertaining to Building Disposition, and Building Configuration shall be considered referential guidelines for Regional Activity Complexes. Any exemption from these guidelines must comply with the following criteria:</p> <ol style="list-style-type: none"> <li>1. exemptions shall be 'ustified b functional requirements connected to the uses proposed; and</li> <li>2. exemptions shall be reduced to the minimum required to achieve the required functionality; and</li> <li>3. exemptions in the aggregate shall be evaluated for compliance with the Transect's intent regarding intensity and scale; and</li> <li>4. exemptions shall be evaluated for compliance with criteria set forth in Article 4, Table 12, as applicable; and</li> <li>5. specific findings shall be made by the Planning Director regarding the nature and extent of each proposed exemption and said findings shall be contained in the recommendation report for the Exception which may be considered as substantial and competent evidence by the PZAB and City Commission respectively.</li> </ol>

**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 Commercial**

Except for Public Storage Facilities which must comply with the criteria set forth under Article 6, Table 13, a single commercial establishment occupying more than 55,000 square feet of Floor Area in any T6-O, D1 or D2 shall be permitted subject to the following requirements:

Large Scale Commercial	
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
COMMERCIAL AREA LIMITATIONS	Minimum: 55,000 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.

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.

- 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.

- 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.

### 6.3.6 Microbreweries

The purpose and intent of these regulations are to: Establish baseline nuisance abatement standards beyond those prescribed in Miami 21 Code; to allow Microbreweries in mixed-use areas; to encourage beer manufacturers and distributors to provide retail sales and/or an opportunity to consume on premises; and to promote compatibility of Microbreweries and the surrounding land uses.

#### a. Building disposition and configuration

1. Microbreweries will be limited to the first story of the Principal Building and a maximum area of 20,000 square feet.
2. The retail and/or consumption component of a Microbrewery shall be located on a Principal Frontage.
3. The manufacturing and distribution functions of a Microbrewery shall be within a fully enclosed structure or Building.
4. Unless otherwise stated herein, Microbreweries shall be subject to the regulations of the underlying Transect Zone.

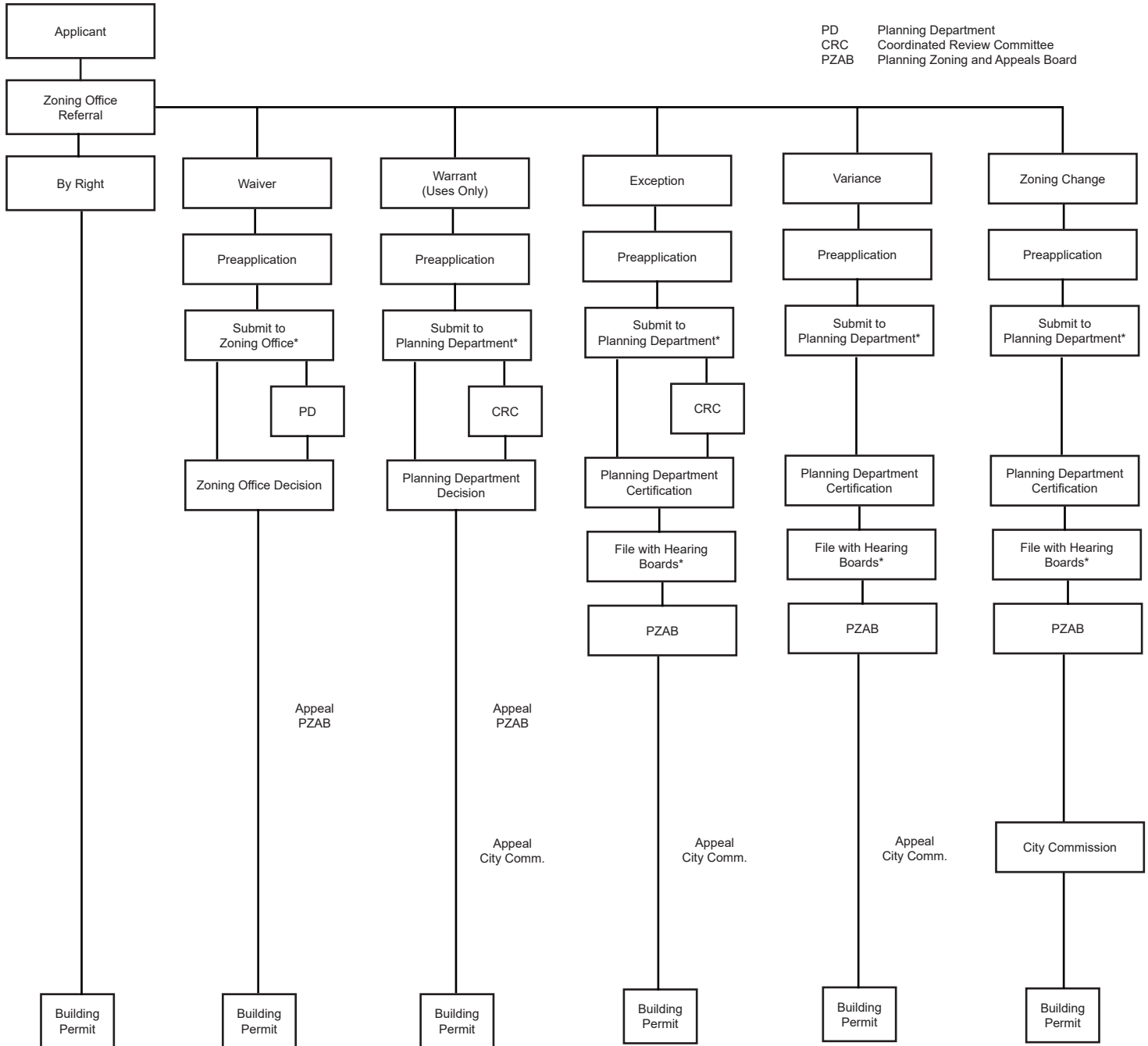
#### b. Permitting

Microbreweries may be permitted as Alcohol Service Establishments provided that they are located within a cultural specialty district, as defined in Chapter 4 of the Code of the City of Miami, Florida, as amended ("City Code"). All proposed Microbreweries shall be required to obtain a Certificate of Use for the appropriate alcohol category as defined in Sec. 4-2 of the City Code.

#### c. Offsite impact standards

1. Vibration standard – In general; a person of normal sensitivities should not be able to feel any vibrations. (0.002g peak)
  - (a) Vibrations lasting less than five (5) minutes per day are exempt.
  - (b) Vibrations from vehicles that leave the site are exempt.
2. Odor standard – In general; continuous, frequent, or repetitive odors may not be produced. The odor threshold is the point at which an odor may just be detected.
3. Sound standard – In general; continuous, frequent, or repetitive sounds may not be produced.  
  
Sound standards are further defined in Chapter 36 of the City Code.
4. Measurements for compliance with these standards are made from the property line of abutting properties

PERMITTING PROCESS DIAGRAM

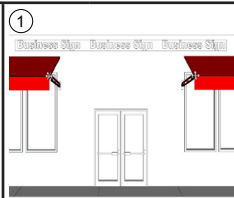

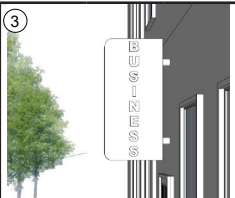

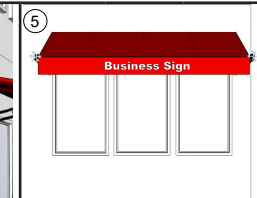



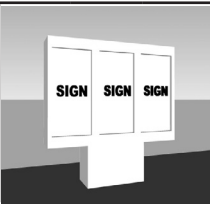

**7.1.2.8 Amendment to Miami 21 Code**

- a. Successional Zoning. The City’s growth and evolution over time will inevitably require changes to the boundaries of certain Transect Zones. These changes shall occur successionaly, in which the zoning change may be made only to a lesser Transect Zone; within the same Transect Zone to a greater or lesser intensity; or to the next higher Transect Zone, or through a Special Area Plan. All changes shall maintain the goals of this Code to preserve Neighborhoods and to provide transitions in Intensity, Density, Building Height and Scale.
  - 1. When a CI zoned property ceases to be used for Civic functions, the successional rezoning is determined by identifying the lowest Intensity Abutting Transect Zone, and rezoning to that Zone’s next higher Intensity Zone.
  - 2. For a property of nine (9) acres or more, a successional change shall require a Special Area Plan as described in Article 3.
  - 3. For all successional zoning changes of less than nine (9) acres, refer to the table below.

TRANSECT ZONE	FLR	SUCCESSIONAL ZONE	FLR
T1	--	T1	--
T2	--	N/A	--
T3	--	T4, CI	--
T4	--	T5, CI	--
T5	--	T6-8, CI	6
T6-8	5	T6-12, CI	8
T6-12	8	T6-24a, CI	7
T6-24a	7	T6-24b, CI	16
T6-24b	16	T6-36a, CI	12
T6-36a	12	T6-60a, CI	11
T6-48a	11	T6-60a, CI	11
T6-60a	11	T6-60b, CI	18
T6-48b	18	T6-60b, CI	18
T6-36b	22	T6-60b, CI	18
T6-60b	18	N/A, CI	--
T6-80	24	N/A, CI	--
CI	--	Abutting Zones	
<b>CI-HD</b>	<b>8</b>	<b>T6-24</b>	<b>7</b>
D1	--	T6-8*, T5, CI, D2	5 (T6-8)* or -- all others
D2	--	D1, CI	--
D3	--	T6-8L, T6-8 O, CI	--

\* The Planning Department shall make a recommendation as to which Transect Zone will yield the most coherent pattern given the established zoning pattern and context in the immediate vicinity.

SIGN DESIGN STANDARDS	WALL			WINDOW			PROJECTING			HANGING			AWNING					
C																		
	CS	CI	CI-HD	CS	CI	CI-HD	CS	CI	CI-HD	CS	CI	CI-HD	CS	CI	CI-HD			
<b>SINGLE ESTABLISHMENT WITHIN A BUILDING</b>																		
Aggregate Area Ratio	0.25 sq.ft. per linear Frontage			1.5 sq.ft. per linear Frontage														
Aggregate Area	(total linear building Frontage) x (aggregate area ratio); 300 sq.ft. max per Frontage (25 sq.ft. max for CS)																	
Width	40% of linear Frontage		70% of linear Frontage									60% of valance area						
Height (Measured from Average Sidewalk Elevation)							8 ft min (bottom of Sign)			8 ft min (bottom of Sign)			Letters, emblems, logos or symbols on valance 8 in. max					
Depth/Projection	12 in. max						4 ft. max											
Aggregate Area Per Sign Type	Shall not exceed 60% of Aggregate Area; Included in total Aggregate Area			1 sq.ft. max			20% of total glass area; Included in total Aggregate Area			25 sq.ft. max; Included in total Aggregate Area			6 sq.ft. max per Frontage; Included in total Aggregate Area			Limited to skirt or bottom edge of Awning; Included in total Aggregate Area		
Principal Frontage Quantity	1 sign per 150 ft linear Frontage (no more than 3 signs total)			1 per unit			1 sign per window			1 sign per 150 ft linear Frontage			1 sign per 150 ft linear Frontage			1 sign per window or door opening located on the Principal Frontage		
Secondary Frontage Quantity	1 sign per 250 ft linear Frontage (shall not exceed 50 sq.ft. in area)						1 sign per window			1 sign per 250 ft linear Frontage			1 sign per 250 ft linear Frontage					
<b>BUILDING WITH MORE THAN ONE ESTABLISHMENT OPENING TO THE OUTDOORS</b>																		
Aggregate Area Ratio	1.0 sq.ft. per linear ft.			See Wall Sign Aggregate Area			See Wall Sign Aggregate Area			See Wall Sign Aggregate Area			See Wall Sign Aggregate Area					
Aggregate Area (Building Identification)	max 50 sq.ft per Frontage.																	
Aggregate Area (Business Identification)	(linear feet of Frontage) x (aggregate area ratio).						See Wall Sign Aggregate Area											
Width	70% of linear Frontage (per establishment)												60% of valance area					
Height (Measured from Average Sidewalk Elevation)							8 ft min (bottom of Sign)			8 ft min (bottom of Sign)			Letters, emblems, logos or symbols on valance max 8 in					
Depth/Projection	12 in. max			N/A			3 ft. max			N/A			N/A					
Aggregate Area Per Sign Type	Shall not exceed 60% of Aggregate Area; Included in total Aggregate Area			20% of total glass area; Included in total Aggregate Area			25 sq.ft. max; Included in total Aggregate Area			6 sq.ft. max per frontage; Included in total Aggregate Area			Limited to skirt or bottom edge of Awning; Included in total Aggregate Area					
Principal Frontage Quantity	1 Business Identification Sign per 20 ft. of establishment accessing the outdoors			1 Sign per window			1 Business Identification Sign per 20 ft. of establishment accessing the outdoors			1 Business Identification Sign per 20 ft. of establishment accessing the outdoors			1 Business Identification Sign per 20 ft. of establishment accessing the outdoors					
Secondary Frontage Quantity	1 Sign per 100 ft. of establishment accessing the outdoors			1 Sign per window			1 Sign per 100 ft. of establishment accessing the outdoors			1 Sign per 100 ft. of establishment accessing the outdoors								
ILLUMINATION PERMIT	By Warrant		By Right			N/A			By Warrant		By Right			By Warrant		By Right		
ADDRESS SIGN	max 10 sq.ft. area/max 1 sign			max 10 sq.ft. area/max 1 sign			N/A			N/A			max 10 sq.ft. area/max 1 sign					
SUPPLEMENTAL STANDARDS	<ul style="list-style-type: none"> <li>Limited to establishment name, logo, decorative graphic bands, hours of operation and Class B Signs.</li> <li>Any painted Wall Signs shall be permitted by Warrant.</li> </ul>			<ul style="list-style-type: none"> <li>Limited to establishment name, logo, decorative graphic bands, hours of operation and Class B Signs.</li> <li>Signage to be displayed on street level windows only</li> </ul>			<ul style="list-style-type: none"> <li>Limited to establishment name, logo, decorative graphic bands, hours of operation and Class B Signs.</li> <li>Projection angle shall be parallel or perpendicular to wall.</li> </ul>			<ul style="list-style-type: none"> <li>Limited to establishment name, logo, decorative graphic bands, hours of operation and Class B Signs.</li> </ul>			<ul style="list-style-type: none"> <li>Limited to establishment name, logo, decorative graphic bands, hours of operation and Class B Signs.</li> </ul>					

SIGN DESIGN STANDARDS		MONUMENT			MENU BOARD			DIRECTIONAL		
<b>C</b>										
		CS	CI	CI-HD	CS	CI	CI-HD	CS	CI	CI-HD
<b>SINGLE ESTABLISHMENT WITHIN A BUILDING</b>										
Aggregate Area Ratio										
Aggregate Area				40 sq.ft. max per Display Surface					10 sq.ft. max per Display Surface	
Width				8 ft. max						
Height (Measured from Average Sidewalk Elevation)				8 ft. max (14 ft. max by Warrant)					8 ft. max	
Depth/Projection				24 in. max			N/A		10 in. max	
Aggregate Area Per Sign Type										
Principal Frontage Quantity				1 sign per 100 ft. of frontage (no more than 2 Display Surfaces)					1 Sign per entrance, exit or parking area	
Secondary Frontage Quantity									1 Sign per entrance, exit or parking area	
<b>BUILDING WITH MORE THAN ONE ESTABLISHMENT OPENING TO THE OUTDOORS</b>										
Aggregate Area Ratio										
Aggregate Area (Building Identification)				40 sq.ft. max per Display Surface			24 sq.ft Display Surface			
Aggregate Area (Business Identification)				15 sq.ft. max per Display Surface						
Width				8 ft. max						
Height (Measured from Average Sidewalk Elevation)				8 ft. max (14 ft. max by Warrant)			7 ft max			
Depth/Projection				12 in. max			24 in. max			
Aggregate Area Per Sign Type										
Principal Frontage Quantity				1 sign per 100 ft. of Frontage (no more than 2 Display Surfaces)			1 Sign per drive-through (no more than 1 Display Surfaces)			
Secondary Frontage Quantity				1 Sign per 150 ft. of establishment accessing the outdoors						
ILLUMINATION PERMIT				By Warrant	By Right		By Right		By Right	
ADDRESS SIGN				max 10 sq.ft. area/max 1 Sign					max 5 sq.ft. area/max 1 Sign	
SUPPLEMENTAL STANDARDS				<ul style="list-style-type: none"> <li>Limited to establishment name, logo, decorative graphic bands, hours of operation. Regional parks shall be allowed commercial sponsorship messages not to exceed twenty-five percent (25%) of total Sign Area</li> <li>Monument Sign total Sign Area shall not exceed one hundred (100) square feet.</li> <li>Height may exceed eight (8) feet by Warrant process, but shall not exceed fourteen (14) feet in height.</li> </ul>			<ul style="list-style-type: none"> <li>Limited to establishment name, logo, menu selection/ pricing for food service, hours of operation.</li> <li>Shall be located within the Third Layer between the building and the drive-through lane and shall not be noticeably visible from the public right-of-way.</li> </ul>		<ul style="list-style-type: none"> <li>Limited to Wall, Hanging, or Monument Signs.</li> </ul>	

**10.3 SUPPLEMENTAL SIGN REGULATIONS****10.3.1 Class A Signs (Temporary)**

For the purposes of this Article, Class A Signs shall be removed from the event or location to which they are related in a timeframe described below, unless otherwise specified.

- a. Class A (construction, development and special events signs). All construction, development and special events signs shall comply with the requirements of Chapter 62 of the City Code.
- b. Class A (real estate Signs). No Sign permit shall be required for real estate Signs displayed on private property. Such real estate Signs shall be removed within thirty (30) days of the sale or rental of the property. All such real estate Signs shall be subject to the following regulations:
  1. In T5-L,O, T6-L,O, CI, **CI-HD**, D1, D2 and D3 Transect Zones, Signs shall not exceed fifteen (15) square feet in Sign surface Area; or
  2. In T3, T4-R, T5-R or T6-R Transect Zones, Signs shall not exceed one (1) for each Dwelling Unit and not exceed four (4) square feet in Sign surface Area.
- c. Class A (political election Signs). No Sign permit shall be required for political election Signs displayed on private property. Such political election Signs shall be permitted no earlier than three (3) months prior to the date of the election and removed within fifteen (15) days after the election. All such political election Signs shall be subject to the following regulations:
  1. In T5-L,O, T6-L,O, CI, **CI-HD**, D1, D2 and D3 Transect Zones, Signs shall not exceed fifteen (15) square feet in aggregate of Sign surface Area; or
  2. In T3, T4, T5-R and T6-R Transect Zones, Signs shall not exceed four (4) square feet in aggregate of Sign surface Area.

**10.3.2 Class B Signs (Entertainment Establishments)**

For the purposes of this Article, Class B Signs for Entertainment Establishments may install no more than two (2) outdoor display encasements for event posters per fifty (50) feet of linear Frontage subject to the following guidelines:

- a. Shall be located within thirty (30) feet of Entertainment Establishments main entrance.
- b. Shall be permanently wall-mounted, maintained in good condition and contain current events.
- c. Shall not exceed forty-six (46) inches in height by thirty-two (32) inches in width by for (4) inches in depth.
- d. Framing materials (other than fasteners) for event posters shall be made of wood, brass or aluminum, and shall blend in and be consistent with the color of the building façade.

- e. Illuminated Sign encasements shall be subject to requirements of Section 10.1.4 (c) of this Article.
- f. Information displayed on posters shall be limited to the specific Entertainment Establishments events and event show times.

**10.3.3 Class C Signs (Commercial Advertising Signs)**

All Class C Signs shall comply with the requirements of the City Code, Article IX of Chapter 2 for Outdoor Advertising on City Buildings and Article XIII of Chapter 62 for Murals and Billboards.

**10.3.4 Home Office Signs**

All Home Office Signs shall be limited to one (1) sign and not to exceed one (1) square foot in Area located on the front facade.

**10.3.6 Signs Above a Height of Fifty (50) Feet**

Except as otherwise provided in a specific Transect Zone, all Signs higher than fifty (50) feet above Average Sidewalk Elevation shall be permitted by Warrant and shall be reviewed based on the following guidelines:

- a. Signs shall be limited to the Building Identification or the name of one (1) major Commercial, Office or Lodging 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 Sign Area shall be as indicated in the table below.

	AREA
any portion of a Sign over fifty (50) feet or greater, but less than two hundred (200) feet above grade	140 s. f.
any portion of a Sign at two hundred (200) feet or greater, but less than three hundred (300) feet above grade	210 s. f.
any portion of a Sign at three hundred (300) feet or greater, but less than four hundred (400) feet above grade	280 s. f.
any portion of a Sign over four hundred (400) feet above grade	350 s. f.

- d. 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:

	AREA
any portion of a Sign over fifty (50) feet or greater, but less than two hundred (200) feet above grade	200 s. f.
any portion of a Sign at two hundred (200) feet or greater, but less than three hundred (300) feet above grade	300 s. f.
any portion of a Sign at three hundred (300) feet or greater, but less than four hundred (400) feet above grade	400 s. f.
any portion of a Sign over four hundred (400) feet above grade	500 s. f.

- 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 or one (1) vertical line of letters or symbols, unless it is determined by the Planning Director 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 Waiver from maximum logotype, length of Sign or Number Of Signs shall be granted.
- g. The following design guidelines shall be applied to all Signs higher than fifty (50) feet above Average Sidewalk Elevation:
  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 shall not be allowed.
  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 prohibited.
  3. In the case of an Illuminated Sign, a reverse channel letter that silhouettes the Sign against an Illuminated Building face is desirable. Illumination of a Sign should be accompanied by accent lighting of the Building's distinctive Architectural Features and especially the Facade area surrounding the Sign. Illuminated Signs on unlit Buildings shall not be allowed.
  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.

### 10.3.7 Special Sign Package

The purpose of a Special Sign Package is to allow buildings exceeding 200,000 square feet of commercial or office gross leasable Building Floor Area, mixed use developments over four (4) stories (excluding residential uses), entertainment establishments and Civil Support Uses exceeding 200,000 square feet of Building Floor Area to allow greater flexibility in Sign regulations to result in a higher or specialized quality design. It is important that Sign designs preserve the characteristics of the surrounding community and create a Sign package that will contribute to the character of the area. Specific Sign standards may be exceeded for various Sign types with the exception that the total Aggregate Area is not exceeded. Comprehensive signage proposals for Special Sign Package may only be permitted by Warrant. Aggregate Areas that exceed Table 15 Sign Design Standards may be permitted only by Exception.

### 10.3.8 Regional Activity Complex Sign Package

Comprehensive signage proposals for Regional Activity Complexes may only be permitted by Exception. Proposed Aggregate Area shall not exceed three (3) square feet for each linear foot of wall fronting on a street. In determining whether an Exception should be granted, the PZAB shall consider the following guidelines as well as Article 4, Table 12:

- a. Certain deviations from the Sign standards and areas otherwise applicable may be considered within comprehensive signage proposals for Regional Activity Complexes. Specific Sign criteria may be waived to achieve specific objectives commensurate with the facility's regional purpose, size, bulk and scale.
- b. Signs should respect the Architectural Features of the Structure 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.
- c. 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.
- d. In the case a Sign is Illuminated, a reverse channel letter that silhouettes the Sign against a lighted Building face is desirable. Illumination of a Sign should be accompanied by accent lighting of the Building's distinctive Architectural Features and especially the Facade area surrounding the Sign. Illuminated Signs on unlit Buildings are unacceptable. The objective is a visual lighting emphasis on the Building with the lighted Sign as subordinate. Automatic electric changing Signs acceptable under the Miami-Dade County Code Section 33-96.1 may be reviewed for compliance under this Section.
- e. 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 under Miami-Dade County Code Section 2-11.15, shall not be construed as Signage subject to these regulations.