

**MEMORANDUM**

To: Honorable Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

Date: November 9, 2004

From: George M. Burgess
County Manager

Subject: Substitute to proposed zoning ordinance establishing the Naranja Community Urban Center District

RECOMMENDATION

It is recommended that the Board pass and adopt the attached zoning ordinance establishing Naranja Community Urban Center Zoning district regulations.

BACKGROUND

The proposed Naranja Community Urban Center Zoning district regulations implement the "Naranja Master Plan" which is the citizens' vision for the future growth and development of the unincorporated area of Naranja in southern Miami-Dade County. This vision resulted from the Naranja Charrette held from August 3rd to August 11th, 2001. The proposed Naranja Community Urban Center Zoning district regulations also implement the County's Comprehensive Development Master Plan (CDMP).

The CDMP contains directives to promote urban centers in places where mass transit, roadways, and highways are highly accessible. Community Urban Centers (CUCs) are compact, mixed-use, and pedestrian-friendly activity centers that will serve localized areas. The Naranja CUC, which is designated in the Land Use Plan Map of the CDMP, is located around the South Dade Busway stop at SW 264 Street.

The purpose of the proposed ordinance is not merely to provide the minimum regulations necessary to facilitate safe and orderly growth, but also to ensure that all approved growth forms are an integral part of a community of functional neighborhoods and town centers; to increase collective security and community identity to promote civic awareness and responsibility; and to enhance the quality of life for the unincorporated community of Naranja to ensure the greatest possible economic and social benefits for all residents. In addition, its purpose is to produce an effective CUC, which is a place where people can live, work, shop, at a convenient walking distance, while having access to other parts of the County by way of rapid transit. To these ends, the ordinance has been prepared with due consideration of future population growth; the promotion of a coherent community-scaled built environment, which respects local and regional architecture; the promotion of an integrated and balanced transportation system based on pedestrian, mass transit, bicycle, and automobile use; the adequate provision of water and sewer

infrastructure, schools, parks, and other public services and facilities; and the preservation and enhancement of the natural environment through the protection and replenishment of landscaping of the public areas.

The proposed ordinance has been subject to considerable public input, including the Naranja Charrette's Steering Committee and public hearings at the Redland Community Council 14, the South Bay Community Council 15, and the Planning Advisory Board. All these Boards have recommended that the Board of County Commissioners adopt the proposed ordinance. The ordinance has also been presented to the Naranja Community Action Agency and Naranja Community Development Corporation. Finally, the ordinance has also been presented to the Metropolitan Planning Organization's Transportation Planning Committee, Transportation Planning Technical Advisory Committee, Citizens' Transportation Advisory Committee, and Bicycle/Pedestrian Advisory Committee.

The proposed ordinance creates regulations to govern the new zoning district. Properties located within the boundaries of the new zoning district will become subject to the new regulations upon approval after public hearing on an application to rezone to Naranja Community Urban Center Zoning.

FISCAL IMPACT

The proposed ordinance creates no fiscal impact on Miami-Dade County.


Assistant County Manager



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: July 13, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Bid waiver requiring County Manager's written recommendation**
- Ordinance creating a new board requires detailed County Manager's report for public hearing**
- Housekeeping item (no policy decision required)**
- No committee review**

Approved _____ Mayor
Veto _____
Override _____

ORDINANCE NO. _____

ORDINANCE RELATING TO ZONING AND
OTHER LAND DEVELOPMENT REGULATIONS;
PROVIDING FOR THE NARANJA COMMUNITY
URBAN CENTER ZONING DISTRICT; CREATING
SECTIONS 33-284.66 THROUGH 33-284.76 OF THE
CODE OF MIAMI-DADE COUNTY (CODE);
AMENDING SECTIONS 33-311, 33-313 AND 33-314
OF THE CODE; PROVIDING SEVERABILITY,
INCLUSION IN THE CODE AND AN EFFECTIVE
DATE

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-
DADE COUNTY, FLORIDA:**

Section 1. Sec. 33-284.66 of the Code of Miami-Dade County, Florida, is hereby created
as follows:¹

>> ARTICLE XXXIII (J)

NARANJA COMMUNITY URBAN CENTER DISTRICT

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or
>>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect
and remain unchanged.

Sec. 33-284.66. Purpose and applicability.

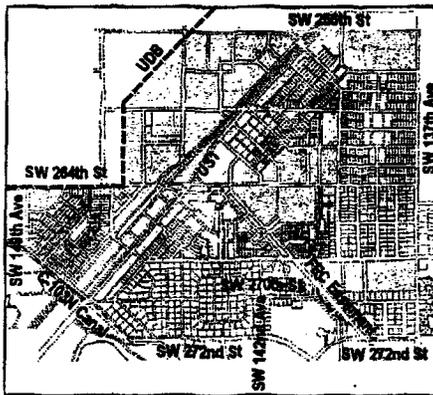
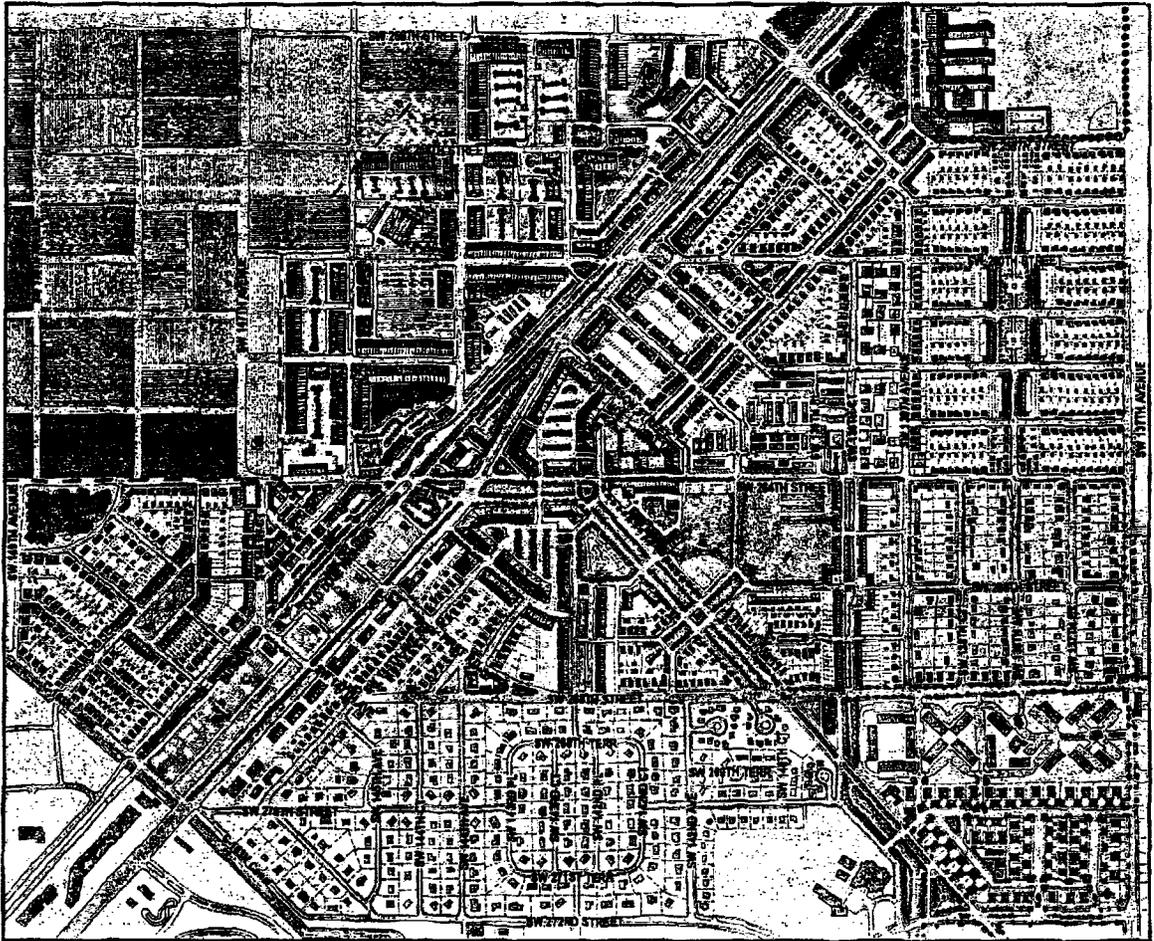
1. The Comprehensive Development Master Plan (CDMP) contains directives to promote urban centers in places where mass transit, roadways, and highways are highly accessible. The CDMP provides for three types of urban centers: community (CUC), metropolitan (MUC) and regional (RUC). CUCs are a mechanism by which those CDMP directives can be addressed, because CUCs are compact, mixed-use, and pedestrian-friendly areas. In the Naranja CUC area these CDMP directives are intended to be achieved by the following means:
 - A. allocating development intensities within the Naranja CUC according to proximity to mass transit, and by creating Core, Center and Edge Sub-districts to allocate the various development intensities within the CUC; and
 - B. by organizing an interconnected network of tree-lined streets and sidewalks to improve pedestrian access to transit, jobs, and shopping; and
 - C. by providing for open space with specific square, green and/or plaza locations, and by shaping the way buildings front onto open space and streets.
2. The regulations contained in this chapter and Chapter 18-A, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.
3. The Illustrative Plan (Figure 1), shall be used to assist in interpreting this article. Where there is conflict between the Illustrative Plan and the text of this article, the text shall govern.
4. The boundaries shown in Figure 1 shall constitute the Naranja CUC Boundary Plan and are generally described as follows: from the northwest corner of the intersection of SW 137 Avenue and SW 272 Street, north along the west side of SW 137 Avenue to the south side of SW 256 Street, then west along the south side of SW 256 Street to the UDB line, as reflected on the maps on file with the Department of Planning and Zoning dated September 22, 2003, then south and west along the UDB to the east side of SW 149 Avenue, then south along the east side of SW 149 Avenue to the C-103N

canal, then southeast along the canal to the north side of SW 272 Street, then east along the north side of SW 272 Street to the west side of SW 142 Avenue, then north along the west side of SW 142 Avenue to the south side of SW 270 Street, then east along the north side of SW 270 Street to the east side of the FEC easement, then southeast along the east side of the FEC easement to the north side of SW 272 Street, then east along the north side of SW 272 Street to the west side of SW 137 Avenue. The exact location of the UDB line as of the effective date of this ordinance (July 23, 2004) is on file with the Department of Planning and Zoning. An approximate delineation of the UDB line is depicted in the Regulating Plans. Any amendment to the CDMP resulting in a movement of the UDB line following the effective date of this ordinance, shall be followed by an amendment to this section of the code to reflect the new UDB line or the westernmost boundaries of the NCUC in compliance with the half-a-mile radius CDMP requirement for Community Urban Centers.

Full scale maps of the Illustrative Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures in this article, are on file with the Miami-Dade Department of Planning and Zoning.

5. No provision in this article shall be applicable to any property except lands lying within the boundaries of the Naranja Community Urban Center District as described herein. No property lying within the boundaries of the Naranja Community Urban Center shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to the Naranja Community Urban Center District has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan



KEY

-  CUC Area
-  Proposed Buildings
-  Existing Buildings
-  Urban Development Boundary



CUC Boundary Plan

Section 2. Sec. 33-284.67 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.67. Definitions.

Terms used throughout this Article shall take their commonly accepted meaning unless otherwise defined in Chapters 18-A, 28 or 33 of the Code of Miami-Dade County. Terms requiring interpretation specific to this Article are as follows:

1. *Anchor point*: the location depicted on the Open Space Plan on which some portion of a plaza, green, or square must be situated.

2. *Bike lane*: a corridor dedicated specifically for bicycle use.

3. *Block*: a combination of building lots, the perimeter of which abuts public rights-of-way or an open space.

4. *Block face*: the right-of-way line or easement line that delineates a block edge.

5. *Boulevard*: a roadway traversing a neighborhood, flanked with sidewalks, on-street parking, street trees and buildings.

6. *Building height*: definition provided in Sec. 33-1(17) of the Code. In addition, building height shall not apply to clock towers, cupolas, chimneys, or church steeples and shall be in accordance with the Street Type Development Parameters.

7. *Build-to line*: a line parallel to the block face, along which a building shall be built. A forecourt may be used to vary the build-to line in the Core and Center Sub-districts where mixed-use development is permitted.

8. *Busway*: a limited access right of way for the exclusive use of buses.

9. *Civic use*: civic uses in this zoning District shall be in compliance with Section 33-284.51(B) of this code.

10. *Clear zone*: an area within the curb radius, which shall be kept clear of all objects to a prescribed height to provide vehicle clearance.

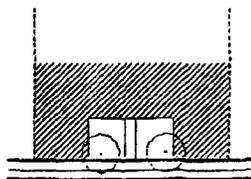
11. Colonnade: a roofed structure, extending over a private walkway, open to the street and sidewalk except for supporting columns or piers. Colonnades shall have a minimum clear height of ten (10) feet (including lighting) and a minimum clear width of ten (10) feet (on the first floor from build-to line to exterior building face excluding supporting structures). Awnings are permitted but shall not count towards the required colonnades. Colonnades shall not cause roof drainage into the public right-of-way. Colonnades shall be attached to buildings.

12. Cornice line: a molded and projecting horizontal member that crowns an architectural composition. A cornice line shall project a minimum of 2 inches from the front elevation of the structure.

13. Designated open space: an outdoor, at grade space which is accessible to the public all or most of the time, including greens, squares, plazas and colonnades as indicated on the Designated Open Space Plan.

14. Fenestration: design and position of windows, entrances, and other structural openings in a building.

15. Forecourt: the space between the principal building and the right-of-way where the building façade is set back and replaced by a low wall at the frontage line. The forecourt is suitable for gardens and outdoor seating and is required to be fronted by buildings on three sides.

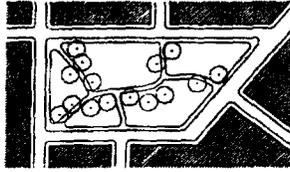


Forecourt

16. Front property line: the property line abutting the higher ranking street right-of way. For equal ranking street rights-of-way, either frontage shall be the front property line.

17. Green: an outdoor open space, mostly surrounded by residential uses, that shall not be hard surfaced for more than 20 percent of the area exclusive of dedicated rights-of-

way. Greens shall be located according to the Designated Open Space Plan. Its landscaping shall consist primarily of lawn, trees and garden structures.



Green

18. Greenway or linear park: an outdoor open space along a natural edge, such as a river front, a canal, a scenic road, or other route. Greenways provide passage for pedestrians or bicycles and are used to link nature reserves, cultural features, other parks and open spaces and/or historic sites.

19. Habitable space: building space whose use involves regular human presence with direct view of the streets, service roads or open space on which it fronts. Habitable space shall not include parking garages, self-service storage facilities, or warehouses.

20. Home office: an allowed professional office use within a residential use as provided in section 33-284.68 of this code.

21. Irregularly shaped lot: a lot in areas designated Residential (R) and Residential Modified (RM) with an irregular shape due to its location on a corner or intersection or at the end of a grouping of single-family detached or attached units. The dimensions of the front yard of such lot shall be similar to the dimensions of the front yards of adjacent homes.

22. Live-work unit: a mixed-use building type with one single-family residential dwelling located above a single work space.

23. Main street: a vehicular and pedestrian thoroughfare lined primarily with mixed-use buildings as depicted on the Street Types Regulating Plan.

24. Minor street: a street predominantly residential in character as depicted on the Street Types Regulating Plan.

25. Mixed-use building: a building that includes a combination of two or more uses, such as retail and/or office, on the ground floor, with residential above.

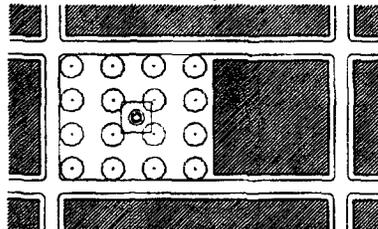
26. Off-street parking: garage parking or surface parking not on a public or private street.

27. On-street parking: parking on a public or private street.

28. Outdoor produce market: an outdoor commercial establishment where produce and hand crafted items are offered for sale.

29. Pedestrian passages: interconnected paved walkways that provide pedestrian passage through blocks and that connect directly with the network of sidewalks and open spaces.

30. Plaza: an outdoor open space on which retail and office uses front. A minimum of 50 percent and a maximum of 75 percent of the plaza's area, exclusive of dedicated rights-of-way, shall be hard surfaced. Plazas shall be located according to the Designated Open Space Plan. Its landscaping shall consist primarily of hard surfaced areas, permanent architecture or water-oriented features, and trees that are placed in an orderly fashion and that are regularly spaced as shown below.

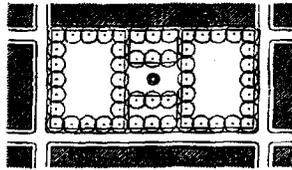


Plaza

31. Rowhouse: a single-family attached dwelling unit of a group of 3 to 7 units, each separated from the adjoining unit by a common party fire wall. A minimum space of 15 feet between building groups shall be provided. Each common party fire wall shall extend to the roof line or above the roof of units that it serves and shall have no openings therein. Where units are offset from one another and a common party wall is used, the wall may be placed equidistant on each side of the common interior lot line not exceeding the length of the offset. Each rowhouse unit shall be constructed upon a separate platted lot. Each rowhouse unit shall be serviced with separate utilities and shall otherwise be independent of any other unit.

32. Service road: a private or public vehicular passageway providing primary, secondary, or service access to the sides or rear of building lots.

33. Square: an outdoor open space that shall be flanked by streets on at least 3 sides and shall not be hard surfaced for more than 50 percent of the area exclusive of dedicated rights-of-way. Squares shall be located according to the Designated Open Space Plan. Its landscaping shall consist primarily of hard surfaced walks, lawns, and trees that are placed in an orderly fashion and that are regularly spaced as shown below.



Square

34. Storefront: the portion of a building at the first story of a retail frontage that is made available for retail use.

35. Street network: a system of intersecting and interconnecting streets and service roads.

36. Street vista: a view through or along a street centerline with a termination of a significant visual composition of an architectural structure or element placed in the view. Garages and blank walls are not significant visual compositions.

37. Weather protection elements: architectural elements that provide protection from the sun and the rain, such as colonnades, awnings, bus shelters, or projecting roofs.

Section 3. Sec. 33-284.68 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.68. Uses.

No land, body of water, or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, reconstructed, moved, structurally altered, or maintained for any purpose in the Naranja Community Urban Center (NCUC) District

except as provided in this article. The uses delineated herein shall be permitted only in compliance with the Regulating Plans and General Requirements provided in this article.

A. Permitted Uses.

1. Residential uses.

Residential uses are permitted in the areas designated in the Land Use Regulating Plan as Residential (R), Residential Modified (RM), Mixed-Use U.S. 1 (M1), and Mixed-Use Main Street (MM). Limited residential uses are also permitted in areas designated Industrial District (ID), pursuant to sub-paragraph (3) below.

a. The following are permitted on a lot as a single use in the areas designated Residential (R):

- (1) detached single family dwelling
- (2) duplex
- (3) rowhouse
- (4) family day care (upon compliance with the applicable requirements of the RU-1 zoning district regulations)
- (5) group home (upon compliance with the applicable requirements of the RU-1 zoning district regulations)
- (6) municipal recreation building, playground or park owned and operated by a municipality, county, state, or the federal government
- (7) public assembly uses: only on sites no greater than three acres and only in accordance with the Street Type Development Parameters. Parking for public assembly uses shall be provided in compliance with Section 33-284.51(B)(4).

b. The following are permitted on a lot as a single use in the areas designated Residential Modified (RM):

- (1) duplex
- (2) rowhouse
- (3) multiple family apartment development with density specified in the applicable Regulating Plan

- (4) family day care or group home (upon compliance with the applicable requirements of the RU-1 zoning district regulations)
- (5) municipal recreation building, playground or park owned and operated by a municipality, county, state, or the federal government
- (6) public assembly uses: only on sites no greater than three acres and only in accordance with the Street Type Development Parameters. Parking for public assembly uses shall be provided in compliance with Section 33-284.51(B)(4).

c. The following uses are permitted in the rear as ancillary uses to a lawful residential unit in the areas designated Residential (R) and Residential Modified (RM):

- (1) the following accessory buildings and uses (non-habitable): workshop, garage, utility shed, gazebo, cabanas, garden features, basketball hoops and carports
- (2) for a detached single family dwelling or rowhouse unit only, an accessory dwelling unit (one per dwelling unit) that shall be limited to 600 square feet of habitable space, per contiguous property and shall be under one ownership
- (3) home office

d. Multiple family apartment units are permitted when vertically integrated with other lawful uses in the areas designated in the Land Use Regulating Plan as Mixed-Use Main Street (MM) and Mixed-Use U.S. 1 (M1).

2. Mixed uses.

a. The following uses are permitted in a structure located in the areas designated in the Land Use Regulating Plan as Mixed-Use Main Street (MM) and Mixed-Use U.S. 1 (M1). These uses shall be allowed as provided for in the Land Use Regulating Plan.

- (1) Multiple family apartment units are permitted when vertically integrated with other lawful uses in the areas designated in the Land Use Regulating Plan as Mixed-Use Main Street (MM) and Mixed-Use U.S. 1 (M1)
- (2) professional offices as allowed in the RU-5 zoning district
- (3) civic uses
- (4) schools
- (5) governmental offices
- (6) hotels and apartment hotels
- (7) the following business uses:

antique shops

apparel store new and used merchandise, provided such establishments contain no more than 4,000 square feet of gross floor area

appliance and electrical fixture stores

art goods stores, artist studios, galleries, and museums

auditoriums, convention halls, and theaters

bait and tackle shops

banks, excluding drive-in teller services

banquet halls and convention halls

beauty parlors

bakeries

barber shops

bicycle sales, rentals, and repairs (non-motorized)

billiard rooms

card shops and book stores

confectionary, ice cream stores, and dairy stores

conservatories and music and dance studios

dairy stores

department stores, provided such establishments contain no more than 40,000 square feet of ground floor area

drugstores

dry-cleaning establishments where cleaning is not done onsite, offering drop-off and pick-up service only, but allowing other services such as clothing alterations, tailoring and shoe repair, provided such establishments contain no more than 4,000 square feet of floor area

florist shops and garden shops

furniture stores and upholstery shops
grocery stores, fruit stores, health food stores, delicatessen, meat and fish markets, and other similar food stores
handcrafted products shops and hobby shops, including related workshops
hardware stores
health and exercise clubs
information booths
interior design shops
jewelry stores
leather goods and luggage shops
locksmith
mail order offices, without storage of products sold
meeting halls
movie theaters (not including drive-in theaters)
municipal recreation buildings
newsstands
night clubs
office and stationery supplies
optical stores
paint and wallpaper stores
photography studios, photo supply shops, and photo galleries
physical training schools with indoor training facilities up to 5,000 square feet in size, such as, but not limited to, gymnastics, martial arts, and dance academies
police and fire substations
post office
pottery shops
printing shops
schools
libraries
transit stations
pubs and bars provided that these establishments comply with the distance requirements in Section 33-150 of this code as they apply to schools and churches only
religious facilities

restaurants, coffee houses. Outdoor table service and outside walk-up window service in conjunction with restaurants and coffee houses may be provided with the following requirements:

a. The restaurant furniture located on the sidewalk shall maintain a minimum five-foot wide obstacle-free corridor for pedestrian circulation along the sidewalk and shall be stored inside the property during nonoperating hours.

b. Alcoholic beverages may be served outdoors only where such service is strictly incidental to the service of food.

c. No drive-through restaurants are permitted.

second hand stores and flea markets (inside building only)

shoe stores and shoe repair shops

souvenir shops and gift shops

sporting goods stores

tailor shops

tobacco shops

variety stores.

b. On the east side of U.S. 1, Residential Modified (RM) lots abutting designated Mixed Use U.S. 1 (M1) lots are allowed to have uses permitted in the M1 area for a depth from U.S. 1 not to exceed that of the M1 lots.

3. Industrial uses.

The following uses are permitted in the Industrial District (ID) area:

These uses shall be allowed in conformance with the Land Use Regulating Plan and the Street Types Development Parameters.

a. all uses permitted in the IU-1 zoning district

b. all uses permitted in the IU-C zoning district after public hearing pursuant to Section 33-311(A)(3) of this code

c. the following limited residential uses are permitted on the following conditions: (1) when buffered by a street, a service road or live-work units, and (2) when fronting an "A" Street:

1. In any Sub-district, live-work units with the following permitted uses:

a single-family residential unit in connection with one of the following permitted uses for its workshop area:

antique shops
art goods stores, artist studios, galleries
artisanal use
bait and tackle shops
bakeries
cabinet shops
dance studios
dry cleaning and dyeing establishments
engines, sales and service
glass installation
health and exercise clubs
interior design shop
leather goods manufacturing, excluding tanning
locksmith shops, sharpening and grinding shops
mail order offices and storage
office use
photography labs
pottery shops
printing shops
rare books sales
restaurants, excluding drive-through service
secondhand stores
shoe stores and shoe repair shops
upholstery and furniture shops
veterinarian and air conditioned pet hospital
wholesales salesrooms

2. in the Edge Sub-district, the residential uses permitted in the Residential (R) areas at a minimum density of 8 dwelling units per acre net to a maximum density of 18 dwelling units per acre net
3. in the Center Sub-district, the residential uses permitted in the Residential Modified (RM) areas at a minimum density of 12 dwelling units per acre net to a maximum density of 36 dwelling units per acre net
- d. in the Core and Center Sub-districts only, on lots fronting on US 1, all uses permitted in Mixed-Use U.S.1 (M1) at a minimum residential density of 12 dwelling units per acre net to a maximum density of 60 dwelling units per acre net

- e. in the Edge Sub-district, automobile service stations and drive-through facilities when in compliance with the requirements of paragraph (B)(3) and (4) below
- f. in the Center Sub-district, except for properties along US 1, automobile service stations and drive-through facilities when in compliance with the requirements of paragraph (B)(3) and (4) below.

4. Market District uses.

The following uses are permitted in the Market District (MD) areas:

These uses shall be allowed in conformance with the Land Use Regulating Plan and the Street Types Development Parameters.

- a. outdoor produce markets, and
- b. all uses permitted in the Mixed-Use U.S. 1 (M1) except for residential.

B. Conditionally Permitted Uses.

The following land uses are permitted upon approval by the Director of a site plan and any accompanying plans necessary to assure compliance with the requirements established herein:

1. Bed and breakfast inn: a single-family dwelling unit used as a bed and breakfast inn shall be permitted in the Residential Modified (RM) and Residential (R) areas only when it is demonstrated that:
 - a. The dwelling unit has a minimum air conditioned floor area of 2,000 square feet.
 - b. Each bedroom of the dwelling unit is a minimum of 150 square feet.
 - c. The dwelling unit is owner-occupied.
 - d. All required parking for the dwelling unit is located at the rear of the dwelling unit, provided that where on-street parking is permitted it is located in front of the lot. A minimum of one space per rentable room of lodging is required. Two parking spaces are required for owner/operator.
2. The sale of alcoholic beverages, including but not limited to liquor or package stores, shall be permitted only in the MM, M1, MD and ID areas in the Core Sub-district and

only in compliance with the applicable requirements of section 33-150 of this code as they apply to schools and churches only.

3. An automobile service station shall be permitted only in the Industrial District (ID) areas in the Edge and Center Sub-districts, shall be exempt from the minimum height requirement, and shall provide a continuous street façade consisting of buildings or walls along all rights-of-way except driveways. If walls are provided, they shall not exceed 3'-6" in height, they shall be a minimum of 75 percent transparent in a manner that it does not preclude visibility, and they shall not exceed 60 percent of the frontage.
4. Drive-through facilities shall be permitted only in the Industrial District (ID) areas in the Edge and Center Sub-districts, and shall provide a continuous street façade consisting of buildings or walls along all rights-of-way except driveways.

C. Temporary Uses.

The following temporary structures and uses shall be permitted:

1. Construction trailers used in conjunction with construction projects, when located at a building site where there is a valid building permit for the construction project, or, in the case of a residential subdivision, a valid building permit for at least one of the residential units being constructed. All construction trailers shall be located at least 10 feet from all street rights-of-way.
2. At any construction site where there is a valid building permit, one or more security guard houses may be installed. Use of such structures may include overnight stay provided adequate sanitary facilities are provided and the same requirements as for construction trailers are met.
3. Uses of less than 45 days' duration and occurring no more than 3 times per year at a particular location, and only when associated with a permanent use. Such uses shall apply for a seasonal permit. Upon completion and submittal of an application, the Director of the Department of Planning and Zoning shall grant a seasonal permit for the temporary uses such as Christmas trees sales, pumpkin sales, firework sales, and shows for civic and youth organizations.

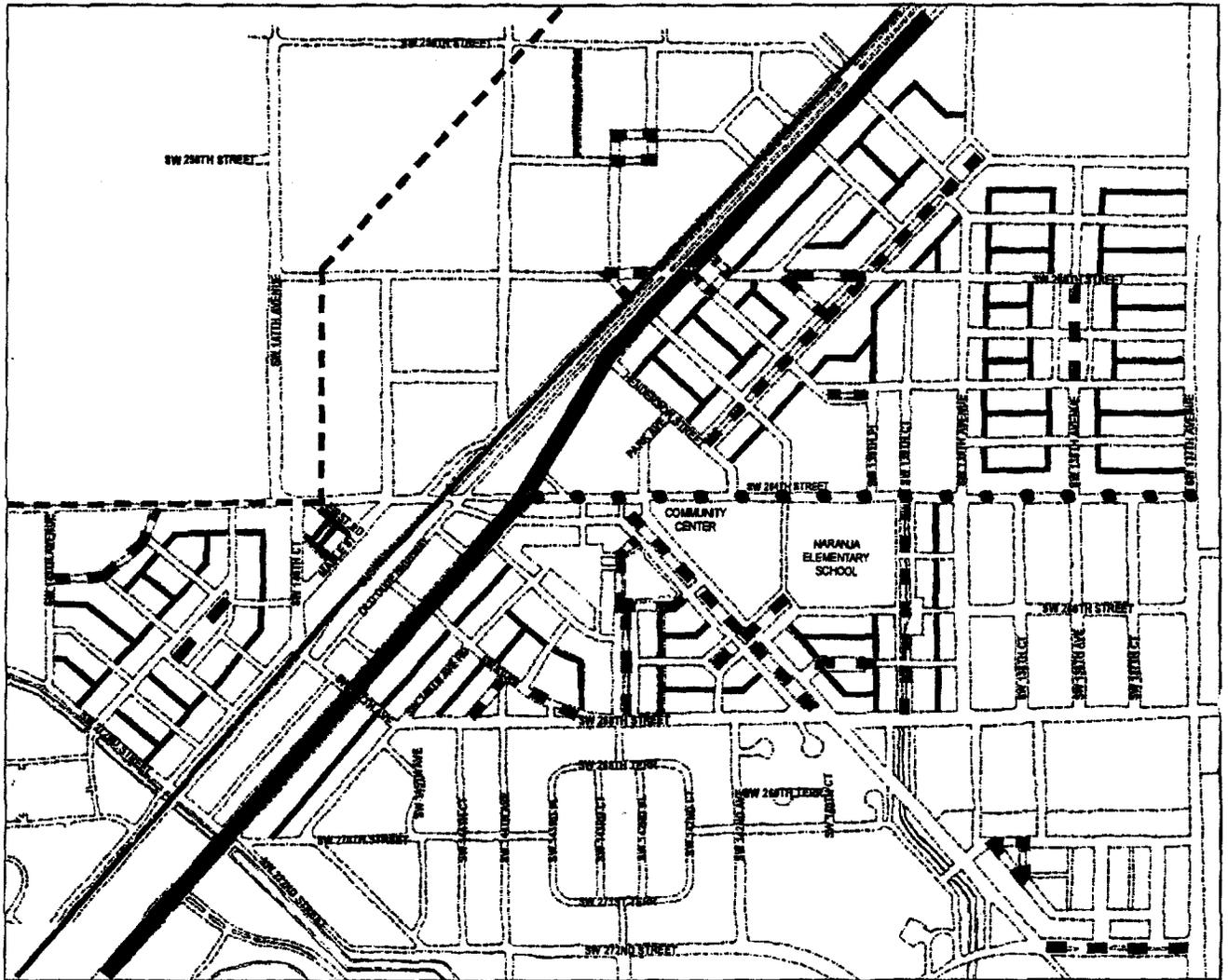
Section 4. Sec. 33-284.69 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.69. Regulating Plans.

The Regulating Plans consist of the following controlling plans as defined and graphically depicted in this section.

- a. The Street Types Plan establishes a hierarchy of street types in existing and future locations that shall be provided and shown in all development plans. The five (5) Street Types and the hierarchy of streets (from most important to least important in accommodating pedestrian traffic) are U.S. 1, Boulevard, Main Street, Minor Street, and Service Road.
- b. The Sub-districts Plan delineates three (3) Sub-districts: the Core, Center and Edge. These Sub-districts regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
- c. The Land Use Plan delineates the areas where specified land uses and development of various types and intensities will be permitted.
- d. The Building Heights Plan establishes the minimum and maximum allowable number of floors.
- e. The Designated Open Space Plan designates open spaces, which shall be shown in all development plans. The designated open spaces are controlled by anchor points.
- f. The New Streets Plan shows the location and the number of new streets needed to create the prescribed network of streets within the NCUC District. All new A streets are required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in section 33-284.71(F) of this code.
- g. The Bike Route Plan depicts the designated bike routes, which shall be shown in all development plans.

I. Street Types Plan

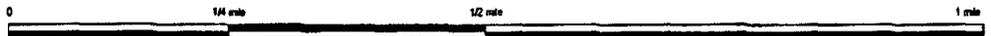
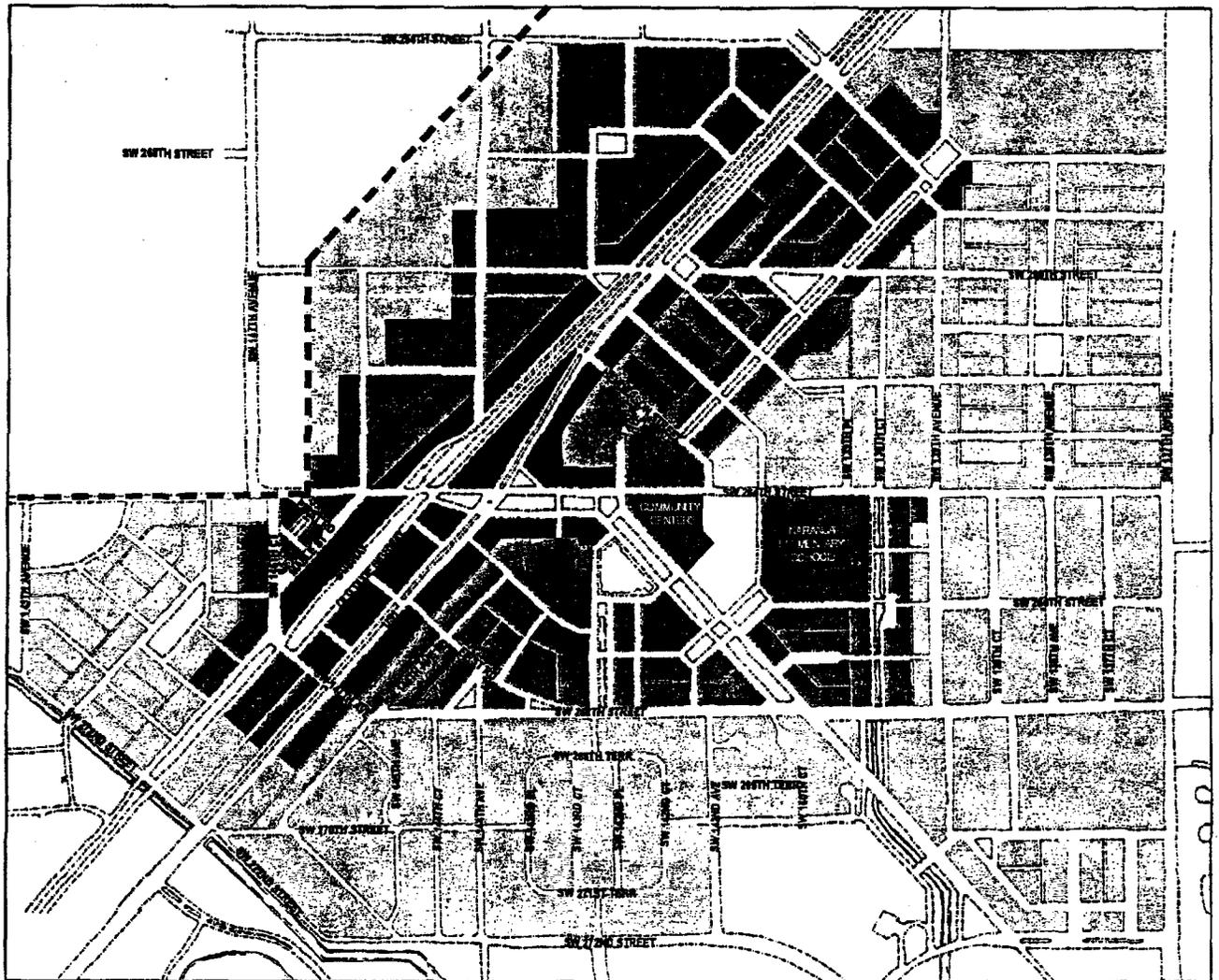


KEY

-  US Highway 1 / S.R. 5
-  South Miami-Dade Busway
-  Main Street
-  Boulevard
-  Minor Street
-  Service Roads
Core/Center Sub-district
-  Service Roads
Edge Sub-district: Optional for single family detached only
-  Urban Development Boundary



II. Sub-districts Plan

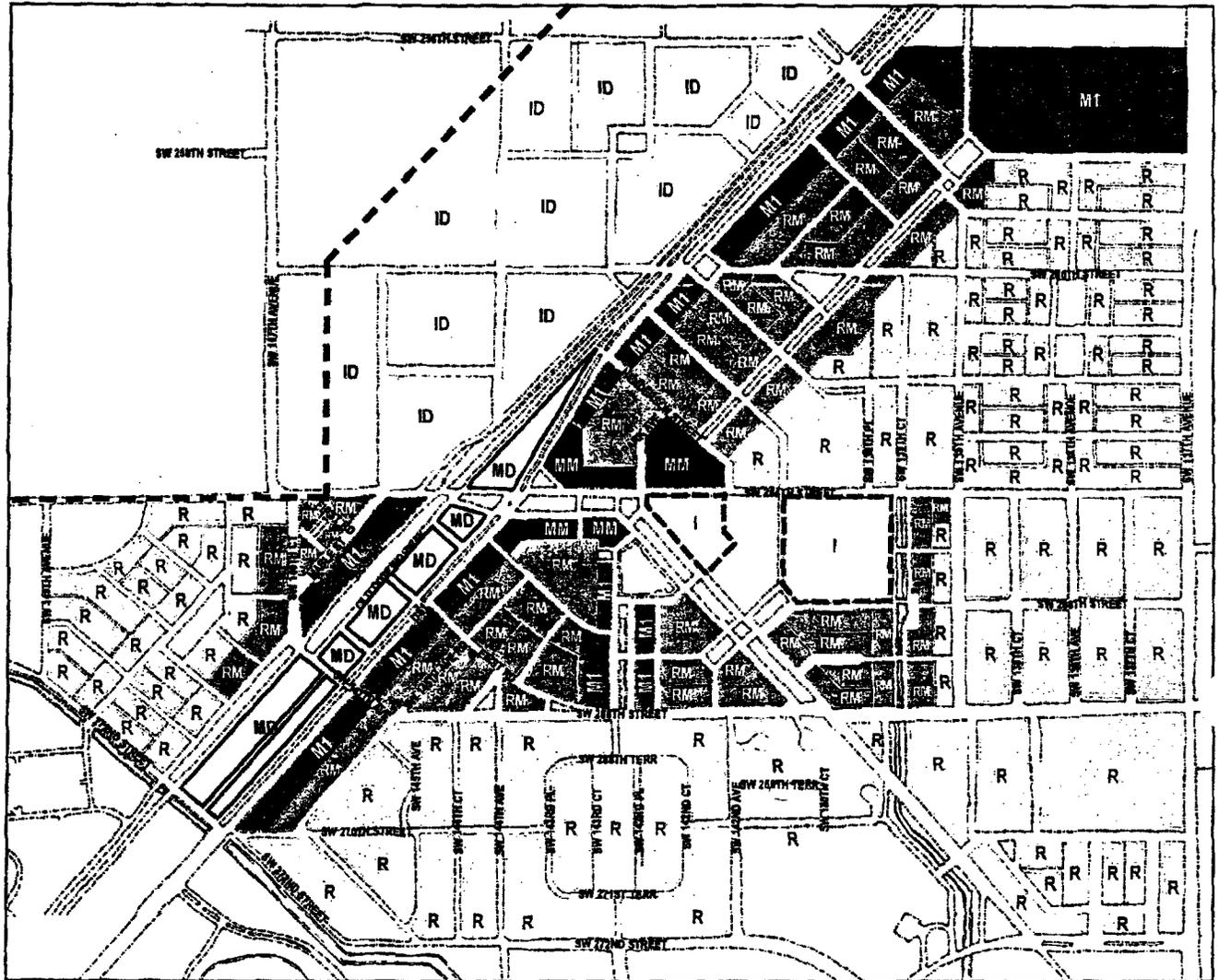


KEY

-  Core Sub-District
-  Center Sub-District
-  Edge Sub-District
-  Urban Development Boundary



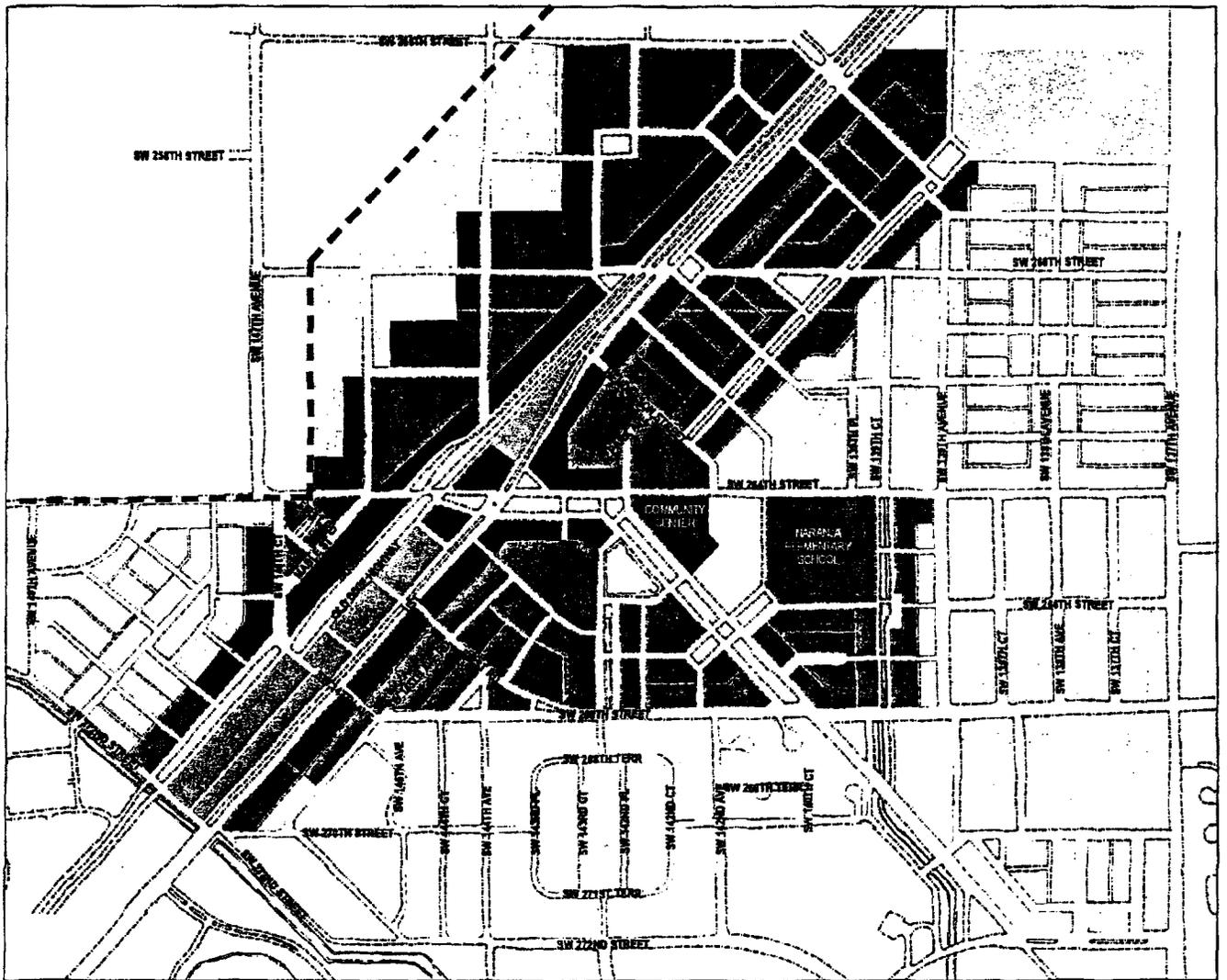
III. Land Use Plan



KEY

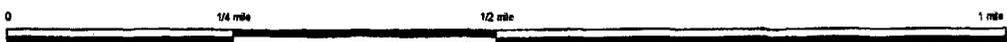
- MM: Mixed-use (Main Street):** 1st floor - businesses, professional offices, civic, education and government offices; 2nd floor and above - residential; and live-work units (Min. 12 units/acre net, Max. 60 units/acre net)
- M1: Mixed-use U.S.1:** minimum 1 floor - residential; all other floors - businesses, professional offices, civic, education and government offices; and live-work units (Min. 12 units/acre net, Max. 60 units/acre net)
- RM: Residential Modified:** Duplex, row-house, and small apartments (Min. 12 units/acre net, Max. 36 units/acre net)
- R: Residential:** Single family detached, duplex and rowhouse dwellings (Min. 8 units/acre net, Max. 18 units/acre net)
- ID: Industrial District:** In all floors and all Sub-districts - IUC uses and live-work units. In addition, for properties facing US1 in the Core and Center Sub-districts, all uses permitted in the Mixed-use Special/Single Use. In the Center Sub-district, all uses and density permitted in the Residential Modified (RM); and in the Edge Sub-district, all uses and density permitted in the Residential (R) are allowed as per Sec. 33-284.68 A3.
- I: Institutional:** Civic, education and government offices. Community center is designated to be publicly developed. If community center is privately developed then the Mixed-use (Main Street) criteria shall apply.
- Urban Development Boundary**

IV. Building Heights Plan

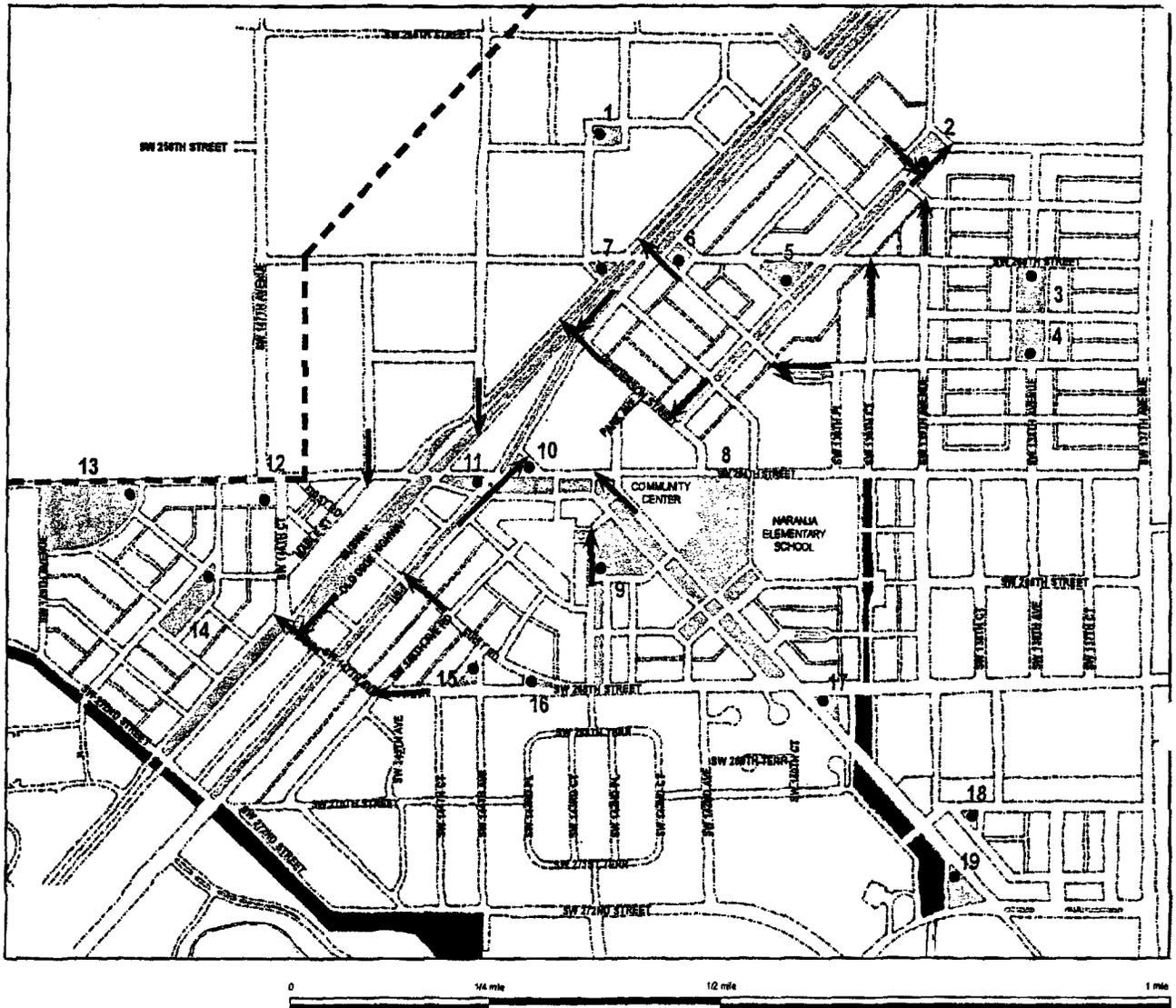


KEY

- Minimum 3 - Maximum 6 Floors
- Minimum 2 - Maximum 4 Floors
- 2 Floors
- Minimum 1 - Maximum 2 Floors
- Urban Development Boundary



V. Designated Open Space Plan



KEY

-  Open Space: G: Green; S: Square; P: Plaza
-  Existing Water Bodies
-  Street Vista
-  Anchor Point
-  Urban Development Boundary

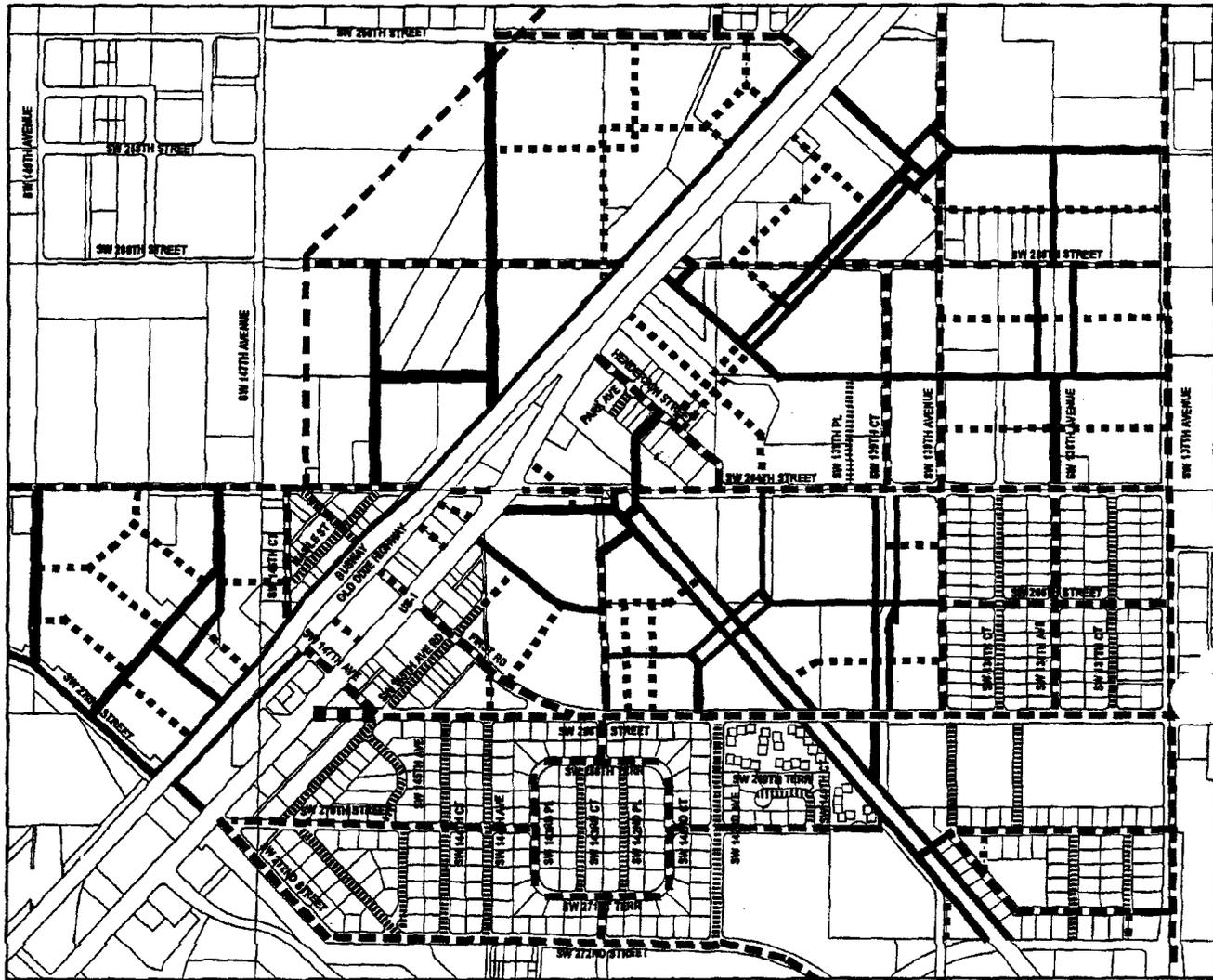
No	Type	Area
1.	S	15,000 sqft
2.	S	17,000 sqft
3.	G	32,200 sqft
4.	G	28,000 sqft
5.	G	25,000 sqft
6.	P	10,000 sqft
7.	P	5,000 sqft
8.	G	Existing
9.	S	50,200 sqft
10.	P	5,400 sqft
11.	P	7,000 sqft
12.	G	9,600 sqft
13.	G	120,500 sqft
14.	G	35,000 sqft
15.	G	5,000 sqft
16.	G	2,600 sqft
17.	G	7,000 sqft
18.	G	4,000 sqft
19.	G	18,000 sqft

The open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

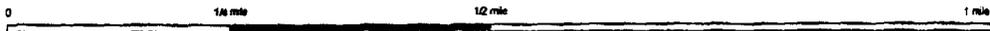
The open space, where an anchor point is not shown, shall be developed according to the Street Type Development Parameters.

Moody Drive (SW 268 Street) green in the Center Sub-District may be developed residentially under the Residential Modified criteria or business under the Mix-Use or Single Use criteria and shall be developed according to the open space regulations.

VII. New Streets Plan



- KEY**
- New "A" Streets
 - - - - - Existing "A" Streets
 - New "B" Streets
 - Existing "B" Streets
 - ■ ■ ■ Streets to be Removed
 - Urban Development Boundary
 - □ □ □ Property Ownership Pattern at time of charrette



Section 5. Sec. 33-284.70 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.70. Street Type Development Parameters.

The following diagrams establish design parameters based on street type and Sub-district.

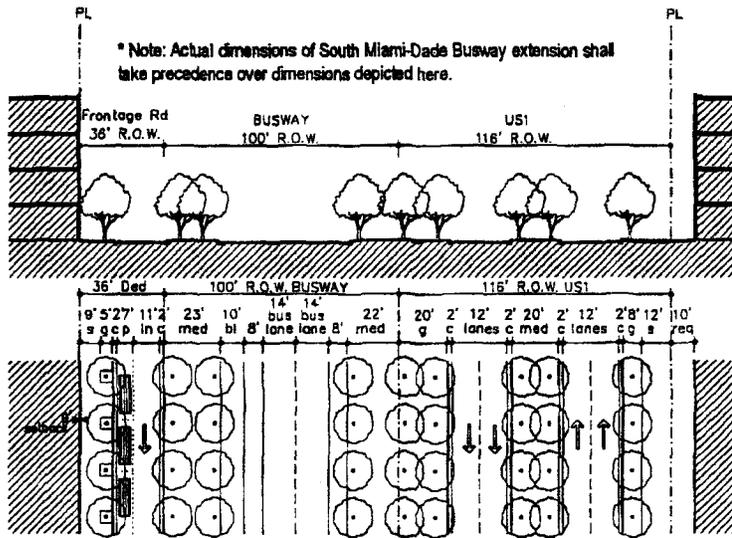
U.S. HIGHWAY 1/S.R. 5 CENTER

STREET SECTION

US-1
R.O.W.: 116'

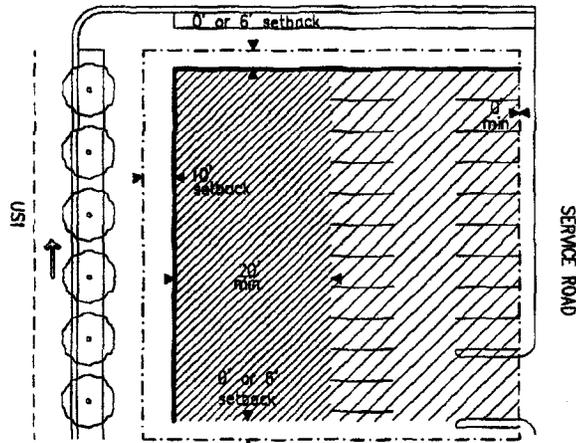
Building Height:
 Min: 3 stories
 Max: 6 stories
Market District:
 Max: 2 stories when developed as a produce market

KEY:
 s: sidewalk
 g: green
 c: curb and gutter
 ln: lane
 med: median
 p: parking
 bl: bike lane
 col: colonnade
 PL: property line
 Min: Minimum
 Max: Maximum
 Req: Required
 Ded: Dedication



BUILDING PLACEMENT

Key:
 — Build to Line
 - - - Property Line
 ▨ Habitable Space
 ▩ Parking and/or allowable building area



LAND USES	For permitted uses please refer to Sec. 33.284.88 and Sec 33.284.89.
BUILDING FRONTAGE	80 Percent Minimum at build-to line.
PARKING	All on-site parking shall be accessed from the service road or adjacent minor street. On-street parking shall count towards the minimum required parking except for single family attached and detached residential uses. Up to 60% of required parking may be provided off site within a 500' radius.
LANDSCAPE/ OPEN SPACE	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required.
SETBACK	The side setback shall be 0' or 6' in order to implement urban design principles. The front and rear setback shall be as shown above.
OTHER ELEMENTS	<p>The front setback shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line.</p> <p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.</p> <p>The above section is typical for all busway and US-1 frontages.</p> <p>* Note is inserted to depict rounded off dimensions of the Busway. It will not change required dedication.</p>

U.S. HIGHWAY 1/S.R. 5

EDGE

<p>STREET SECTION</p> <p>US-1 R.O.W.: 116'</p> <p>Building Height: Min: 2 stories Max: 4 stories</p> <p>Market District: Max: 2 stories when developed as a produce market</p> <p>KEY: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p>	<p style="text-align: center;">* Note: Actual dimensions of South Miami-Dade Busway extension shall take precedence over dimensions depicted here.</p>
<p>BUILDING PLACEMENT</p> <p>Key:</p> <ul style="list-style-type: none"> — Build to Line - - - Property Line Habitable Space Parking and/or allowable building area 	<p>LAND USES</p> <p>For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.</p>
<p>BUILDING FRONTAGE</p>	<p>80 Percent Minimum at build-to line.</p>
<p>PARKING</p>	<p>All on-site parking shall be accessed from the service road or adjacent minor street. On-street parking shall count towards the minimum required parking except for single family attached and detached residential uses.</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required.</p>
<p>SETBACK</p>	<p>The front setback shall be 10' or 15' and the side setback shall be 0' or 6' in order to implement urban design principles. The rear setback shall be as shown above.</p>
<p>OTHER ELEMENTS</p>	<p>The front setback of buildings along US1 shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line. When the build to line is 15' from the front property line, the remainder 5' shall be landscaped. The front setback of buildings along the busway shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. The above section is typical for all busway and US-1 frontages. * Note is inserted to depict rounded off dimensions of the Busway. It will not change required dedication.</p>

MAIN STREET (SW 264th Street East of US1)

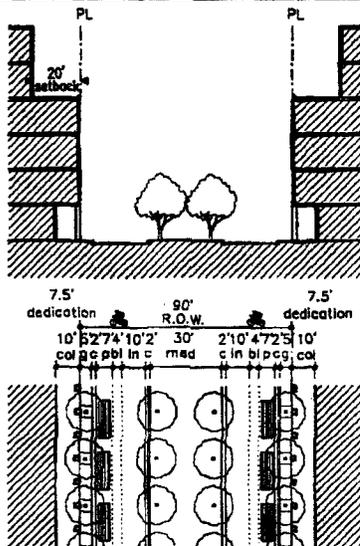
CORE

STREET SECTION

R.O.W.: 90'

Building Height:
Min: 3 stories
Max: 6 stories

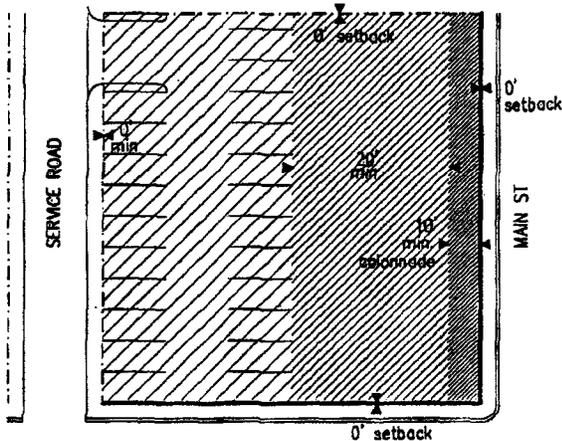
KEY:
s: sidewalk
g: green
c: curb and gutter
ln: lane
med: median
p: parking
bl: bike lane
col: colonnade
PL: property line
Min: Minimum
Max: Maximum
Req: Required
Ded: Dedication



BUILDING PLACEMENT

Key:

- Build to Line
- - - Property Line
- ▨ Required Colonnade
- ▧ Habitable Space
- ▩ Parking and/or allowable building area



LAND USES | For permitted uses please refer to Sec. 33.284.88 and Sec 33.284.69.

BUILDING FRONTAGE | 100 Percent Minimum at build-to line.

PARKING | All on-site parking shall be accessed from the service road. On-street parking shall count towards the minimum required parking. Up to 60% of required parking may be provided off site within a 500' radius.

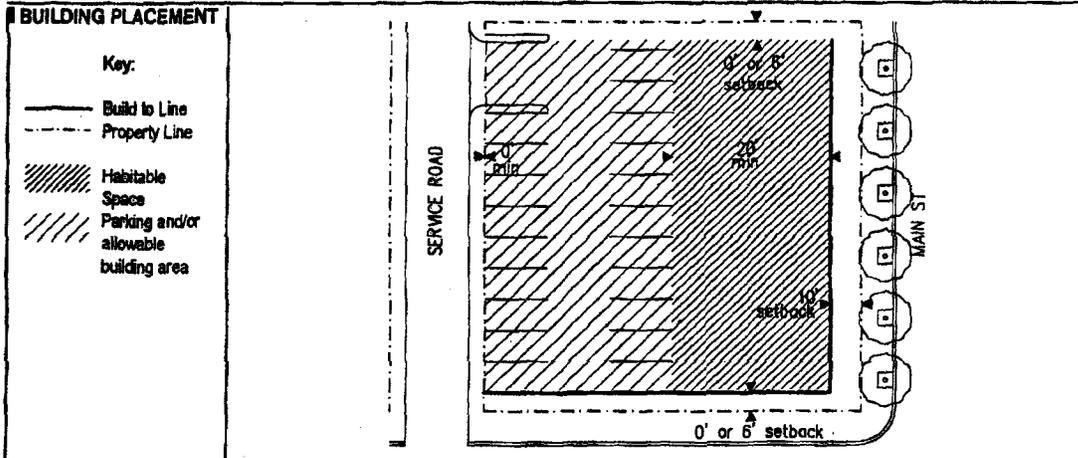
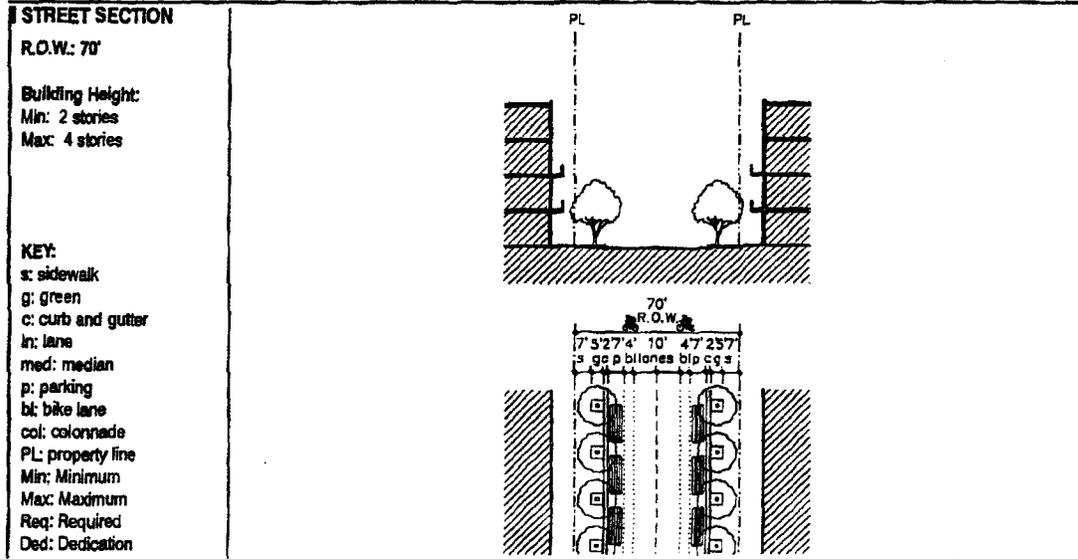
LANDSCAPE/ OPEN SPACE | Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees are optional but if provided, shall be planted in 5'x5' tree grates.

SETBACK | The front, side, and rear setback shall be as shown above.

OTHER ELEMENTS | A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Main Street intersections, the median shall have a mountable curb.

MAIN STREET (SW 264th Street East of US1)

CENTER



LAND USES	For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.
BUILDING FRONTAGE	80 Percent Minimum at build-to line.
PARKING	All on-site parking shall be accessed from the service road. On-street parking shall count towards the minimum required parking except for single family attached and detached residential uses. Up to 60% of required parking may be provided off site within a 500' radius.
LANDSCAPE/ OPEN SPACE	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required.
SETBACK	The side setback shall be 0' or 6' in order to implement urban design principles. The front and rear setback shall be as shown above.
OTHER ELEMENTS	The front setback shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

MAIN STREET (SW 264th Street East of US1)

EDGE

<p>STREET SECTION</p> <p>R.O.W.: 70'</p> <p>Building Height: Max: 2 stories</p> <p>KEY: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p>	
<p>BUILDING PLACEMENT</p> <p>Key:</p> <ul style="list-style-type: none"> — Build to Line - - - Property Line Habitable Space Accessory Bldg/Dwelling or Parking Area 	
<p>LAND USES</p>	<p>For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.</p>
<p>BUILDING FRONTAGE</p>	<p>60 percent minimum at build-to line. For single family attached only, 100 percent at build-to line.</p>
<p>PARKING</p>	<p>For single family attached, all on-site parking shall be accessed from the service road.</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Landscape shall meet all requirements of Chapter 18-A of this Code and this Article. Street trees shall be planted in a 5' minimum continuous landscape strip.</p>
<p>SETBACK</p>	<p>The front setback shall be 10' or 15' in order to implement urban design principles. The side and rear setbacks shall be as shown above.</p>
<p>OTHER ELEMENTS</p>	<p>The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.</p>

MAIN STREET, BOULEVARD, & MINOR STREET

OPTIONAL EDGE (NO SERVICE ROAD)

<p>STREET SECTION</p> <p>R.O.W.: Varies</p> <p>Building Height: Max: 2 stories</p> <p>KEY: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p>	<p>Please refer to the specific street type for street configuration.</p>
<p>BUILDING PLACEMENT</p> <p>Key:</p> <ul style="list-style-type: none"> — Build to Line - - - Property Line Habitable Space Accessory Bldg/Dwelling or Parking Area Driveway 	<p style="text-align: center;">Lots > or = 50' Only</p> <p style="text-align: center;">Front Property Line</p>
<p>LAND USES</p>	<p>For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.</p>
<p>BUILDING FRONTAGE</p>	<p>60 percent minimum at build-to line on all frontages. The garage shall not count towards the frontage requirements.</p>
<p>PARKING</p>	<p>All on-site parking for single family detached units on lots a minimum of 50 feet wide and in the Edge Sub-district only, shall be accessed from the service road or from the street as shown above.</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Please refer to the specific street type for landscape and street tree requirements.</p>
<p>SETBACK</p>	<p>The front setback shall be 10' or 15' in order to implement urban design principles. The side and rear setbacks shall be as shown above.</p>
<p>OTHER ELEMENTS</p>	<p>Please refer to the specific street type for other requirements. Where a driveway intersects a sidewalk, the sidewalk shall remain at a continuous level.</p>

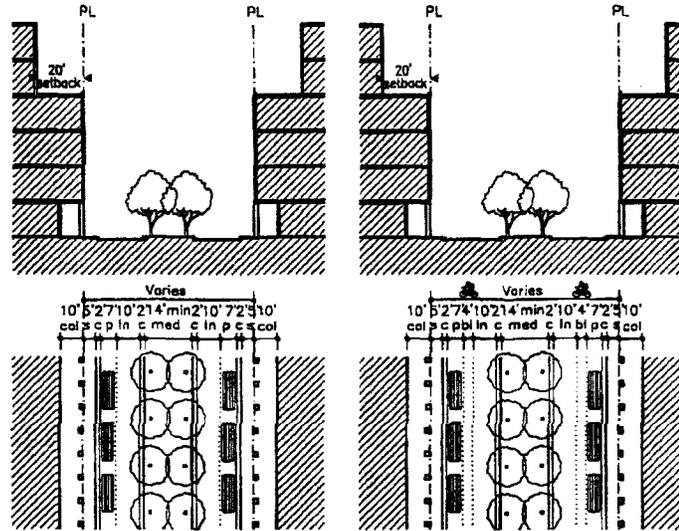
BOULEVARD CORE

STREET SECTION

R.O.W.: Varies

Building Height:
Min: 3 stories
Max: 6 stories

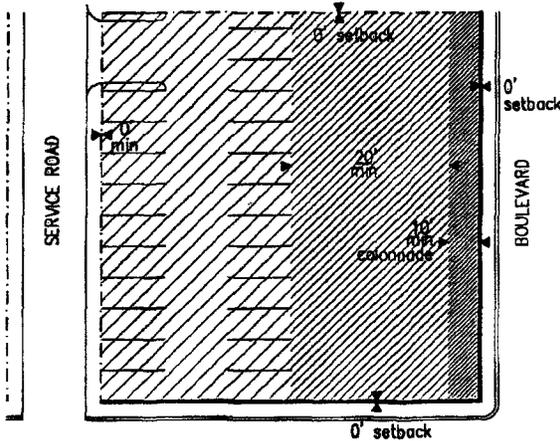
KEY:
s: sidewalk
g: green
c: curb and gutter
ln: lane
med: median
p: parking
bl: bike lane
col: colonnade
PL: property line
Min: Minimum
Max: Maximum
Req: Required
Ded: Dedication



BUILDING PLACEMENT

Key:

- Build to Line
- - - Property Line
- ▨ Required Colonnade
- ▧ Habitable Space
- ▩ Parking and/or allowable building area



LAND USES	For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.
BUILDING FRONTAGE	100 Percent at build-to line.
PARKING	All on-site parking shall be accessed from the service road. On-street parking shall count towards the minimum required parking. Up to 60% of required parking may be provided off site within a 500' radius.
LANDSCAPE/ OPEN SPACE	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required.
SETBACK	The front, side, and rear setbacks shall be as shown above.
OTHER ELEMENTS	A colonnade shall be required on both sides of the boulevard when build-to line is 0' and shall occupy the full length of the building frontage. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.

BOULEVARD CENTER (A) MIXED-USE

<p>STREET SECTION</p> <p>R.O.W.: Varies</p> <p>Building Height: Min: 2 stories Max: 4 stories</p> <p>KEY: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p>	
<p>BUILDING PLACEMENT</p> <p>Key:</p> <ul style="list-style-type: none"> — Build to Line - - - Property Line Habitable Space Parking and/or allowable building area 	
<p>LAND USES</p>	<p>For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.</p>
<p>BUILDING FRONTAGE</p>	<p>80 Percent Minimum at build-to line.</p>
<p>PARKING</p>	<p>All on-site parking shall be accessed from the service road. On-street parking shall count towards the minimum required parking. Up to 60% of required parking may be provided off site within a 500' radius.</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required.</p>
<p>SETBACK</p>	<p>The side setback shall be 0' or 6' in order to implement urban design principles. The front and rear setbacks shall be as shown above.</p>
<p>OTHER ELEMENTS</p>	<p>The front setback shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.</p>

BOULEVARD CENTER (B) RESIDENTIAL

<p>STREET SECTION</p> <p>R.O.W.: Varies</p> <p>Building Height: Min: 2 stories Max: 4 stories</p> <p>KEY: s: sidewalk g: green c: curb and gutter in: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p>	
<p>BUILDING PLACEMENT</p> <p>Key:</p> <ul style="list-style-type: none"> — Build to Line - - - Property Line Habitable Space Accessory Building/Dwelling or Parking Area 	
<p>LAND USES</p>	<p>For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.</p>
<p>BUILDING FRONTAGE</p>	<p>75 percent minimum at build-to line. For single family attached only, 100 percent at build-to line.</p>
<p>PARKING</p>	<p>All on-site parking shall be accessed from the service road. On-street parking shall count towards the minimum required parking except for single family attached and detached residential uses.</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in a 5' minimum continuous landscape strip. Permanent irrigation is required.</p>
<p>SETBACK</p>	<p>The front setback shall be 0' or 10' in order to implement urban design principles. The side and rear setbacks shall be as shown above.</p>
<p>OTHER ELEMENTS</p>	<p>The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. For rowhouses, the side setback shall be 0' and for all other residential uses the side setback shall be 6'. On all Boulevard intersections, the median shall have a mountable curb.</p>

BOULEVARD EDGE

<p>STREET SECTION</p> <p>R.O.W.: Varies</p> <p>Building Height: Max: 2 stories</p> <p>KEY: s: sidewalk g: green c: curb and gutter In: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p>	
<p>BUILDING PLACEMENT</p> <p>Key:</p> <ul style="list-style-type: none"> — Build to Line - - - Property Line Habitable Space Accessory Building/Dwelling or Parking Area 	
<p>LAND USES</p>	<p>For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.</p>
<p>BUILDING FRONTAGE</p>	<p>60 percent minimum at build-to line. For single family attached only, 100 percent at build-to line.</p>
<p>PARKING</p>	<p>For single family attached all on-site parking shall be accessed from the service road.</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Landscape shall meet all requirements of Chapter 18-A of this Code and this Article. Street trees shall be planted in a 7' minimum continuous landscape strip.</p>
<p>SETBACK</p>	<p>The front setback shall be 10' or 15' in order to implement urban design principles. The side and rear setbacks shall be as shown above.</p>
<p>OTHER ELEMENTS</p>	<p>The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.</p>

MINOR STREET (With two parking lanes)

CORE

STREET SECTION

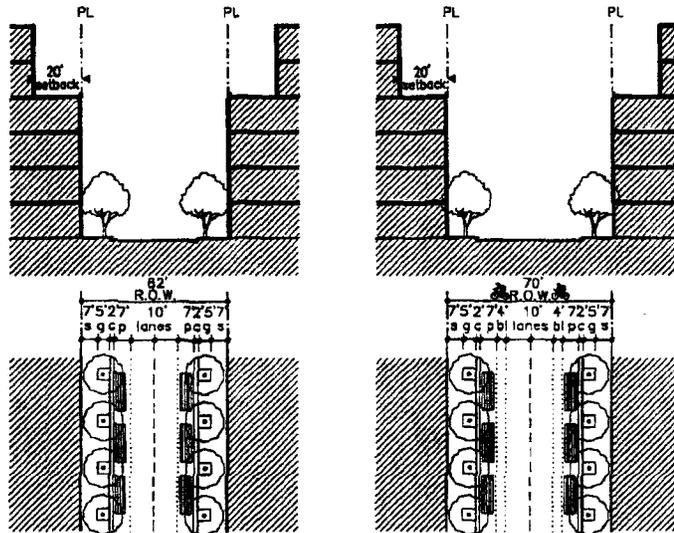
R.O.W.: 62' or 70'

Building Height:
Min: 3 stories
Max: 6 stories

Market District:
Max: 2 stories

KEY:

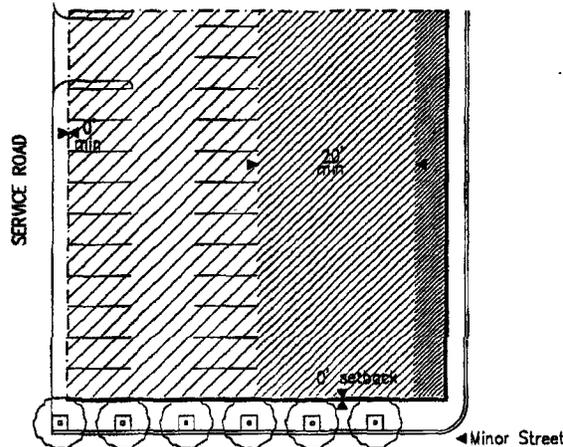
- s: sidewalk
- g: green
- c: curb and gutter
- ln: lane
- med: median
- p: parking
- bl: bike lane
- col: colonnade
- PL: property line
- Min: Minimum
- Max: Maximum
- Req: Required
- Ded: Dedication



BUILDING PLACEMENT

Key:

- Build to Line
- - - Property Line
- ▨ Required Colonnade
- ▧ Habitable Spaces
- ▩ Parking and/or allowable building area



LAND USES

For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.

BUILDING FRONTAGE

100 Percent Minimum at build-to line.

PARKING

All on-site parking shall be accessed from the service road or minor street. On-street parking shall count towards the minimum required parking. Up to 60% of required parking may be provided off site within a 500' radius.

LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees shall be planted in 5' x 5' tree grates.

SETBACK

The front, side, and rear setbacks shall be as shown above.

OTHER ELEMENTS

Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

MINOR STREET (With two parking lanes)

CENTER

STREET SECTION

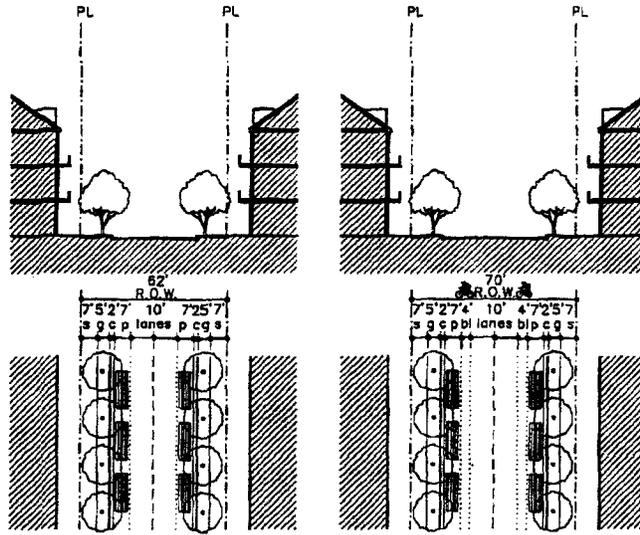
R.O.W.: 62' or 70'

Building Height:
Min: 2 stories
Max: 4 stories

Market District:
Max: 2 stories

KEY:

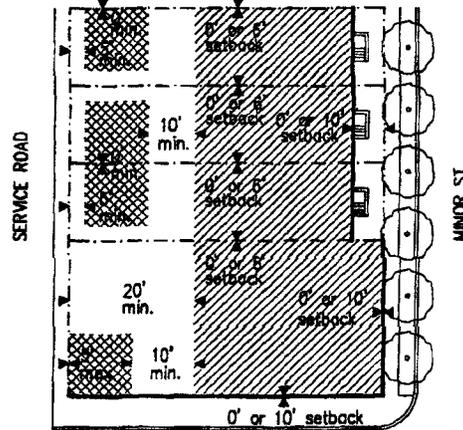
- s: sidewalk
- g: green
- c: curb and gutter
- in: lane
- med: median
- p: parking
- bl: bike lane
- col: colonnade
- PL: property line
- Min: Minimum
- Max: Maximum
- Req: Required
- Ded: Dedication



BUILDING PLACEMENT

Key:

- Build to Line
- - - Property Line
- ▨ Habitable Space
- ▩ Accessory Building/Dwelling or Parking Area



LAND USES

For permitted uses please refer to Sec. 33.284.88 and Sec 33.284.69.

BUILDING FRONTAGE

75 percent minimum at build-to line. For single family attached only, 100 percent at build-to line.

PARKING

All on-site parking shall be accessed from the service road. On-street parking shall count towards the minimum required parking except for single family attached and detached residential uses.

LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees shall be planted in a 5' minimum continuous landscape strip.

SETBACK

The front setback shall be 0' or 10' in order to implement urban design principles. The side and rear setbacks shall be as shown above.

OTHER ELEMENTS

Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.
The front setback shall be landscaped.

MINOR STREET (With two parking lanes)

EDGE

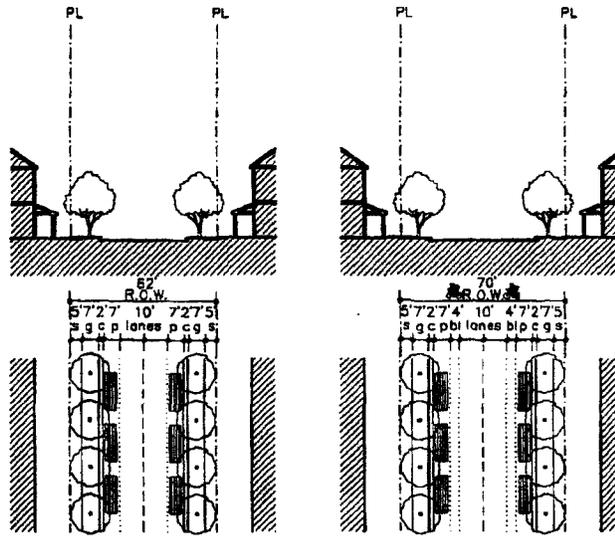
STREET SECTION

R.O.W.: 62' or 70'

Building Height:
Max: 2 stories

KEY:

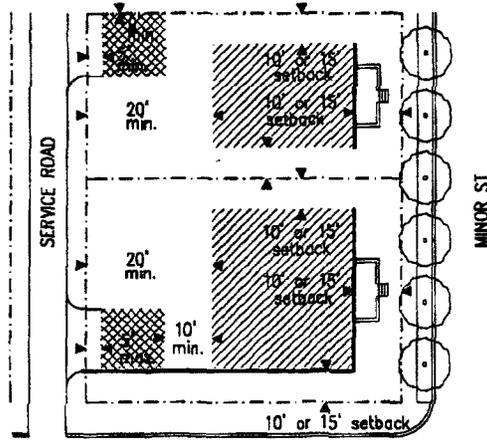
s: sidewalk
g: green
c: curb and gutter
ln: lane
med: median
p: parking
bl: bike lane
col: colonnade
PL: property line
Min: Minimum
Max: Maximum
Req: Required
Ded: Dedication



BUILDING PLACEMENT

Key:

— Build to Line
- - - Property Line
 Habitable Space
 Accessory Building/Dwelling or Parking Area



LAND USES

For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.

BUILDING FRONTAGE

40 Percent Minimum at build-to line.

PARKING

All on-site parking shall be accessed from the service road where provided. On-street parking shall count towards the minimum required parking except for single family attached and detached residential uses.

LANDSCAPE/ OPEN SPACE

Landscape shall meet all requirements of Chapter 18-A of this Code and this Article. Street trees shall be planted in a 7' minimum continuous landscape strip.

SETBACK

The front setback shall be 10' or 15' in order to implement urban design principles. The side and rear setbacks shall be as shown above.

OTHER ELEMENTS

Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.
The front setback shall be landscaped.

MINOR STREET (Along Canal)

EDGE

<p>STREET SECTION</p> <p>R.O.W.: 55'</p> <p>Building Height: Max: 2 stories</p> <p>KEY: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p>	
<p>BUILDING PLACEMENT</p> <p>Key:</p> <ul style="list-style-type: none"> — Build to Line - - - Property Line Habitable Space Accessory Building/Dwelling or Parking Area 	
<p>LAND USES</p>	<p>For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.</p>
<p>BUILDING FRONTAGE</p>	<p>40 Percent Minimum at build-to line.</p>
<p>PARKING</p>	<p>All on-site parking shall be accessed from the service road. On-street parking shall count towards the minimum required parking except for single family attached and detached residential uses.</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Landscape shall meet all requirements of Chapter 18-A of this Code and this Article. Street trees shall be planted in a 7' minimum continuous landscape strip.</p>
<p>SETBACK</p>	<p>The front setback shall be 10' or 15' in order to implement urban design principles. The side and rear setbacks shall be as shown above.</p>
<p>OTHER ELEMENTS</p>	<p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. The front setback shall be landscaped.</p>

MINOR STREET (Optional: with no parking)

CORE

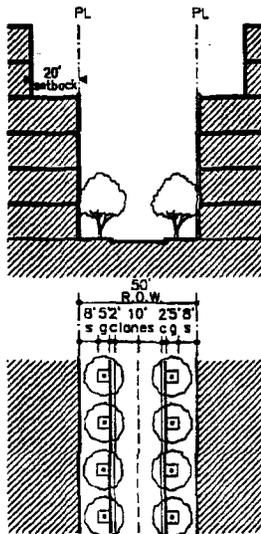
STREET SECTION

R.O.W.: 50'
 Building Height:
 Min: 3 stories
 Max: 6 stories

Market District:
 Max: 2 stories

KEY:

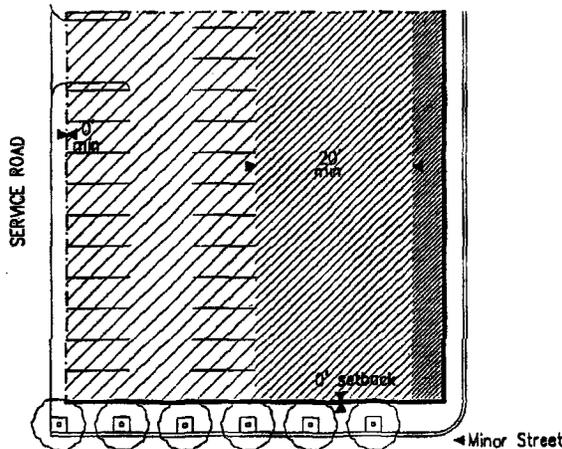
- s: sidewalk
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- c: curb and gutter
- ln: lane
- med: median
- p: parking
- bl: bike lane
- col: colonnade
- PL: property line
- Min: Minimum
- Max: Maximum
- Req: Required
- Ded: Dedication



BUILDING PLACEMENT

Key:

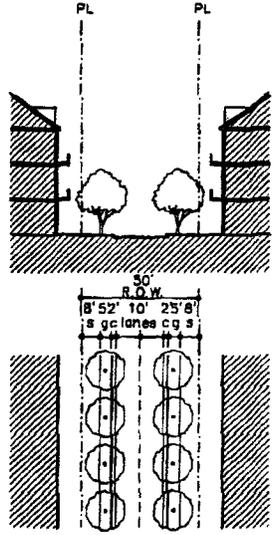
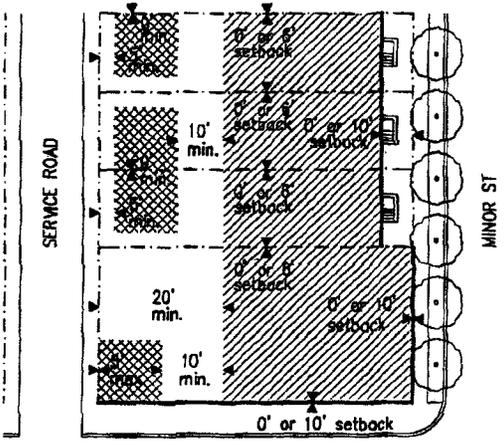
- Built to Line
- - - Property Line
- ▨ Required Colonnade
- ▧ Habitable Space
- ▩ Parking and/or allowable building area



LAND USES	For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.
BUILDING FRONTAGE	100 Percent Minimum at build-to line.
PARKING	All on-site parking shall be accessed from the service road or minor street. On-street parking shall count towards the minimum required parking. Up to 60% of required parking may be provided off site within a 500' radius.
LANDSCAPE/ OPEN SPACE	Parking lot buffers and street trees shall meet all requirements of Chapter 16-A and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees shall be planted in 5' x 5' tree grates.
SETBACK	The front front, side, and rear setbacks shall be as shown above.
OTHER ELEMENTS	Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

MINOR STREET (Optional: with no parking)

CENTER

<p>STREET SECTION</p> <p>R.O.W.: 50'</p> <p>Building Height: Min: 2 stories Max: 4 stories</p> <p>Market District: Max: 2 stories</p> <p>KEY: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p>	
<p>BUILDING PLACEMENT</p> <p>Key:</p> <ul style="list-style-type: none"> — Build to Line - - - Property Line Habitable Space Accessory Building/ Dwelling or Parking Area 	
<p>LAND USES</p>	<p>For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.</p>
<p>BUILDING FRONTAGE</p>	<p>75 percent minimum at build-to line. For single family attached only, 100 percent at build-to line.</p>
<p>PARKING</p>	<p>All on-site parking shall be accessed from the service road. On-street parking shall count towards the minimum required parking except for single family attached and detached residential uses.</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees shall be planted in a 5' minimum continuous landscape strip.</p>
<p>SETBACK</p>	<p>The front setback shall be 0' or 10' in order to implement urban design principles. The side and rear setbacks shall be as shown above.</p>
<p>OTHER ELEMENTS</p>	<p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. The front setback shall be landscaped.</p>

MINOR STREET (Optional: with no parking) EDGE

<p>STREET SECTION</p> <p>R.O.W.: 50'</p> <p>Building Height: Max: 2 stories</p> <p>KEY: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p>	<p style="text-align: center;">50' R.O.W. 5' 8' 2" 10' 28' 5" s g c lanes c g s</p>
<p>BUILDING PLACEMENT</p> <p>Key:</p> <ul style="list-style-type: none"> — Build to Line - - - Property Line Habitable Space Accessory Building/Dwelling or Parking Area 	
<p>LAND USES</p>	<p>For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.</p>
<p>BUILDING FRONTAGE</p>	<p>40 Percent Minimum at build-to line.</p>
<p>PARKING</p>	<p>All on-site parking shall be accessed from the service road where provided. On-street parking shall count towards the minimum required parking except for single family attached and detached residential uses.</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Landscape shall meet all requirements of Chapter 18-A of this Code and this Article. Street trees shall be planted in a 7' minimum continuous landscape strip.</p>
<p>SETBACK</p>	<p>The front setback shall be 10' or 15' in order to implement urban design principles. The side and rear setbacks shall be as shown above.</p>
<p>OTHER ELEMENTS</p>	<p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. The front setback shall be landscaped.</p>

SERVICE ROAD

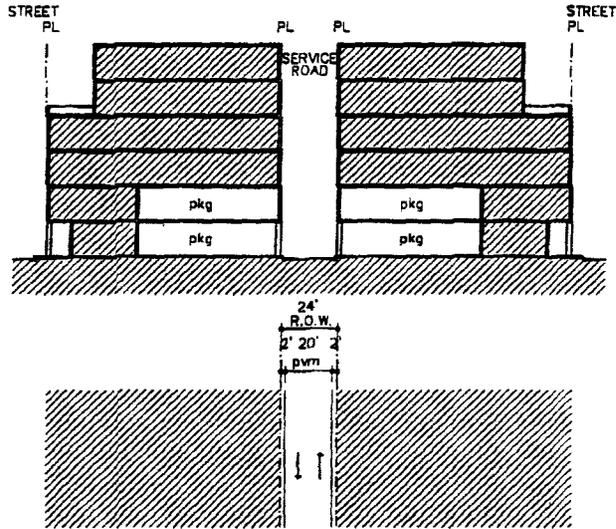
CORE

STREET SECTION

R.O.W.: 24'

KEY:

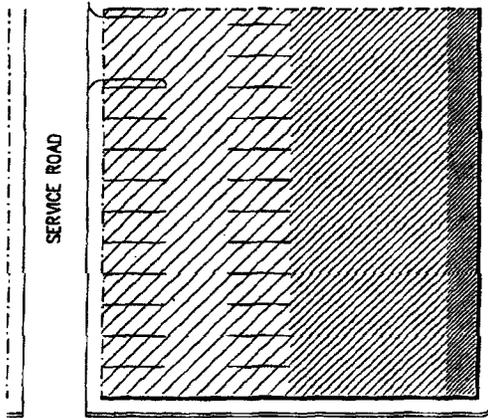
- s: sidewalk
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- ln: lane
- med: median
- p: parking
- bl: bike lane
- col: colonnade
- PL: property line
- Min: Minimum
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- Req: Required
- Ded: Dedication



BUILDING PLACEMENT

Key:

- Build to Line
- - - Property Line
- ▨ Habitable Space
- ▩ Accessory Building/Dwelling or Parking Area



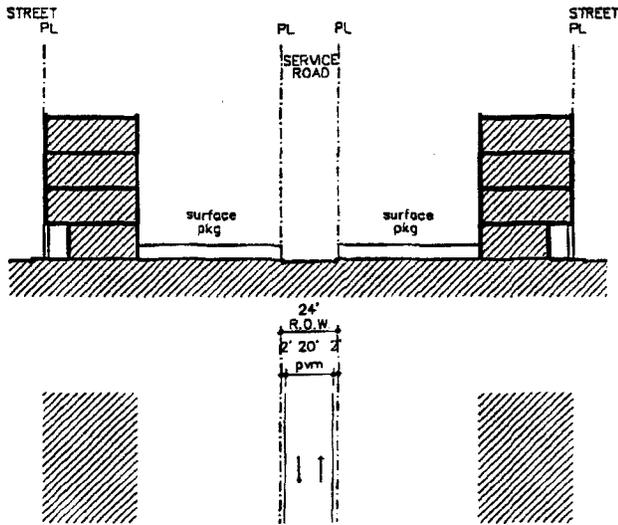
LAND USES	Multi-story garages, parking courts, and surface parking. These uses are permitted along service roads only.
BUILDING FRONTAGE	N/A
PARKING	All on-site parking shall be accessed from the service road.
LANDSCAPE/ OPEN SPACE	N/A
SETBACK	N/A
OTHER ELEMENTS	Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

SERVICE ROAD CENTER

STREET SECTION

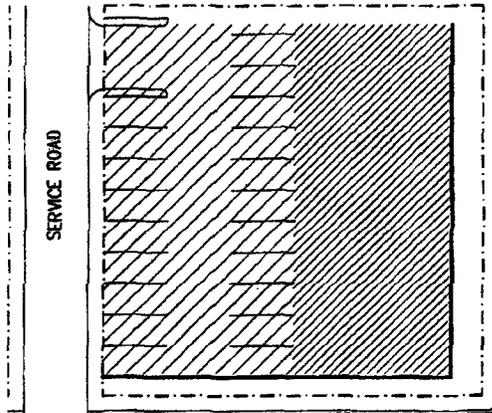
R.O.W.: 24'

KEY:
 s: sidewalk
 g: green
 c: curb and gutter
 ln: lane
 med: median
 p: parking
 bl: bike lane
 col: colonnade
 PL: property line
 Min: Minimum
 Max: Maximum
 Req: Required
 Ded: Dedication



BUILDING PLACEMENT

Key:
 ——— Build to Line
 - - - - - Property Line
 ▨ Habitable Space
 ▩ Accessory Building/Dwelling or Parking Area



LAND USES	Multi-story garages, parking courts, surface parking, single family garages, accessory dwellings, and accessory buildings. These uses are permitted along service roads only.
BUILDING FRONTAGE	N/A
PARKING	All on-site parking shall be accessed from the service road.
LANDSCAPE/ OPEN SPACE	N/A
SETBACK	N/A
OTHER ELEMENTS	Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

SERVICE ROAD

EDGE

<p>STREET SECTION</p> <p>R.O.W.: 24'</p> <p>KEY: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p>	
<p>BUILDING PLACEMENT</p> <p>Key:</p> <ul style="list-style-type: none"> — Build to Line - - - Property Line Habitable Space Accessory Building/Dwelling or Parking Area 	
<p>LAND USES</p>	<p>Single family garages, accessory dwellings, and accessory buildings. These uses are permitted along service roads only.</p>
<p>BUILDING FRONTAGE</p>	<p>N/A</p>
<p>PARKING</p>	<p>Service roads are optional in the Edge Sub-district for detached single family only.</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Landscape shall meet all requirements of Chapter 18-A of this Code and this Article. A 6' landscaped strip is required on both sides of paved area.</p>
<p>SETBACK</p>	<p>N/A</p>
<p>OTHER ELEMENTS</p>	<p>Perimeter walks, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.</p>

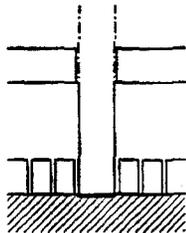
PEDESTRIAN PASSAGE

CORE/CENTER

STREET SECTION

R.O.W.: 15'

KEY:
 s: sidewalk
 g: green
 c: curb and gutter
 ln: lane
 med: median
 p: parking
 bl: bike lane
 col: colonnade
 PL: property line
 Min: Minimum
 Max: Maximum
 Req: Required
 Ded: Dedication



N/A

BUILDING PLACEMENT

LAND USES

For permitted uses please refer to Sec. 33.284.68 and Sec 33.284.69.

BUILDING FRONTAGE

50 Percent Minimum for mixed-use buildings only

PARKING

N/A

LANDSCAPE/ OPEN SPACE

Landscape shall meet all requirements of Chapter 18-A of this Code and this Article. Trees are optional and shall be planted in a 5' x 5' minimum tree grate or individual planter.

SETBACK

The setback along the passage shall be 0'.

OTHER ELEMENTS

The hard surfaced area shall be 15' and enhanced with a material different from the sidewalk.
 The pedestrian passages are optional and shall be interconnected with the sidewalks and public open spaces and provide pedestrian access to parking areas, through blocks, from street to street.

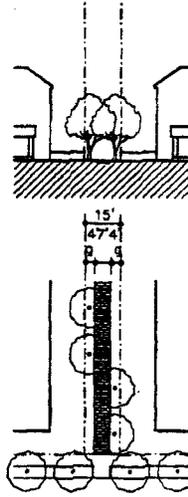
PEDESTRIAN PASSAGE

EDGE

STREET SECTION

R.O.W.: 15'

KEY:
 s: sidewalk
 g: green
 c: curb and gutter
 ln: lane
 med: median
 p: parking
 bl: bike lane
 col: colonnade
 PL: property line
 Min: Minimum
 Max: Maximum
 Req: Required
 Ded: Dedication



BUILDING PLACEMENT

N/A

LAND USES

For permitted uses please refer to Sec. 33.284.88 and Sec 33.284.89.

BUILDING FRONTAGE

N/A

PARKING

N/A

**LANDSCAPE/
OPEN SPACE**

Landscape shall meet all requirements of Chapter 18-A of this Code and this Article. Trees shall be planted in a 4' minimum continuous landscape strip in a random pattern.

SETBACK

The setback along the passage shall be 10' or 15' in order to implement urban design principles.

OTHER ELEMENTS

The hard surfaced area shall be a maximum of 7' and enhanced with a material different from the sidewalk. The pedestrian passages are optional and shall be interconnected with the sidewalks and public open spaces and provide pedestrian access through blocks from street to street.

Section 6. Sec. 33-284.71 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.71. General Requirements.

Setbacks, building frontage and building placement shall be as set forth in the Street Types Development Parameters except as specifically provided herein.

A. Lots and blocks.

1. For single-family attached units, the minimum lot size shall be 2,000 square feet, with a minimum lot frontage of 20 feet. For single-family detached units and duplexes, the minimum lot size shall be 5,000 square feet with a minimum lot frontage of 50 feet. For live-work units, the minimum lot size shall be 1,700 square feet, with a minimum lot frontage of 20 feet and a maximum lot frontage of 40 feet. The minimum frontage of irregularly shaped lots for single-family attached units shall be 15 feet and such lots shall be located only at the end of a series of lots.
2. All lots shall share a frontage line with a street or an open space.
3. The maximum length of a block shall be 500 feet, unless otherwise shown in the Land Use Plan.

B. Buildings.

1. Storefronts shall be provided on the first floor of mixed-use buildings, directly accessible from a street frontage or an open space as follows:
 - a. For properties with two or more frontages, storefronts shall be located on a minimum of two frontages with priority given to frontages on an open space and the highest ranking street.
 - b. Storefronts shall have a transparent clear glazed area of not less than 70 percent of the facade area. The first floor shall be occupied by habitable uses that generate pedestrian activity and provide surveillance of the street. Ground floor windowsills shall be placed at a minimum height of 24 inches and a maximum of 48 inches above grade. Security enclosures, if any, shall be of the mesh type that pedestrians can see through, and shall be located behind storefront displays.
2. In the M1 areas, where residential is allowed at the ground floor level, the maximum floor elevation variation for the first floor, above the sidewalk level, shall be 18 inches.
3. Where colonnades are required, the finished floor elevation of the colonnade shall match the adjoining sidewalk.

4. Building streetwall surfaces shall have a minimum of 30 percent of all first floor facades fenestrated with windows. Mirror type glass shall not be allowed. All glazing shall be of a type that permits view of human activities and spaces within. Colonnade column spacing, windows, and doors shall have a vertical proportion in order that the height dimension is greater than the width dimension of each opening. At least 50 percent of the area of security screens and gates shall be transparent.
5. In the Core and Center Sub-districts in areas where mixed-use is permitted, the build-to line shall be maintained in accordance with the street type development parameters but the building may be set back to accommodate a forecourt. In such circumstance, the building shall be set back no more than 25 feet.
6. The height of an accessory building shall not exceed the height of the principal building.
7. An open, covered or paved connection between a principal building and an accessory building may be built within the minimum required 10 feet spacing as shown in the Street Types Development Parameters.
8. In the Center and Edge Sub-districts, awnings, balconies, stoops, stairs, open porches, and bay windows shall be permitted to extend into the minimum front setback, to a maximum of:

	<u>In a setback of 10 feet</u>	<u>In a setback of 15 feet</u>
<u>Bay windows</u>	<u>3 feet</u>	<u>3 feet</u>
<u>Balconies</u>	<u>6 feet</u>	<u>6 feet</u>
<u>Awnings</u>	<u>6 feet</u>	<u>6 feet</u>
<u>Stoops</u>	<u>6 feet</u>	<u>6 feet</u>
<u>Stairs</u>	<u>6 feet</u>	<u>8 feet</u>
<u>Porches</u>	<u>6 to 8 feet</u>	<u>6 to 12 feet</u>

Roof eaves, chimneys, signs, and ramps may encroach into all setbacks. Porticoes, canopies, and colonnades shall be guttered and drainage shall be deposited onsite. In the Center Sub-district, awnings may encroach into the right-of way a minimum of 4 feet to a maximum of 6 feet and signs may encroach a maximum of 2 feet. There shall be a minimum clear height of 11 feet above the sidewalk.

9. In the Core Sub-district, bay windows and balconies may encroach into the rights-of-way a maximum of 3 feet. In the Core Sub-district, awnings may encroach into the rights-of-way but shall not extend a distance closer to the street than 6 inches from the face of the curb. All right-of-way encroachments shall be a minimum 11 feet above the sidewalk. Encroachments shall not be taller than the building.

10. In the Edge Sub-district, accessory buildings are allowed to have balconies or bay windows that encroach a maximum of 3 feet into the rear yard setback.
11. A cornice line is required on all building facades on U.S. 1 and the Main Street frontages as follows: at the top of the first story of buildings in the Mixed-Use Main Street (MM) area and the top of the second story of buildings in the Mixed-Use U.S.1 (M1) area.
12. Service areas shall be screened and so located as not to be visible at eye-level from adjacent properties or from the street.
13. The primary entrance of a building shall provide access to a public right-of-way or an open space. The primary entrance to the upper levels of mixed-use building with colonnades shall be through the colonnaded area along the front property line.
14. Free-standing colonnades shall not satisfy the build-to line requirement.
15. Colonnades are required along all building frontages facing U.S. 1 and Main Street in the Core Sub-district.
16. Each story shall be a maximum of 16 feet clear from floor to ceiling. Each 16-foot portion of a floor in excess of 16 feet, as measured from floor to ceiling, will count as an additional floor, except that one floor may exceed 16 feet, up to 30 feet, provided no mezzanine area exceeds 10 percent of the floor area of that floor.
17. In the Edge Sub-district, rowhouses may have up to 3 stories when fronting a green.
18. A live-work unit shall have two components: a workshop and a residential unit. The workshop shall be located on the first floor and shall be directly accessible from the primary street frontage or an open space. The workshop's facade shall have a transparent clear glazed area of not less than 70 percent. The primary entrance of the residential component of a live-unit shall be separate from the workshop component of the unit and shall directly lead to primary street frontage or an open space

C. Open Space.

Open spaces under this article are classified as (1) designated or (2) private open spaces.

1. Designated open spaces:

- a. The general location, area, and dimensions of designated open spaces shall conform with the Designated Open Space Plan.
- b. Designated open spaces shall (1) include the anchor point depicted on the Regulating Plan, and (2) be provided at grade level.
- c. Provided that all other parameters on the Designated Open Space Plan are met and that an individual/developer owns the entire designated open space area, the

final location of the designated open space may be pivoted around its anchor point.

- d. Designated open spaces shall be provided in the form of squares, greens, or plazas as provided in the Designated Open Space Plan. Lakes, golf courses, and parking lot buffers shall not count towards the open space requirement.
- e. No replatting or other land subdivision shall divide property in such a way that required designated open space is avoided or its location changed.
- f. Designated open spaces shall be shaded and their ground surface shall be a combination of paving materials, lawn or ground cover.
- g. If a lot or groups of lots is designated entirely as open space in the Designated Open Space Plan, and is surrounded predominantly by residential parcels, half of the lot or groups of lots shall be developable at a density equal to the highest permitted density of any parcel surrounding the lot or group of lots. To achieve such density/intensity, up to two additional floors above the number of floors permitted by the Sub-districts and Building Heights Plans. Under this circumstance, the developable portion shall not be required to comply with the private open space requirement for residential development provided herein.
- i. If a lot or groups of lots is designated partially as open space in the Designated Open Space Plan, the portion not designated as open space shall be developable at a density/intensity which will equal the permitted density/intensity of the entire parcel based upon the density/intensity of the portion of the parcel not designated as open space. To achieve such density, an additional floor above the number of floors permitted in the Street Types Development Parameters is allowed.

2. Private open spaces:

- a. Private open spaces shall be provided in the form of colonnades, courtyards, terraces, and lawns. Lakes, golf courses, and parking lot buffers shall not count towards the open space requirement.
- b. All residential developments, except for multi-family residential and the live-work units, shall provide a minimum of 400 square feet of private open space per lot, in the form of courtyards, terraces, and lawns.
- c. All multi-family residential developments, including mixed-use developments, shall reserve a minimum of 10 percent of the site for common, private open space. Colonnades, where required, shall count towards this common, private open space requirement.

- d. Private open spaces shall be shaded and their ground surface shall be a combination of paving materials, lawn or ground cover. Enclosures of private open spaces shall be in compliance with paragraph (H) below.
- e. Properties in the Industrial District (ID) area shall provide a minimum of 10 percent of the net lot area as private open space.

D. Landscape.

Landscape shall meet all the requirements of Chapter 18-A of this code except that in the Core and Center Sub-districts the following shall apply:

1. Street trees shall be planted at a maximum of 25 feet average on center, with a minimum four-inch diameter at breast height.
2. Street trees are not required when colonnades are being provided along the street.

E. Parking.

Parking shall be provided as required by section 33-124 of this code, except as follows:

1. Multi-story parking garages and on-street parking shall count toward all parking requirements except in single family attached and detached residential areas.
2. Parking requirements are as follows:
 - a. Single Family Residential (off-street):
 - ___ (1) single family detached: 2 spaces/unit
 - ___ (2) rowhouse: 2 spaces/unit
 - ___ (3) duplex: 2 spaces/unit
 - b. Multi-family Residential:
 - ___ (1) 1.5 spaces/1 bedroom unit
 - ___ (2) 1.75 spaces/2 bedroom unit
 - ___ (3) 2 spaces/3 or more bedroom units
 - c. Hotel: 1 space/2 guest rooms
 - d. Retail: 1 space/250 square feet of building area
 - e. Office: 1 space/400 square feet
 - f. Restaurants: 1 space/ 50 square feet of patron area
 - g. Live-work units:
 - (1) residential component: 2 spaces/unit

(2) workshop component: 1 space/325 square feet of workshop area.

All other uses shall comply with the parking standards provided in section 33-124 of this code.

3. The combined parking requirement for mixed-use development shall be 90 percent of the total parking otherwise required in this section; provided, however, that in the Core Sub-district, the combined parking required for mixed-use development shall be 80 percent of the total parking otherwise required in this section.
4. Mixed-use developments in the Core and Center Sub-districts may provide up to 60 percent of the required parking off-site, where the off-site parking is located on a minor street and within 500 feet of the development. Such Mixed-use shall immediately terminate in the event such parking area is not available. An applicant for approval of a Mixed-use development shall execute and record in the public records of this County a covenant approved by the Director that such Mixed-use shall cease and terminate upon the elimination of such parking area, and that no use shall be made of such property until the required parking area is available and provided.
5. Residential uses on a lot or group of lots entirely or partially designated as open space and located in the Residential Modified (RM), as provided in Section 33-284.71(C) of this code, may provide off-site parking of up to 60 percent of the parking required if portions of the lot(s) were to be developed as RM. This off-site parking shall be located on a minor street and within 500 feet of the development. Such residential uses shall immediately terminate in the event such parking area is not available. An applicant for approval of a Mixed-use development shall execute and record in the public records of this County a covenant approved by the Director that such residential use shall cease and terminate upon the elimination of such parking area, and that no use shall be made of such property until the required parking area is available and provided.
6. Parking for individuals with disabilities and persons transporting strollers shall be provided in compliance with section 33-122 of this code.
7. Except for detached single-family homes and duplexes, all parking may be in the form of multi-story parking garage structures or parking lots which shall be provided in the rear or on one side of the building, screened from public right-of-way. Parking is not permitted in the front setback.
8. Multi-story parking garage structures shall be screened along all frontages, except along a service road, by a liner building containing a minimum of 20 feet deep of habitable space. Surface parking lots shall be located to the rear of buildings. Parking lots shall be screened along all frontages, except rear.

9. Pedestrian access to parking garages and surface parking shall be provided directly from both the sidewalk and from the contiguous building.
10. Parking lots shall provide for pedestrian and vehicular connectivity to existing parking areas.
11. In the Center Sub-district, driveways shall be allowed only from service roads. In the Core sub-district, driveways shall be allowed only from service roads or minor streets.
12. Parking for detached single family homes and duplexes in the Edge Sub-district shall be subject to the following:
 - a. Where there is no service road, parking shall be in the form of individual garages or carports accessed through a driveway from the street. Along the front property line the maximum width of the driveways in front of the build-to line shall be 10 feet. On any other frontage the maximum width of the driveway shall be 20 feet.
 - b. The parking area shall be screened at the build-to line through the use of walls, hedges or fences.
 - c. Attached garages and carports shall be placed a minimum of 20 feet behind the build-to-line and shall be setback a minimum of 5 feet from the nearest side property line.
 - d. The sidewalk shall be continuous and remain at a constant level at all instances where a driveway intersects it.
13. Parking for attached single-family homes in all sub-districts shall be in the form of individual garages or parking lots accessed only from the rear through a service road.
14. Multi-story parking and on-street parking shall count towards the parking requirement for live-work units.

F. Streets, service roads and utilities.

All streets shall be located according to the New Streets Plan and the Street Type Development Parameters. All new A streets shall be in the same general location shown on the New Streets Plan and may be modified with respect to alignment provided that the final alignment is in keeping with the principles of good urban design. All new B streets shall be in the same general location as shown on the New Streets Plan and may be modified only with respect to alignment and orientation provided that the final alignment and orientation are in keeping with the principles of good urban design. All streets shall allow general public access, privately built streets shall provide an approved plat

restriction to allow general public access. No gates that impede through traffic are permitted along A or B streets. No new A and B streets shall be deleted. B streets may be modified by the Director so long as the following requirements are met:

- a. The modification shall be approved by the Director and the Director of Public Works who shall review the proposed modification for traffic and safety issues
- b. The modification shall not diminish the general size and location of an open space shown in the Designated Open Space Plan
- c. The street modification shall maintain connectivity to the surrounding area
- d. The modification shall allow for the appropriate use of private property.

The design of new streets and modifications of existing streets shall comply with the following requirements:

1. Street rights-of-way shall be in accordance with the Street Type Development Parameters
2. All streets and service roads shall connect to other streets or service roads. Cul-de-sacs, T-turnarounds, and dead end streets are not permitted
3. All sidewalks shall have a minimum width of 6 feet, unless a different width is required by the Street Development Parameters, and shall also have a minimum continuous unobstructed area of 60 inches. This area shall be unobstructed by utility poles, fire hydrants, or any other temporary or permanent structure. Where a colonnade is required outside the right-of-way, free and clear use of sidewalk area shall be maintained and a continuous unobstructed area of 60 inches from the property line into the property shall be kept clear
4. Where on-street parking is provided, parking lanes shall be no closer than 25 feet from the intersection measured from the outermost corner of the nearest corner property
5. At intersections the following requirements apply:
 - a. The curb radii for the main street in the Core and Center Sub-districts, the minor streets in the Core Sub-district, and the boulevards in the Core Sub-district shall be 20 feet, with a clear zone radius of 25 feet
 - b. The curb radii for the main street in the Edge Sub-district, the minor streets in the Center and Edge Sub-districts, and the boulevards in the Center and Edge Sub-districts shall be 15 feet, with a clear zone radius of 25 feet
6. In all Sub-districts at all intersections and at roadway edges of U.S. 1, Boulevards, and Main Street, curb and gutter shall be provided

7. In the Core and Center Sub-districts at all intersections and at roadway edges of minor streets, curb and gutter shall be provided
8. With the exception of fire hydrants, utilities shall run underground.

G. Street Lighting.

The following areas shall be illuminated during hours of darkness: commercial and live-work units driveways and parking areas, sidewalks and pedestrian passages, commercial establishments entryways, recreation areas, and multi-family residential common areas and entryways. Outdoor lighting of these areas shall be in compliance with Section 33-4.1 of this code. All light fixtures shall be of a pedestrian scale and shall not exceed 14 feet in height and shall be spaced 25 feet average on center. All light fixtures shall be protected by weather and vandalism resistant covers. No cobra-head lights shall be permitted. Streetlamps shall be installed on both sides of streets.

H. Walls, fences, and hedges.

1. Around the perimeter of a designated open space, a masonry, wood, electrostatic plated aluminum, or wrought iron fence is allowed provided that it complies with the requirements provided herein. Chain link fences around designated open spaces are not permitted, except during construction. These walls, fences, and hedges shall not exceed 3'-6" in height and shall be a minimum of 75 percent transparent in a manner that it does not preclude visibility. Pillars and posts shall be no more than 10 feet apart.
2. Along the front, side and rear property lines of a private open space, a masonry, wood, electrostatic plated aluminum, or wrought iron fence is allowed provided that it complies with the requirements provided herein. Chain link fences are not permitted around a private open space except for temporary construction fences, fences in rear yards, and fences in the Industrial District (ID) areas.
3. In front of the build-to-line, if walls, fences and/or hedges are installed they shall not exceed 3'-6" in height and shall be a minimum of 75 percent transparent in a manner that it does not preclude visibility. Pillars and posts shall be no more than 10 feet apart.

4. Hedges and shrubs, subject to Chapter 18-A of this code, may be used instead of walls to enclose an open space.
5. Behind and along the build-to-line, along side and rear property lines, walls, fences, and hedges may be placed at a height that shall not to exceed 72 inches.
6. Where screening is required for parking, a 5' landscape strip shall be required and it shall include a wall, fence, or hedge at a minimum of 3'-6" high and 75 percent minimum opaque. Planting material at the time of planting shall be either a minimum height of 18 inches with a maximum average spacing of 30 inches on center, or a minimum height of 36 inches with a maximum average spacing of 48 inches on center.

I. Outdoor uses/enclosed uses.

All uses shall be conducted within completely enclosed buildings, except outdoor uses expressly permitted in this article, and except that materials and products may be stored within an enclosed building or within an area completely enclosed within walls having a life expectancy of 20 years or more from the date of installation. Storage shall not be visible above the height of the walls. Commercial trucks shall be stored or parked within an enclosed building or an area enclosed by a fence, wall, or hedge in a manner that precludes visibility at the eye-level from adjacent properties.

Section 7. Sec. 33-284.72 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.72. Signs.

Except as provided herein, signage shall be provided as per Sec. 33-284.63 of this code.

A. Temporary point of sale signs

- a. Size: 1.5 square feet maximum
- b. Number: one sign per lot frontage
- c. Setback and spacing: the outer edge of sign shall be no closer than 5 feet to an official right-of-way line unless attached to an existing building, and no closer than

15 feet to an interior side property line or shall be centered on a lot between interior side property lines

d. Illumination/lighting: section 33-96 of this code shall apply.

e. Maximum height: maximum height to top of sign shall be 6 feet for detached signs. For attached signs, minimum height shall be 5 feet above grade

f. Special conditions: no permit shall be required for signs that are less than 1.5 square feet and that are not electrically illuminated.

B. Permanent Point of Sale Signs.

1. The following permanent point of sale signs are permitted in all sub-districts in conjunction with permitted business and industrial uses: detached, flat, hanging, awning, and cantilever projecting, provided:

a. Size, location and number: the maximum size, location and number of permitted signs is shown in the table below. Cantilever projecting signs shall be mounted perpendicular to buildings. The copy on awning signs shall be located on the valance of awnings only

<u>Maximum Size</u>	<u>Sub-districts</u>	<u>Uses</u>	<u>Street Frontage</u>	<u>Number of Signs</u>
<u>6 sq. ft.</u>	<u>All</u>	<u>Business/Mixed-Use/Live-Work Unit and Building</u>	<u>All</u>	<u>One of each type per street frontage</u>
<u>6 sq. ft.</u>	<u>All</u>	<u>Industrial</u>	<u>A Streets</u>	<u>One of each type per street frontage</u>
<u>32 sq. ft.</u>	<u>All</u>	<u>Industrial</u>	<u>B Streets</u>	<u>One per street frontage</u>

b. Illumination/lighting: section 33-96 of this code shall apply

c. Maximum height: four feet maximum height above grade to top of sign for detached signs; no limits for flat attached signs, or signs painted on the façade of a building; the maximum height of the copy for signs painted on the façade of a building or on the valance of an awning shall be 1 foot.

C. Prohibited Signs.

The following types of outdoor advertising signs are not permitted: automatic electric changing signs, revolving, rotating, and otherwise moving signs, backlit awnings, backlit neon, banners, flags, roof signs and balloon signs.

Section 8. Sec. 33-284.73 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.73. Review Procedure/Administrative Site Plan and Architectural Review.

All projects within the NCUC District, not otherwise grandfathered in, shall be consistent with the requirements of this article and with the site plan and architectural review criteria contained herein and they shall be processed and approved administratively as follows: The review procedures for developments, except in the case of an individual single-family home and duplexes, shall include (A) a pre-submittal conference and (B) a site and architectural plan review.

A. Pre-submittal conference.

Except when related to the development of an individual single-family home or duplex homes, all applicants for site plan approval shall meet with the Department prior to submittal for administrative site and architectural plan review. The outlines of the applicant's proposal shall be evidenced schematically by sketch plans, elevations, and narrative information sufficient for understanding the proposed development. Within 15 days after the pre-submittal conference, the Director shall provide the applicant with all written comments resulting from such conference including appropriate recommendations to inform and assist the applicant to proceed with the development of the plans.

B. Administrative site and architectural plan review.

The Department shall review plans including the exhibits listed below for completeness and compliance with the provisions of this article, including the Regulating Plans, and for compliance with the site plan review criteria provided herein. All complete submissions to the Department shall be reviewed and approved or denied within 21 days after the date of submission. The applicant shall have the right to extend the 21-day period by an

additional 21 days upon timely request made in writing to the Department. The Department shall have the right to extend the 21-day period by written notice to the applicant that additional information is needed to process the site plan. Denials shall be in writing and shall specifically set forth the grounds for the denial. Any final decision of the Director may be appealed in accordance with the procedures established in this Chapter for appeals of administrative decisions.

Applications for administrative site plan and architectural review under this article shall be accompanied by exhibits prepared by registered architects and landscape architects which shall be submitted to the Department and shall include the following:

1. Site plan(s) including:

- a. Sub-district location;
- b. Street layouts and designations as per this article;
- c. Locations, shape, size, and height of existing buildings;
- d. Indication of street vistas;
- e. Lot lines, setbacks and build-to-lines;
- e. Location of open spaces including anchor points if applicable;
- g. Location of on-street and off-street parking, loading facilities, and waste collection areas;
- h. Indication of signage; and
- i. Indication of any site or building design methods used to conserve energy.

2. Landscape plans including specifications of species of plant material, location, and size in accordance with this article and Chapter 18A of this code.

3. Street cross sections including adjacent buildings and open space.

4. Floor plans, elevations and sections of all buildings, including total gross square feet of area for each floor and all dimensions relating to the requirements of this article. A pattern book may be submitted for detached and attached single-family units including, at a minimum, unit plans and elevations, elevation of unit groupings, and typical design details such as street lamps, benches, fencing, and paving details.

5. Figures indicating the following:

- a. Gross and net acreage;
- b. Total square footage for each of the use by types;

- c. Total number of dwelling units;
- d. Amount of passive and active open space in square feet; and
- e. Such other design data as may be needed to evaluate the project's compliance with the requirements of this article and Chapter.

Section 9. Sec. 33-284.74 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.74. Zoning relief from certain requirements.

Relief from the following requirements of this article shall be permitted only upon approval of a use variance pursuant to the requirements of Sec. 33-311(A)(4)(a):

- 1. minimum and maximum densities;
- 2. required liner buildings used to screen parking;
- 3. colonnade requirements, including minimum horizontal and vertical clearances;
- 4. location and provision of A streets and B Streets;
- 5. requirements for street trees, greens, plazas, squares and medians;
- 7. maximum size of blocks;
- 8. curb requirement in the Core and Center Sub-district; and
- 9. signage.

Section 10. Sec. 33-284.75 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.75. Conflicts with other chapters and regulations.

This article shall govern in the event of conflicts between this article and other zoning, subdivision, or landscape regulations of this code.

Section 11. Sec. 33-284.76 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Section 33-284.76. Non-conforming Structures, Uses, and Occupancies.

Nothing contained in this article shall be deemed as construed to prohibit a continuation of a legal nonconforming structure, use, and occupancy in the NCUC District that either (1) were existing as of July 23, 2004 or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this Chapter or through Administrative Site Plan and Architectural Review. However, any structure, use or occupancy in the NCUC District that is discontinued for a period of at least six months, or is superceded by a use permitted under the provisions of this chapter in the district in which said building or premises are situated or is damaged for an extent of 50 percent or more of its market value shall comply with Sec. 33-35(c) of this code.<<

Section 12. Sec. 33-311 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-311. Community Zoning Appeals Board – Authority and Duties.

(A) Except as otherwise provided by this chapter, the Community Zoning Appeals Boards and Board of County Commissioners shall have the authority and duty to consider and act upon applications, as hereinafter set forth, after first considering the written recommendations thereon of the Director or Development Impact Committee.

* * *

(13) Hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution regulating any parcel of land located within the Downtown Kendall Urban Center >>and the Naranja Community Urban Center<< zoning district>>s<<, where and to the extent that modification or elimination of the condition or part thereof is necessary to allow development conforming in all respects to the Downtown Kendall Urban Center >>and the Naranja Community Urban Center<< District>>s<<, sections 33-284.55-33-284.65 >>76<< of this code.

Section 13. Sec. 33-314 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-314. Direct applications and appeals to the County Commission.

* * *

(B) The County Commission shall have jurisdiction to hear appeals from decision of the Community Zoning Appeals Boards as follows:

* * *

>>(12) Applications for development approval or modifications thereof for projects located within the Center or Edge Sub-districts of the Naranja Community Urban Center District.<<

(C) The County Commission shall have jurisdiction to directly hear other applications as follows:

* * *

>>(11) Applications for development approval or modifications thereof for projects located within the Core Sub-district of the Naranja Community Urban Center District after hearing and recommendation by the Community Zoning Appeals Board or Boards having jurisdiction over the area encompassed by the project.<<

Section 14. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 15. It is the intention of this Board of County Commissioners, and is hereby ordained that the provisions of this ordinance shall become and made part of the Code of Miami-Dade County, Florida. The section of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article" or other appropriate word.

Section 16. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

RAG

Prepared by:

JAC