OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA
(Second Reading 07-10-07)

Memorandum

MIAMI-DADE COUNTY

Date: May 22, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 7(C)

From: George M. Burgess
County Manager

Subject: Ordinance Revising Zoning and other Land Development Regulations Pertaining to the Standard Urban Center District Regulations

O#07-93

Recommendation
It is recommended that the Board of County Commissioners adopt the attached ordinance updating the Standard Urban Center District (Standard) Regulations.

Scope
This ordinance has countywide impact.

Fiscal Impact/Funding Source
The proposed ordinance creates no fiscal impact on Miami-Dade County.

Track Record/Monitor
Not applicable.

Background
Ordinance 05-143 was adopted on July 7, 2005 and created article XXXIII(K) of the Code of Miami-Dade County - Standard Urban Center District Regulations (Standard Regulations). This article contains zoning regulations applicable to certain Urban Center zoning districts created since 2005. The purpose of this proposed ordinance is to revise certain regulatory criteria within this article to address district regulation compliance issues during the of site plan applications, and to accommodate certain existing conditions that were unanticipated at the time the regulations were originally adopted.

Section 1 of this ordinance revises the definitions section of the Standard Regulations and provides additional definitions, including the *urban villa*, an infill single-family residential dwelling unit to encourage development of existing platted infill lots.

Section 2 revises the permitted uses in order to provide for workforce-housing requirements in all new urban center districts, provides for the urban villa and establishes a maximum density for hotels.

Section 3 replaces the building placement and street type parameters diagrams with simplified, user-friendly 3-dimensional diagrams that provide for better building placement figures and a street type matrix instead of the street cross section diagrams. This revised section was developed with the assistance of the site plan reviewers and with input provided by the Public Works Department.

Section 4 of this ordinance revises the General Requirements section of the Standard Regulations in order to clarify and provide new language in the Lots and Blocks, Buildings, Parking, and Street, Service Roads and Utilities sections. These proposed changes are summarized below.

- Lots and Blocks: Amends the minimum lot requirement table to provide for (1) the urban villa dwelling unit and (2) for duplexes on existing platted lots and (3) to remove the provision on the location of irregularly shaped lots.
- Buildings: Clarify the required 'unobstructed' width of colonnades; permitted encroachments table and text are updated and simplified; maximum height of a story is amended to provide (1) further clarification on the single story allowed to be 30 feet if a building is less than 6 stories and (2) new language that allows a building of 6 or more stories to have two of stories of up to 30 feet each to allow multiple levels of parking to be provided behind the area required for habitable space.
- Parking: Amends the parking requirement table to (1) specify that the requirements are minimums; (2) add the urban villa dwelling unit; (3) reduce the workforce housing parking requirement in order to encourage workforce-housing units; (4) decrease the parking requirements for multi-family; (5) allow for additional reduction of parking requirements for mixed-use developments on parcels smaller than 30,000 sq. ft.; and (6) permit tandem parking for single-family homes.
- Streets, Service Roads and Utilities: Amends the language to provide that all B streets and service roads in the street plan are only illustrative in purpose in order to allow additional flexibility during site plan review and to accommodate difficult existing conditions.

Assistant County Manager

MEMORANDUM
(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: July 10, 2007

FROM: R.A. Cuevas, Jr. Acting County Attorney

SUBJECT: Agenda Item No. 7(C)

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 _____

Agenda Item No. 7(C)
7-10-07

ORDINANCE NO. 07-93

ORDINANCE REVISING ZONING AND OTHER LAND DEVELOPMENT REGULATIONS PERTAINING TO THE STANDARD URBAN CENTER DISTRICT ("STANDARD REGULATIONS"), AMENDING SECTIONS 33-284.82 THROUGH 33-284.83, 33-284.85 THROUGH 33-284.86, CODE OF MIAMI-DADE COUNTY, FLORIDA ("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. Section 33-284.82 of the Code of Miami-Dade County, Florida is hereby amended as follows[1]:

Sec. 33-284.82. 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:

* * *

>>15. Designated urban center boundaries: the boundaries of a CDMP-designated urban center.<<

[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.

[[~~15~~]]>>16<<. Entertainment Center: an amusement, entertainment, cultural, ecological, or historical complex (or any combination thereof) that is open to the public, including without limitation: buildings for public assembly; mechanical rides; games and contests; exhibits and demonstrations; art exhibits and musical shows; retail sales; marketplaces, including second-hand sales; food services, including fast food restaurants; and water attractions.

[[~~16~~]]>>17<<. Fenestration: design and position of windows, entrances, and other structural openings in a building.

[[~~17~~]]>>18<<. Floorplate: the shape and size of any given floor of a building. The floorplate that touches the ground is called the footprint, after the shape it leaves on the land.

[[~~18~~]]>>19<<. 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 build-to line. The forecourt is suitable for gardens and outdoor seating and is required to be fronted by buildings on three sides.

* * *

[[~~19~~]]>>20<<. Front property line: the property line abutting the higher ranking street right-of way. For equal ranking street rights-of-way, either frontage may be designated as the front property line.

[[~~20~~]]>>21<<. 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, and their~~]] >>The<< landscaping >>of greens<< shall consist primarily of lawn, trees, and garden structures.

* * *

[[~~21~~]]>>22<<. Greenway or linear park: an outdoor open space along a natural edge, including without limitation, 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.

[[~~22~~]]>>23<<. Habitable space: building space the use of which involves regular human presence. Habitable space shall not include areas devoted to the parking of vehicles in parking garage structures, self-service storage facilities, or warehouses.

[[~~23~~]]>>24<<. Home office: a professional office use within a residential use, as provided in section 33-25.1 of this code.

[[~~24~~]]>>25<<. 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.

[[~~25~~]]>>26<<. Live-work unit: a mixed-use building type with one single-family residential dwelling located above one work space.

[[~~26~~]]>>27<<. Live-work building: a mixed-use building type with residential dwellings located above work spaces.

[[~~27~~]]>>28<<. Main street: a vehicular and pedestrian thoroughfare lined primarily with mixed-use buildings, as depicted on the Street Types Regulating Plan.

[[~~28~~]]>>29<<. Minor street: a street that is predominantly residential in character as depicted on the Street Types Regulating Plan.

[[~~29~~]]>>30<<. Mixed-use building: a building that includes a combination of two or more vertically integrated uses, such as retail and/or office uses on the ground floor, with residential uses above.

[[~~30~~]]>>31<<. Off-street parking: garage parking or surface parking not on a public or private street.

[[~~31~~]]>>32<<. On-street parking: parking on a public or private street.

[[~~32~~]]>>33<<. Outdoor produce market: an outdoor commercial establishment where produce and hand crafted items are offered for sale.

[[~~33~~]]>>34<<. Pedestal: The bottom portion of a building that creates the street frontage.

[[~~34~~]]>>35<<. Pedestrian passages: interconnected paved walkways that provide pedestrian passage through blocks and that connect directly with the network of sidewalks and open spaces.

[[~~35~~]]>>36<<. Penthouse: Topmost built area of a building with a floorplate area less than that of the tower below.

[[~~36~~]]>>37<<. Plaza: an outdoor open space fronted by retail and office uses. 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, and their~~]] >>The<< landscaping >>of plazas<< 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.

* * *

[[~~37~~]]>>38<<. Residential Building Type: one of the following residential building types permitted in the Urban Center Districts: single-family detached, duplex, rowhouse, courtyard house, side yard house, and apartment.

[[~~38~~]]>>39<<. Rowhouse: a single-family attached dwelling unit of a group of 3 or more units, each separated from the adjoining unit by a common party fire wall. 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. Each rowhouse unit shall be serviced with separate utilities and shall otherwise be independent of any other unit.

[[~~39~~]]>>40<<. Service road: a private or public vehicular passageway providing primary, secondary, or service access to the sides or rear of building lots.

[[~~40~~]]>>41<<. Sideyard house: a single-family dwelling that provides an extensive porch oriented toward a side yard; the side yard is screened from the view of the street by a 6-foot masonry wall along the build-to line.

* * *

[[~~41~~]]>>42<<. 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, and their~~]] >>The<< landscaping >>of squares<< 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.

* * *

[[~~42~~]]>>43<<. Storefront: the portion of a building at the first story of a mixed-use building consisting of habitable space to be used for business, office, or institutional purposes.

[[~~43~~]]>>44<<. Story: an enclosed floor level within a building containing habitable space.

[[~~44~~]]>>45<<. Street network: a system of intersecting and interconnecting streets and service roads.

[[~~45~~]]>>46<<. Street Type Development Parameters: the design criteria that establish the required elements for the placement and size of the following: sidewalks, curbs and gutters, parking, medians, bike lanes, traffic lanes, street trees, and landscape strips in the public right of way.

[[~~46~~]]>>47<<. Street vista: a view through or along a street centerline terminating with the view of a significant visual composition of an architectural structure or element. Street Vistas are indicated on the Open Space Regulating Plan by arrows; direction of the vista is indicated by the direction of the arrow. Garages and blank walls are not significant visual compositions.

[[~~47~~]]>>48<<. Tower: The middle portion of a building above the pedestal and below the penthouse.

[[~~48~~]]>>49<<. Urban Center District: a zoning district resulting from the implementation of an area plan for a CDMP-designated urban center that has been accepted by the Board of County Commissioners.

>>50. Urban Villa: A single-family dwelling where the primary structure shall be built in close proximity to the front property line as depicted in the building placement diagrams in this article. Walled courts, patios or roof terraces may be used to provide open space. Vehicular parking areas and driveways shall be screened from the view of the street by garage doors and/or walls.<<

[[~~49.~~]] >>51.<< Weather protection elements: architectural elements that provide protection from the sun and the rain, including without limitation, colonnades, awnings, bus shelters, or projecting roofs.

>>52. Work-force housing unit or WHU: a dwelling unit, the sale, rental or pricing which is restricted to households whose income is within the workforce housing target income range.

53. Workforce housing target income range: households whose income range is established at 65% up to 140% of the most recent median family income for the County reported by the U.S. HUD as maintained by the Department of Planning and Zoning.<<

Section 2. Sec. 33-284.83 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-284.83. Uses.

* * *

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 Corridor (MC), Mixed-Use Main Street (MM), and Mixed-Use Optional (MO), as provided in the table below. Limited residential uses shall also be permitted in areas designated Industrial District (ID), pursuant to sub-paragraph (4) and the table below. In addition, density averaging shall be permitted when a unified development is located on multiple parcels, with different land uses or Sub-district designations, under the same ownership. >>All residential or mixed-use developments that: (a) are located within the Designated Urban Center Boundaries of an Urban Center District established by the Board or County Commissioners after the effective date of this ordinance, and (b) have more than four (4) residential units, shall provide a minimum of 12.5 percent of their units as work-force housing units.<<

Land Use Areas						Permitted Residential Uses
R	RM	MC	MM	MO	ID	
X						detached single family dwelling
X	X					courtyard and sideyard dwellings
X	X					duplex
X	X					rowhouse
>>X	X			X		urban villa<<
X	X					family day care (upon compliance with the applicable requirements of the RU-1 zoning district regulations)
X	X					group home (upon compliance with the applicable requirements of the RU-1 zoning district regulations)
X	X					municipal recreation building, playground or park owned and operated by a municipality, county, state, or the federal government
X	X					civic uses: only on sites no greater than three acres and only in accordance with the Building Placement and Design Development Parameters
	X	X	X	X		Multiple family apartment units are permitted in RM >>, MO and MC, as provided herein,<< and when vertically integrated with other lawful uses in [[~~MC,~~]] MM [[~~and MO~~]]
					X	Limited residential uses are permitted in areas designated Industrial District (ID), pursuant to sub-paragraph (3) below
(X) permitted in the Land Use Area						

* * *

3. Mixed uses. The vertical or horizontal integration of residential, business and office, and institutional uses shall be permitted as provided herein. Vertical integration allows any combination of primary uses, with business uses typically located on the ground floor and office and/or residential uses on the upper floors. Horizontal integration allows any combination of parcels with different primary uses within the same block. The following uses shall be permitted in accordance with the Land Use Regulating Plan, in the areas designated as Mixed-Use Optional (MO), Mixed-Use Main Street (MM) and Mixed-Use Corridor (MC):

* * *

h. hotels and apartment hotels >>, density not to exceed seventy-five (75) dwelling units per net acre.<<

* * *

Section 3. Sec. 33-284.85 of the Code of Miami-Dade County, Florida, is hereby deleted and replaced as follows:

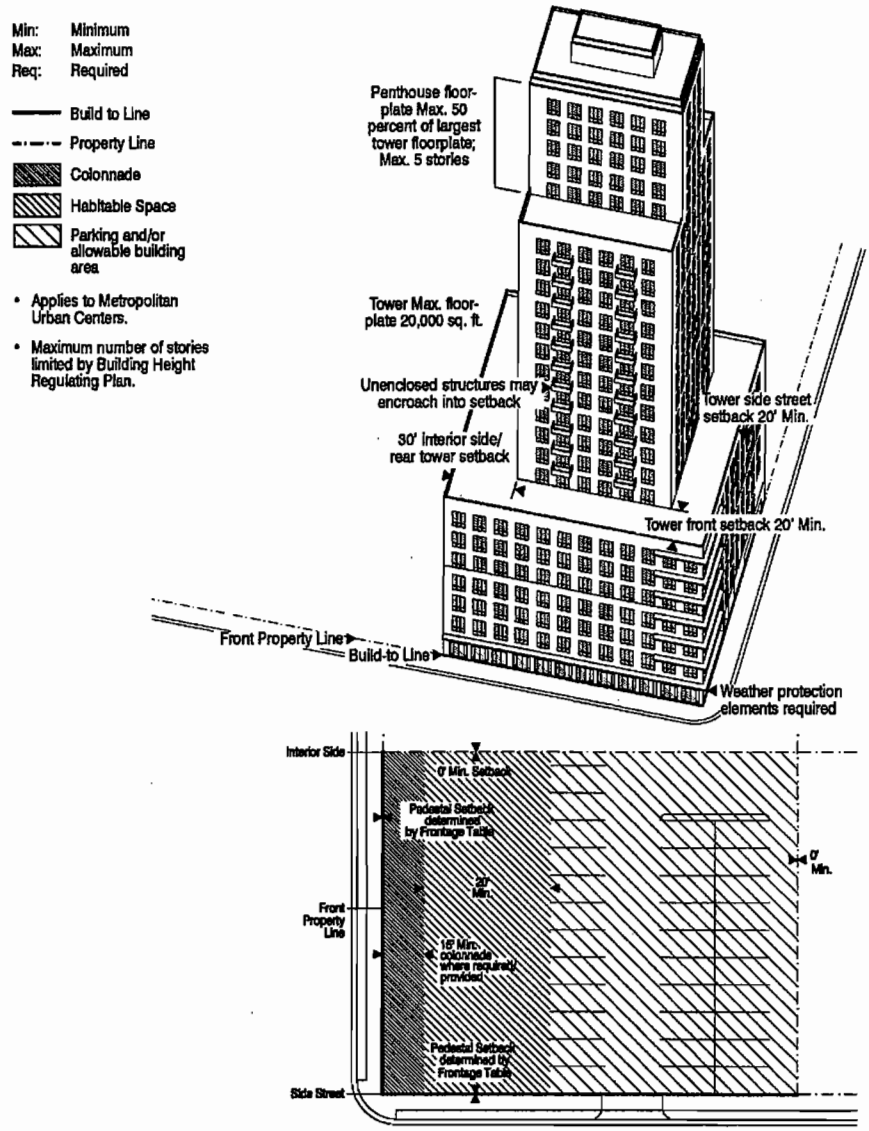
>>**Sec. 33-284.85. Building Placement and Street Type Development Parameters.**

A. The following diagrams establish the Building Placement and Design Parameters by land use and sub-district. Building setbacks shall be required as illustrated in the Building Placement parameters; where setbacks reference a Frontage Table, such table specific to each Urban Center shall be provided in the individual Urban Center District ordinance. For permitted uses see Sect. 33-284.83.

1. Building Placement, MIXED-USE BUILDING

MIXED-USE/INDUSTRIAL (MM, MO, MC, ID) - CORE/CENTER/EDGE

METROPOLITAN URBAN CENTERS (MUC)



Building Frontage Required. 80 Percent minimum at build-to line.

All on-site parking shall be accessed from a service road or as provided for in the Urban Center District Regulations. Where a service road is not accessible parking shall be accessed from the minor street only. The vehicular entry width permitted shall be a maximum of 33'. Up to 60% of required parking may be provided off site within a 500' radius.

Front pedestal setback as provided in Frontage Table; see Sec. 33-284.85. The interior side/rear setback for the pedestal shall be 0'. The interior side/rear setback for the tower and penthouse shall be a minimum of 30'.

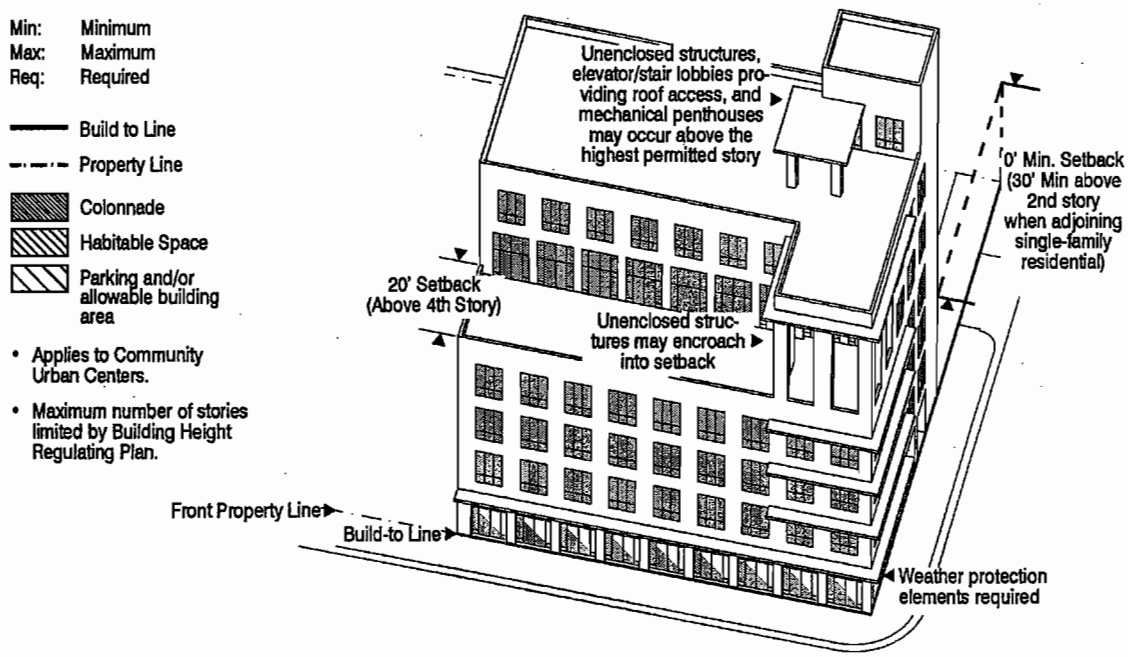
Entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

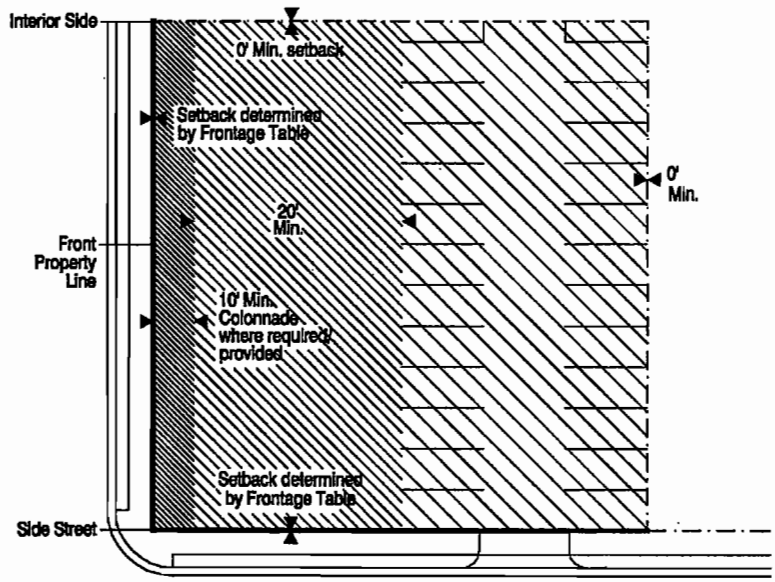
Colonnades shall be 2 stories high and a minimum of 15' deep. The colonnade depth shall not exceed the colonnade height. The exterior of the colonnade shall be no closer than 2' from curb line.

2 Building Placement, MIXED-USE BUILDING

MIXED-USE/INDUSTRIAL (MM, MO, MC, ID) CORE/CENTER/EDGE

COMMUNITY URBAN CENTERS





Building Frontage Required. 100 Percent Minimum at build-to line in the Core Sub-district; 80 percent minimum at build-to line in the Center and Edge Sub-districts. Minimum frontage requirement applies along the front property line only.

The interior side/rear setbacks shall be as shown above. Front and side street setbacks as provided in Frontage Table; see Sec. 33-284.85.

The front setback shall be hard surfaced and finished to match the adjoining sidewalk. A minimum of 5' clear width

within the setback shall be kept unobstructed for pedestrians.

3. Building Placement, INDUSTRIAL BUILDING

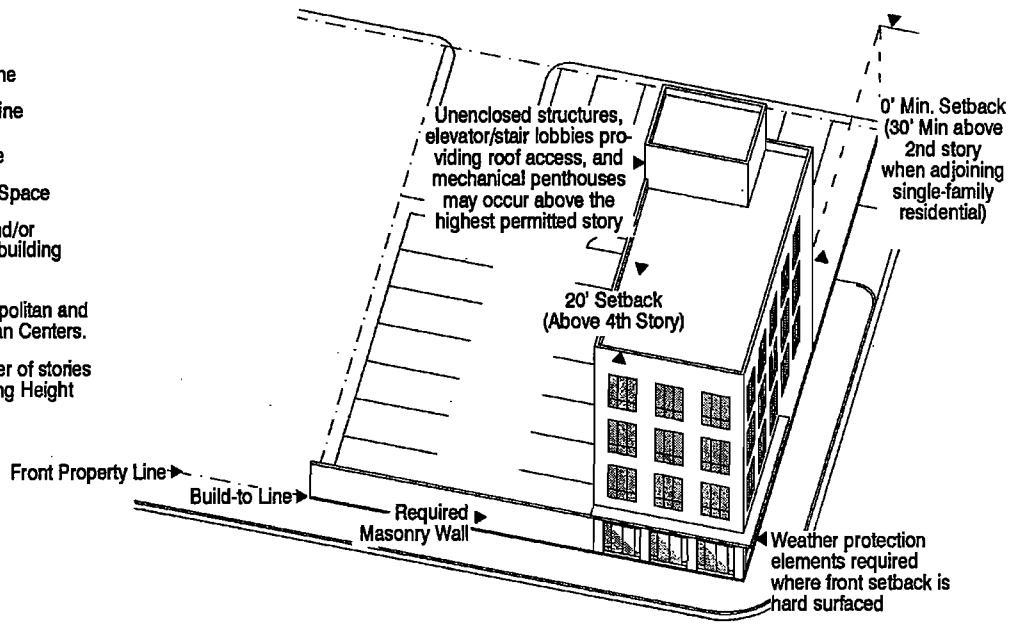
INDUSTRIAL (ID) CORE/CENTER/EDGE

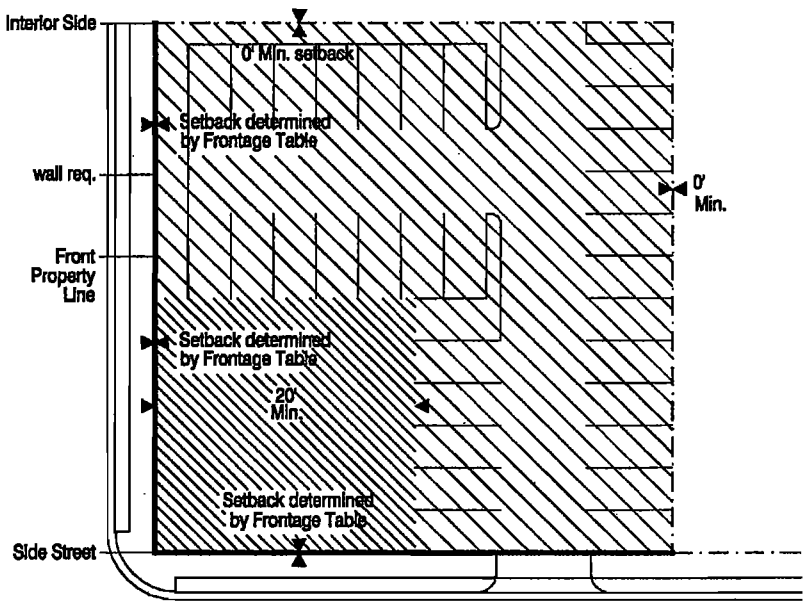
METROPOLITAN/COMMUNITY URBAN CENTERS

Min: Minimum
Max: Maximum
Req: Required

Build to Line
Property Line
Colonnade
Habitable Space
Parking and/or allowable building area

- Applies to Metropolitan and Community Urban Centers.
- Maximum number of stories limited by Building Height Regulating Plan.





Building Frontage Required. 25 percent minimum at build-to line. Minimum frontage requirement applies along the front property line only. Along any part of the build-to line not occupied by a building shall be a minimum 8' masonry wall unpierced except to provide pedestrian and vehicular egress.

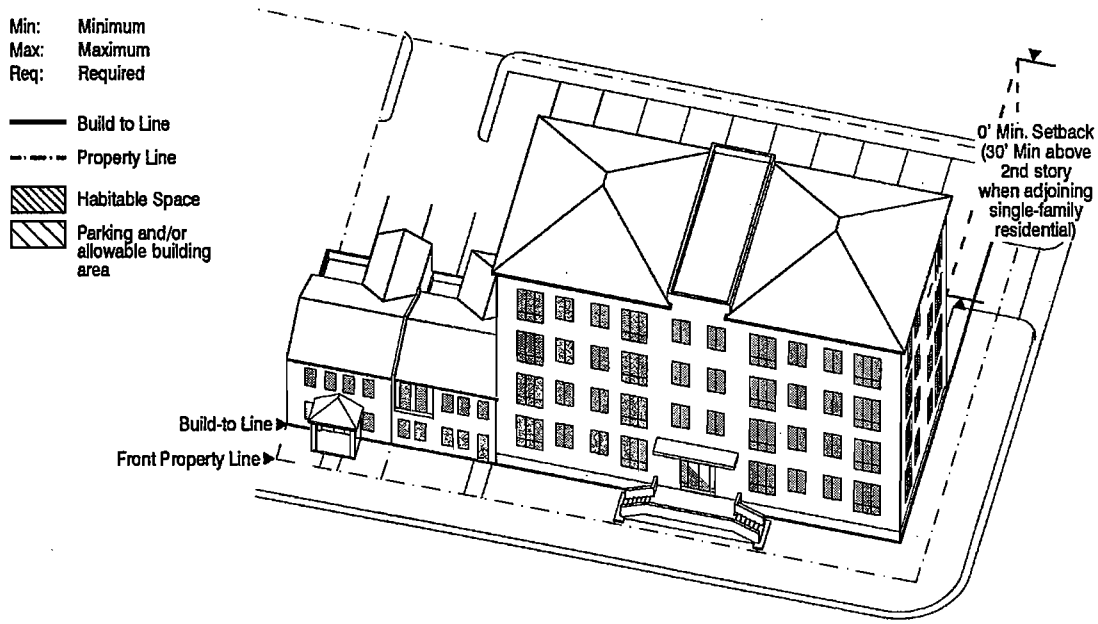
The interior side/rear setbacks shall be as shown above. Front and side street setbacks as provided in Frontage Table; see Sec. 33-284.85.

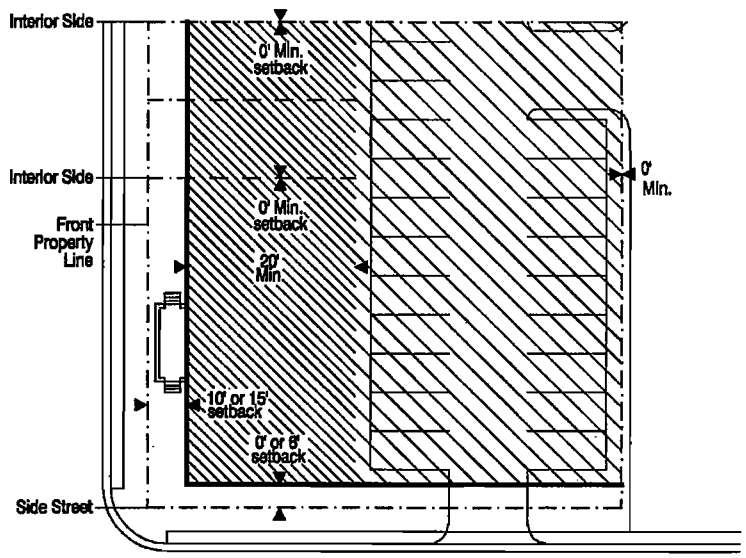
The front setback shall be landscaped or hard surfaced and finished to match the adjoining sidewalk.

4. Building Placement, APARTMENTS AND ROWHOUSES (with parking courts)

RESIDENTIAL (MC, MO, RM, R) CORE/CENTER/EDGE

METROPOLITAN AND COMMUNITY URBAN CENTERS





Building Frontage Required. 80 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.

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

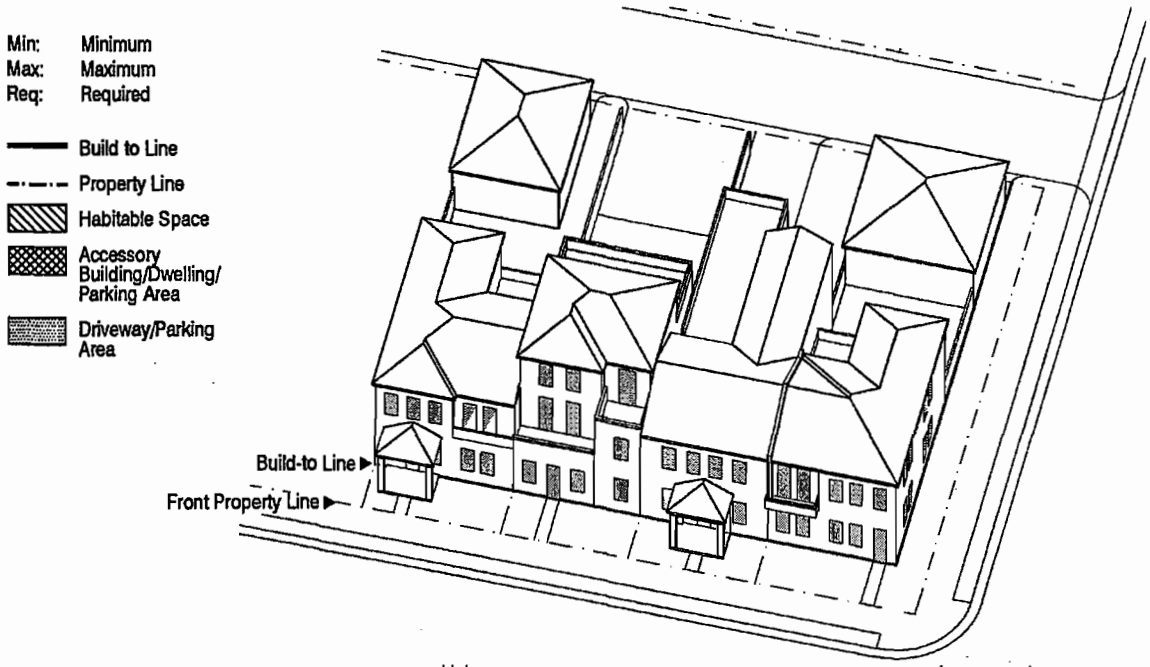
The front setback shall be landscaped.

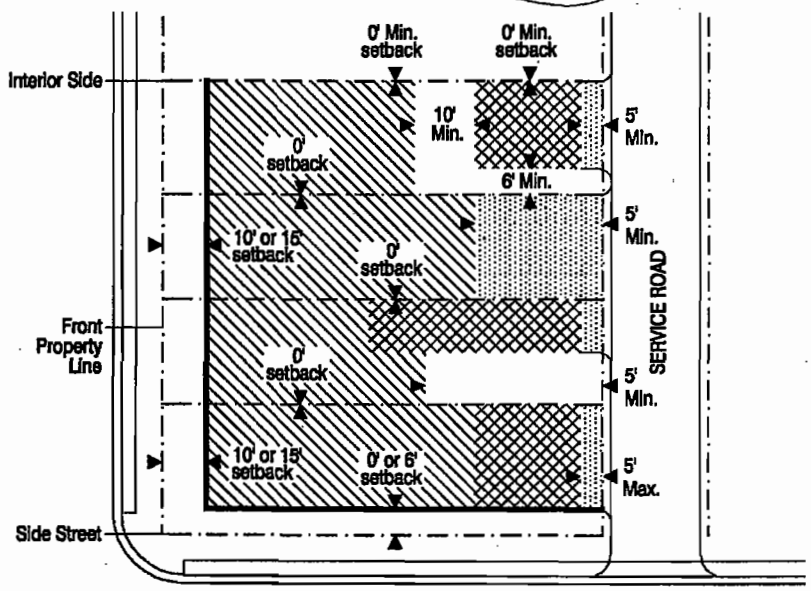
Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

5. Building Placement, ROWHOUSES

RESIDENTIAL (RM, R) CENTER/EDGE

METROPOLITAN AND COMMUNITY URBAN CENTERS





Building Frontage Required. 100 percent at build-to line except at end of building groups. Minimum frontage requirement applies along the front property line only.

For Rowhouses all on-site parking shall be accessed from the service road.

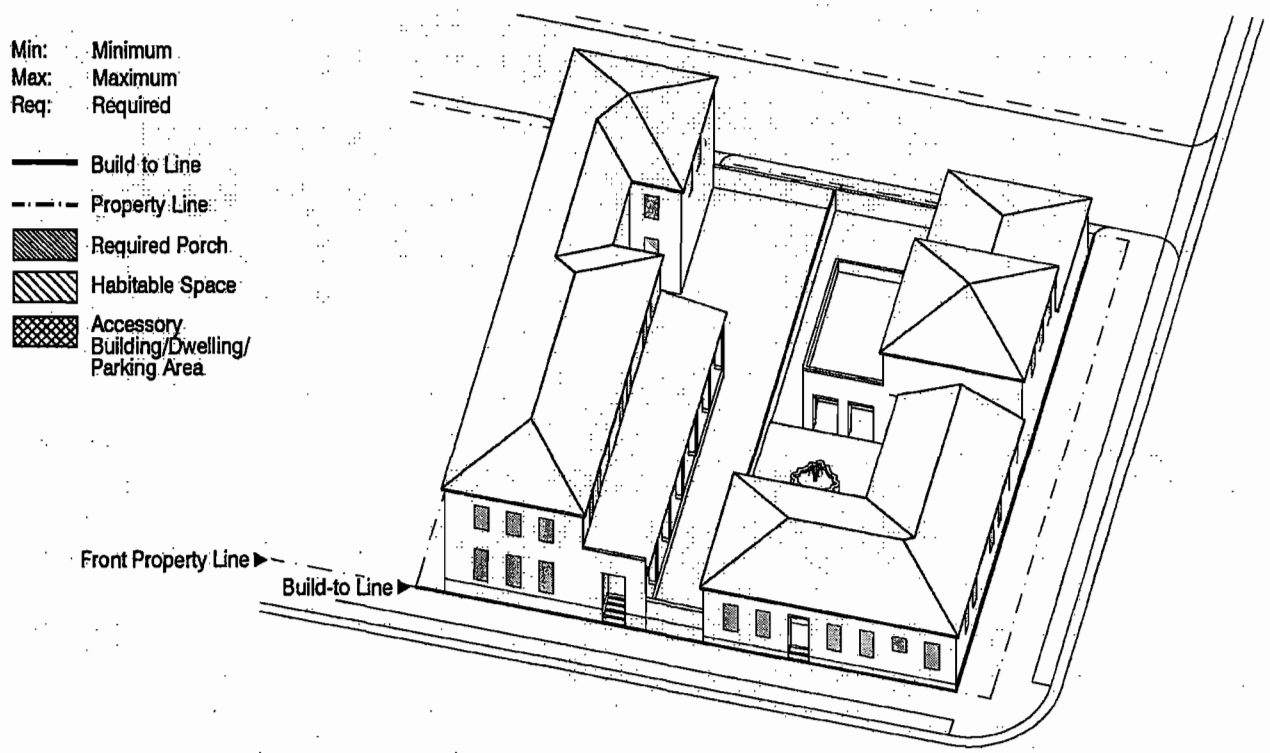
The front setback shall be landscaped.

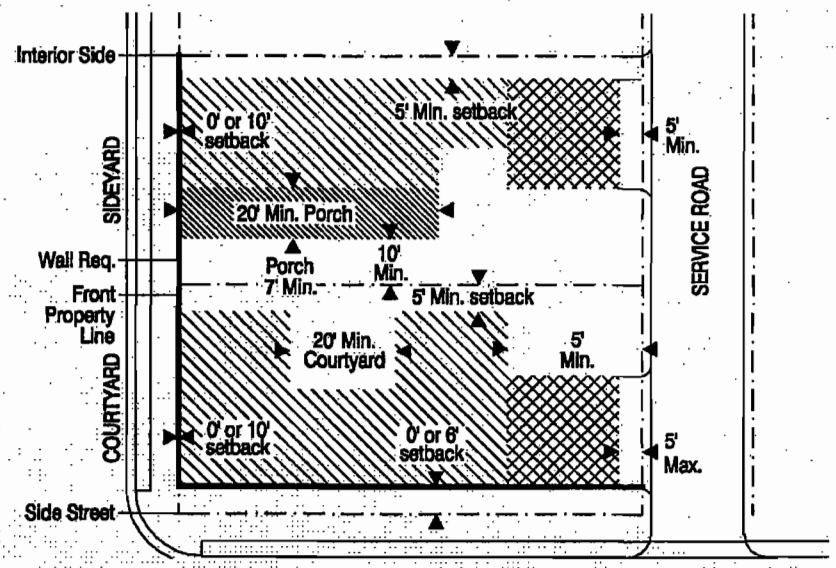
Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

6. Building Placement, COURTYARD AND SIDEYARD HOUSES

RESIDENTIAL (RM, R) CENTER/EDGE

METROPOLITAN AND COMMUNITY URBAN CENTERS





For Sideyard and Courtyard Houses all on-site parking shall be accessed from the service road.

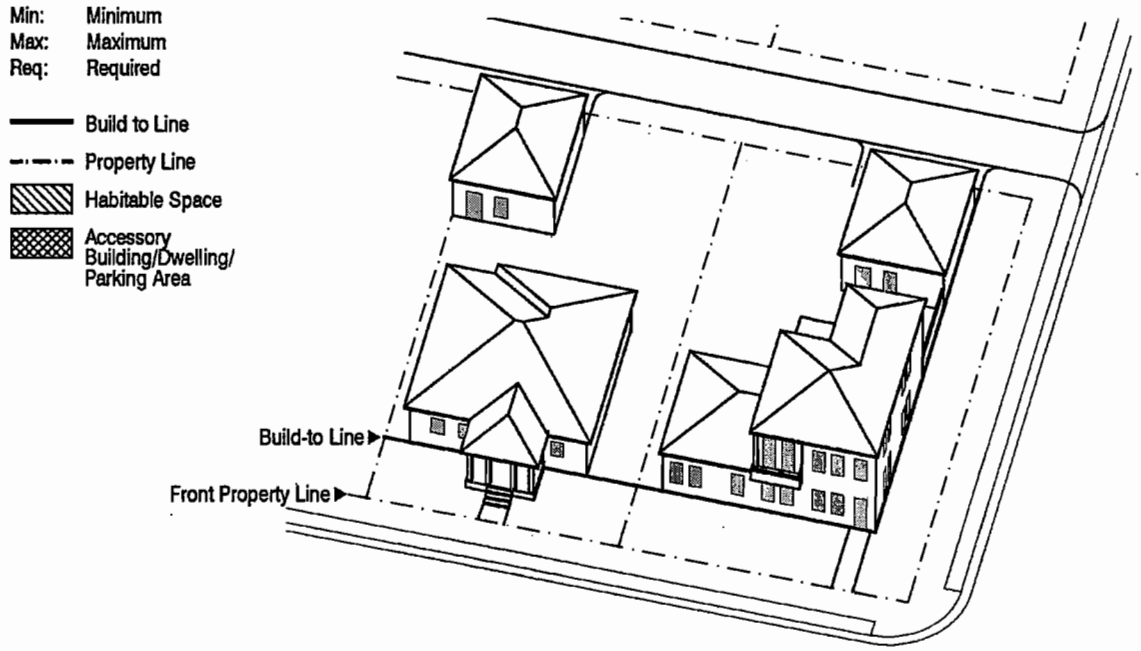
The front setback shall be landscaped.

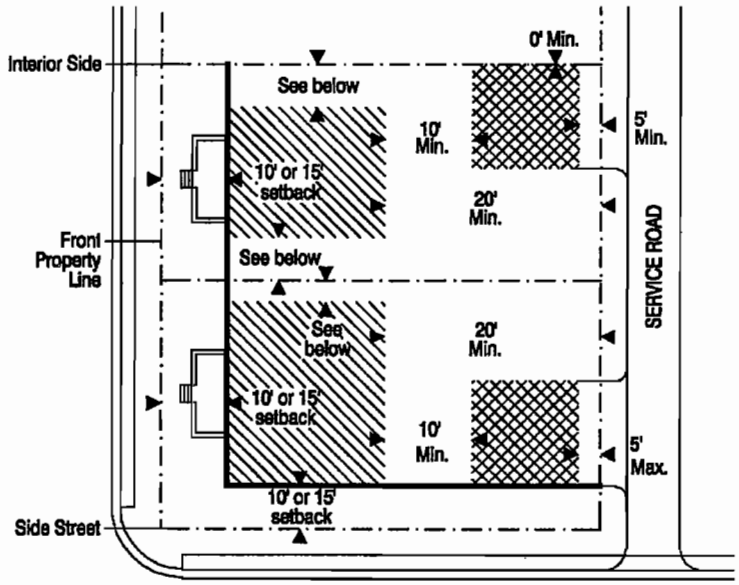
Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

7. Building Placement, SINGLE-FAMILY DETACHED (with service road)

RESIDENTIAL (R) EDGE

METROPOLITAN AND COMMUNITY URBAN CENTERS





All on-site parking shall be accessed from the service road where provided.

For lots with frontages between 50 and 75 feet, the minimum interior side setback shall be 10% of the lot frontage;

for lots with frontage greater than 75 feet, the interior side setback shall be a minimum of 7.5'.

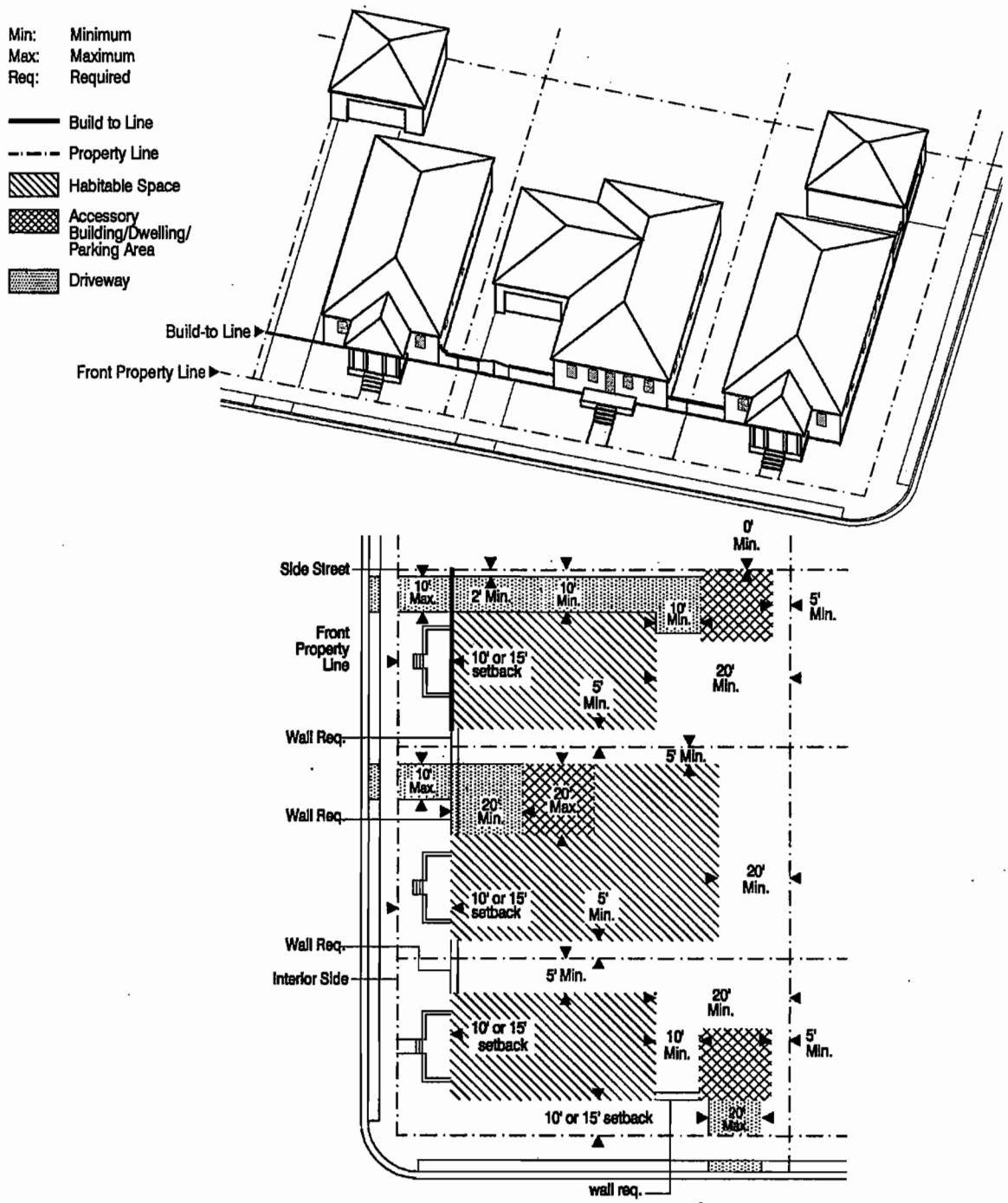
The front setback shall be landscaped.

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

8. Building Placement, SINGLE-FAMILY DETACHED (without service Roads)

RESIDENTIAL (R) EDGE

METROPOLITAN AND COMMUNITY URBAN CENTERS



All on-site parking shall be accessed from the street as shown above.

The front setback shall be landscaped.

Where a driveway intersects a sidewalk, the sidewalk shall remain at a continuous level.

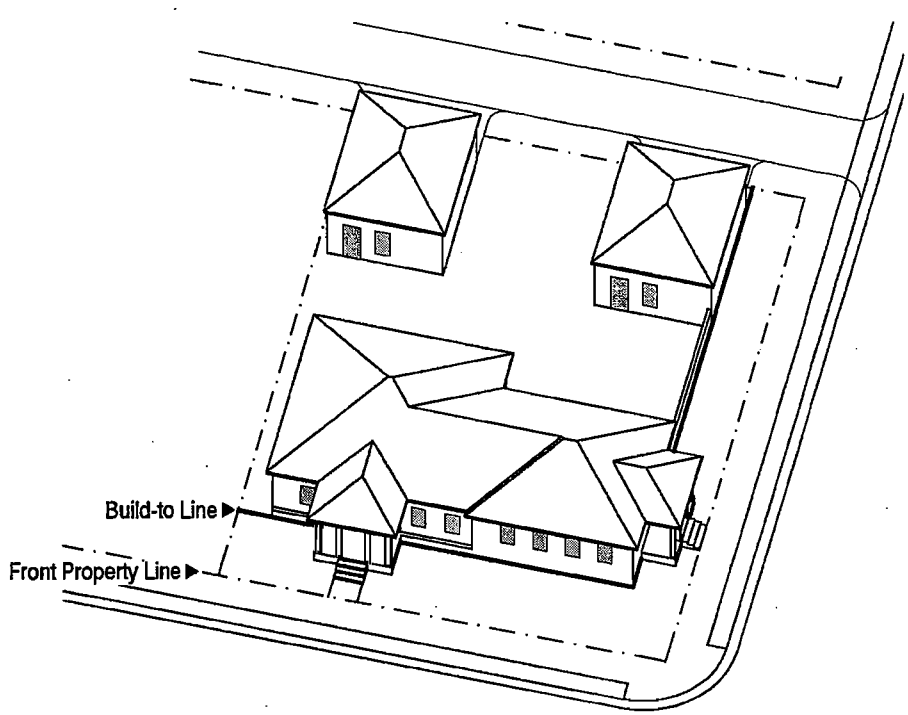
9. Building Placement, DUPLEX

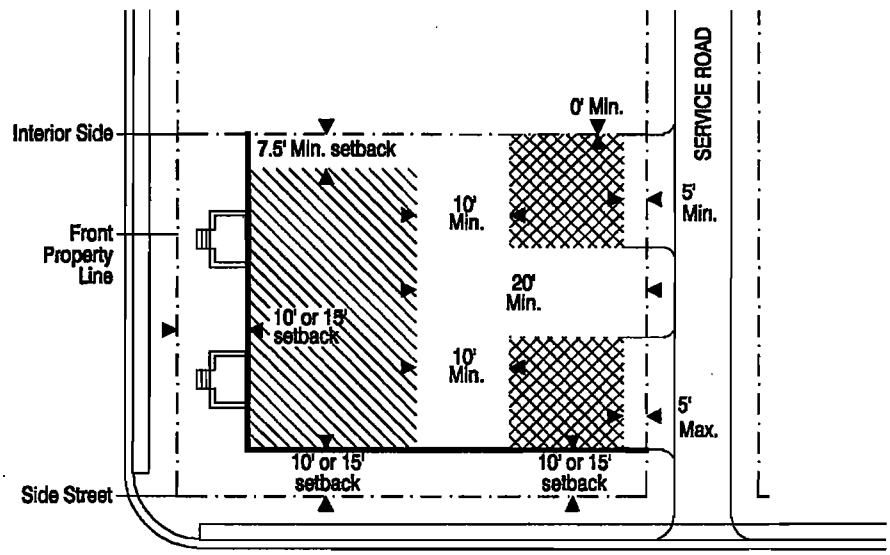
RESIDENTIAL (R/RM) CENTER/EDGE

METROPOLITAN AND COMMUNITY URBAN CENTERS

Min: Minimum
Max: Maximum
Req: Required

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





All on-site parking shall be accessed from the service road where provided.

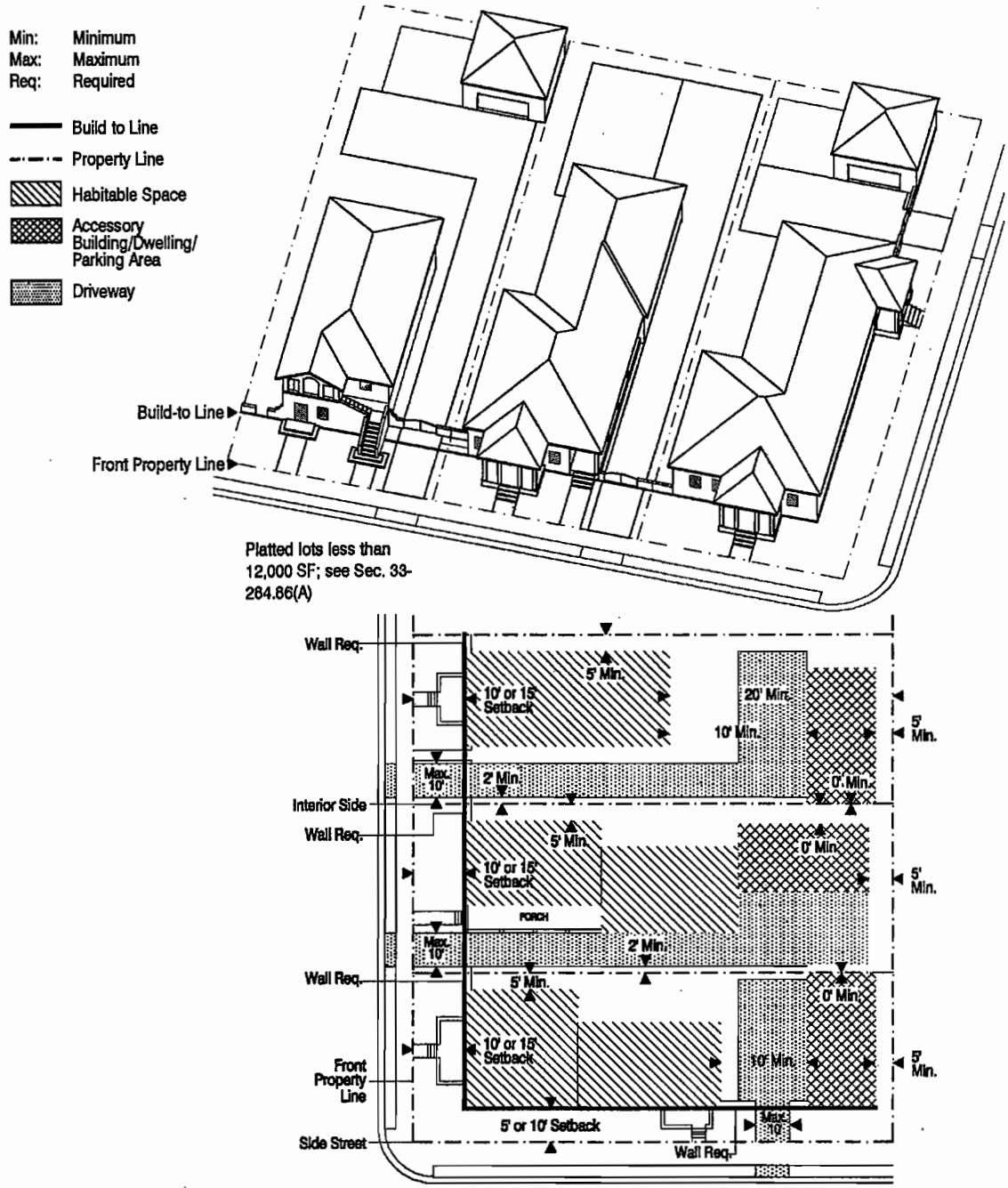
The front setback shall be landscaped.

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

10. Building Placement, DUPLEX (on existing platted lots with less than 12,000 square feet)

RESIDENTIAL (R/RM) CENTER/EDGE

METROPOLITAN AND COMMUNITY URBAN CENTERS



Building Frontage Required. 60 percent minimum at build-to line. The garage shall not count toward the frontage requirements.

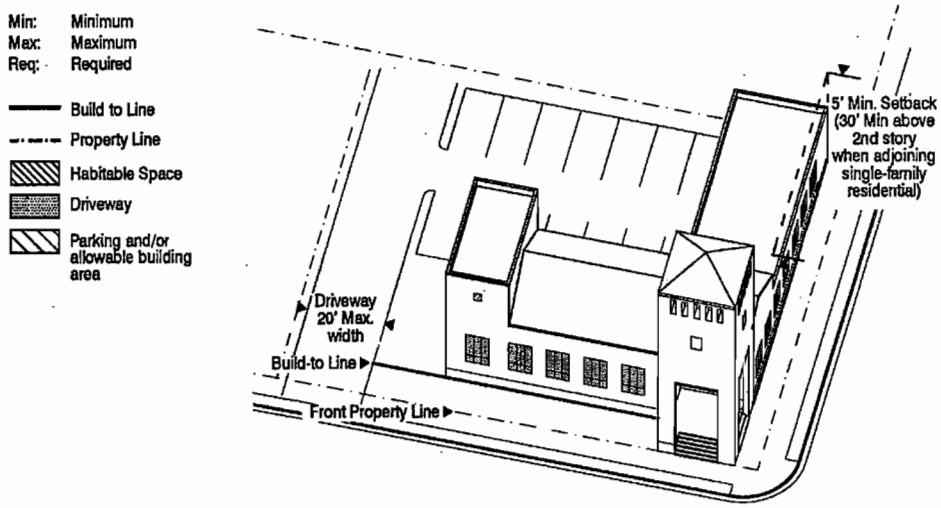
Minimum frontage requirement applies along the front property line only.

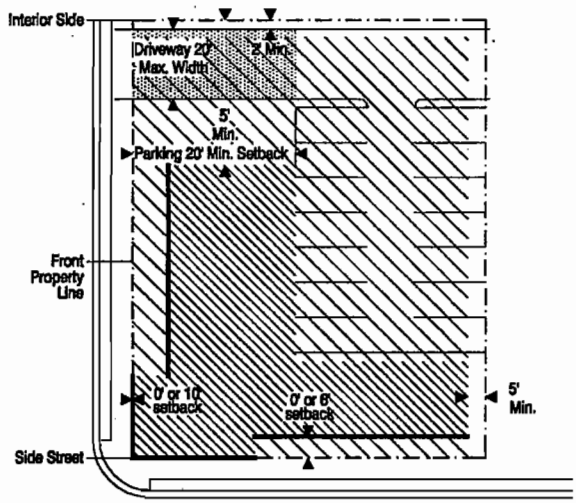
All on-site parking for duplex units on lots without access to a service road shall be provided as shown above. Driveways between the front property line and build-to line shall be a maximum of 10 feet wide.

11. Building Placement, CIVIC USES

RESIDENTIAL/INSTITUTIONAL (RM, R, I) CORE/CENTER/EDGE

METROPOLITAN AND COMMUNITY URBAN CENTERS





Building Frontage Required. 25 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.

All on-site parking shall be accessed from the service road where provided. For properties without an adjoining service road, parking may be accessed from the front property line through a driveway as shown above.

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

The front setback shall be landscaped.

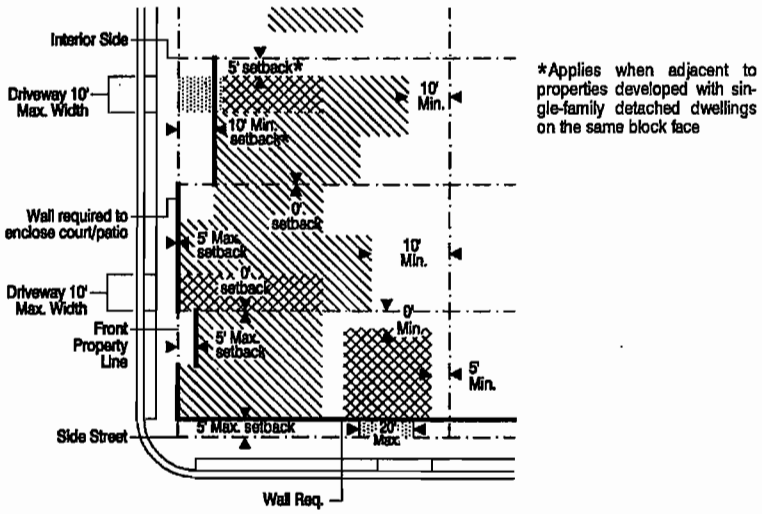
Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General

Requirements.

12. Building Placement, URBAN VILLAS

RESIDENTIAL (R, RM, MO) CENTER/EDGE

METROPOLITAN AND COMMUNITY URBAN CENTERS



Building Frontage Required. 80 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only. At least 50 Percent of Urban Villas along a block face shall provide a walled court or patio between the front property line and the building face; maximum setback shall be 15' only where such court or patio is provided.

Parking may be accessed from the front property line through a driveway as shown above. Garage entrances accessed from the front property line shall be a maximum of 10' in width and no further than 10' from the front property line. Walled courts or patios shall not be used for parking.

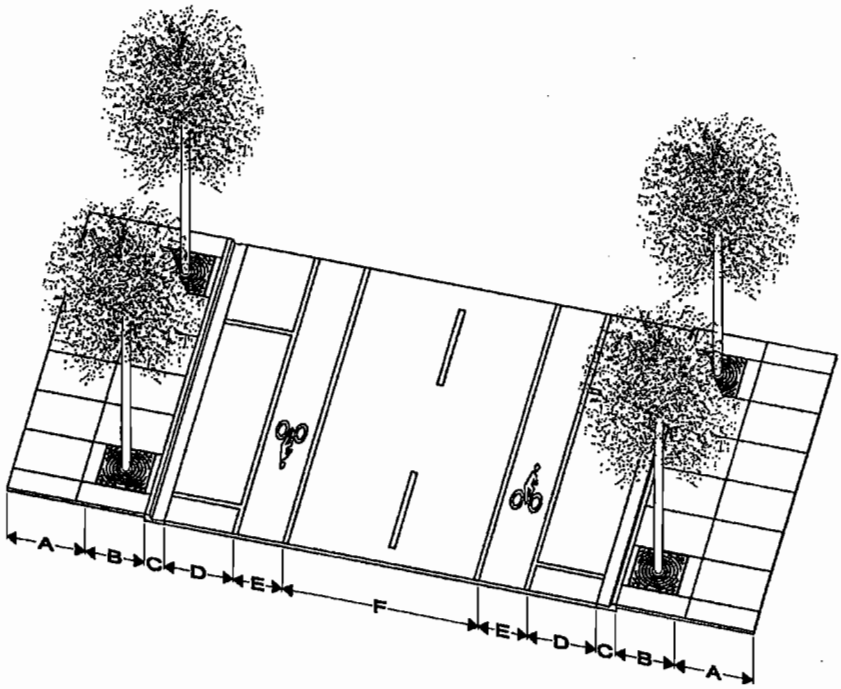
The front, interior side, rear, and side street setbacks shall be as shown above.

The minimum height for an Urban Villa shall be 2 stories. The front setback shall be landscaped.

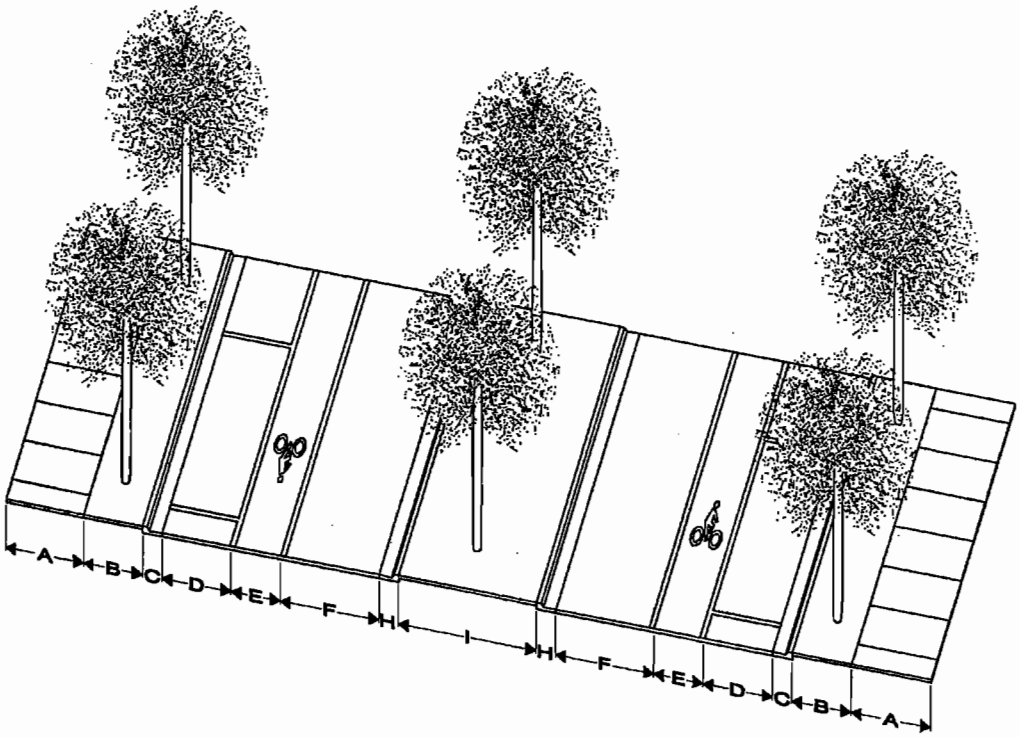
Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. Parking areas shall be screened at the build-to line.

A. The following diagram and table establish the Street Type Parameters by sub-district.

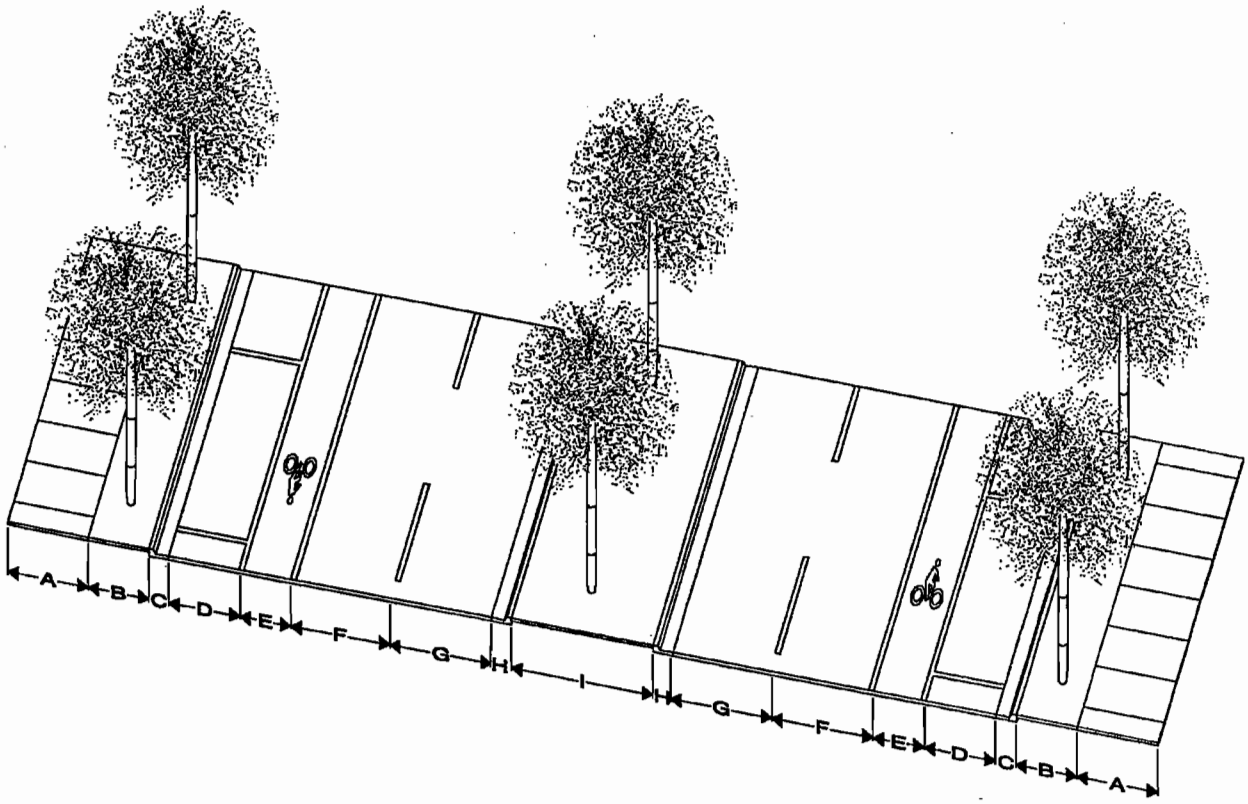
1. Typical Minor Street Illustration



2. Typical Two-Lane Boulevard Street Illustration



2. Typical Four-Lane Boulevard Street Illustration


A
B
C
D
E
F
G
H
I
I
G
F
E
D
C
B
A

	A. Sidewalk [1]	B. Landscape [2,3]	C. Curb/ Gutter [4]	D. Parking Lane [5]	E. Bike Lane	F. Travel Lanes [6]	G. Additional Travel/Turn Lanes	H. Curb/Gutter	I. Median
Type 1 Boulevard (Parking both sides) *Core/Center*	9' Min. (Core) 8' Min. (Center) Required	25 sq. ft. Min. tree grates or 6' Min continuous landscape strip Required (Center only)	2'	7' Required	5' Required where indicated on Bike Route Plan	11'	10' Min. where provided	2' Required	14' Min. required
Type 1 Boulevard (Parking both sides) *Edge*	6' Min. Required	8' Min continuous landscape strip Required	2'	7' Required	5' Required where indicated on Bike Route Plan	11'	10' Min. where provided	2' Required	14' Min. required
Type 2 Boulevard (No Parking) *Core/Center*	9' Min. (Core) 8' Min. (Center) Required	25 sq. ft. Min. tree grates or 6' Min continuous landscape strip Required (Center only)	2'	N/A	4' Required where indicated on Bike Route Plan	11'	10' Min. where provided	2' Required	14' Min. required
Type 2 Boulevard (No Parking) *Edge*	6' Min. Required	8' Min continuous landscape strip Required	2'	N/A	4' Required where indicated on Bike Route Plan	11'	10' Min. where provided	2' Required	14' Min. required
Type 3 Minor Street(Parking both sides) *Core/Center*	9' Min. (Core) 8' Min. (Center) Required	25 sq. ft. Min. tree grates or 6' Min continuous landscape strip Required (Center only)	2'	7' Required	5' Required where indicated on Bike Route Plan	10'	10' Where provided	N/A	N/A
Type 3 Minor Street (Parking both sides) *Edge*	6' Min. Required	8' Min continuous landscape strip Required	2'	7' Required	5' Required where indicated on Bike Route Plan	10'	10' Where provided	N/A	N/A
Type 4 Minor Street (Parking one side) *Core/Center/Edge*	9' Min. [Core] 8' Min. [Center] 6' Min. [Edge] Required	25 sq. ft. Min. tree grates or 6' Min continuous landscape strip Required (Center/Edge only)	2'	7' Required on one side	5' when adjacent to parking lane; 4' when adjacent to curb/swale Required where indicated on Bike Route Plan	10'	10' Where provided	N/A	N/A
Type 5 Minor Street (No Parking) *Core/Center*	9' Min. (Core) 8' Min. (Center) Required	25 sq. ft. Min. tree grates or 6' Min continuous landscape strip Required (Center only)	2'	N/A	4' Required where indicated on Bike Route Plan	10'	10' Where provided	N/A	N/A
Type 5 Minor Street (No Parking) *Edge*	6' Min. Required	8' Min continuous landscape strip Required	2'	N/A	4' Required where indicated on Bike Route Plan	10'	10' Where provided	N/A	N/A
Type 6 Minor Street (Canal Side) *Core/Center*	9' Min. (Core) 8' Min. (Center) Required	25 sq. ft. Min. tree grates or 6' Min continuous landscape strip Required (Center only)	2'	7' Required on side opposite canal	5' adjacent to parking lane; 4' along canal Required where indicated on Bike Route Plan	10'	10' Where provided	N/A	N/A
Type 6 Minor Street (Canal Side) *Edge*	6' Min. Required	8' Min continuous landscape strip Required	2'	7' Required on side opposite canal	5' adjacent to parking lane; 4' along canal required where indicated on Bike Route Plan	10'	10' Where provided	N/A	N/A
Type 7 Service Road *Core/Center/Edge*	N/A	N/A	N/A	N/A	N/A	10' Min.	N/A	N/A	N/A

Notes:

1. Landscape area is exclusive of the minimum sidewalk width.
2. Parking lot buffers and street trees shall meet all requirements of Chapter 18A of this Code and Article except street trees shall have a minimum diameter breast height of 4".
3. Permanent irrigation is required.
4. In all sub-districts curb and gutter shall be provided at all intersections and roadway edges of arterials, boulevards and Main Street; in Core and Center sub-districts curb and gutter shall be provided at all intersections and roadway edges of minor streets.
5. On-street parking shall count towards the minimum required parking.
6. The minimum required width of one lane/one way travel lanes shall be determined by the Public Works and Fire Rescue Departments on a case by case basis during the Administrative Site Plan Review<<

28

Section 4. Sec. 33-284.86 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-284.86. General Requirements.

Setbacks, building frontage, and building placement shall be as set forth in the Building Placement and Design Parameters in section 33-284.85 of this code, except as specifically provided herein.

A. Lots and blocks. The following shall be required:

>>All new development within the Urban Center Districts shall be developed with an interconnected network of blocks and streets.<<

Minimum Lot Requirements		
	Size (Square Feet)	**Frontage (Feet)**
Rowhouse	1,200* >>1,250*	20 18<<
Courtyard house and Sideyard house	3,000*	35
Single-family detached	5,000 ** 4,375 ***	50
>>Urban villa	3,000	30<<
Duplex	7,500>>*<<	75
>>Duplex on parcels with less than 12,000 square feet ****	3,000	40<<
Live-work units	1,700	20 (max 40)
Irregularly shaped lots		15 [[~~(****)~~]]
All lots shall share a frontage line with a street or an open space		
(*) service roads are required when these types are provided. (**) when service roads are not provided. (***) when service roads are provided. [[~~(****)such lots shall be located only at the end of a series of lots.~~]] >>**** parcels established prior to the effective date of this ordinance.<<		
Block Requirements		
Unless otherwise provided in the Regulating Plans the perimeter of a block shall not exceed 1,600 feet, and the maximum length of a block shall be:		
In the Edge Sub-district	660 feet	
In the Core and Center Sub-districts	500 feet	

B. Buildings.

* * *

1. All colonnades shall comply with the following:
   a. Finished floor elevation of the colonnade shall match the adjoining sidewalk.
   b. Colonnades shall have a minimum >>unobstructed<< clear height of 10 feet [[~~(including lighting)~~]] and a minimum >>unobstructed<< clear width of 10 feet [[~~(on the first floor from build-to-line to exterior building face, excluding supporting structures)~~]]. Awnings shall be 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. In no instance shall the depth of a colonnade exceed the colonnade's height.
   c. Free-standing colonnades shall not satisfy the build-to line requirement.

* * *

7. [[~~In the Center and Edge Sub-districts, awnings,~~]] >>Awnings,<< balconies, stoops, stairs, open porches, and bay windows shall be permitted to extend into the minimum required setbacks, to a maximum of:

	Front >>, Rear, Side Street Setbacks<< [[~~Setback, Side Street Setback~~]]		**Interior Side**
	In a setback of 10 feet >>or less<<	**In a setback >>greater than 10<< [[~~of 15~~]] feet**	
Bay windows	3 feet	3 feet	3 feet
Balconies	6 feet	6 feet	3 feet
Awnings	6 feet	6 feet	3 feet
Stoops	6 feet	6 feet	3 feet
Stairs	6 feet	8 feet	3 feet
Porches	6 feet	8 feet	3 feet

>>*<<			
>>* The encroachment of porches shall only be permitted in conjunction with residential single-family units.<<			

Roof eaves, chimneys, signs, and ramps may encroach into all setbacks. Porticoes, canopies, and colonnades shall be guttered, and drainage shall be deposited onsite.

8. [[~~In the Core and Center Sub-districts, where~~]] >>Where<< a 0-foot setback is permitted, roof eaves, bay windows and balconies may encroach beyond the property line a maximum of 3 feet, except when abutting private property. In [[~~the Core and Center~~]] >>all<< Sub-districts, awnings may encroach into the right[[s]]-of-way [[~~but shall not extend into the street~~]] >>no<< more than 6 inches from the face of the curb. All right-of-way encroachments shall be a minimum of 11 feet above the sidewalk.

* * *

12. Each story shall have a maximum height of 16 feet, as measured from floor to floor. Any height above 16 feet shall count as an additional story, except [[~~that~~]] >>as follows:

(a) Buildings with less than six stories may have<< a single story [[~~may have~~]] >>with<< a maximum height of 30 feet, provided that no mezzanine area >>intended for commercial use<< exceeds 10 percent >>and no mezzanine area intended for residential use exceeds 80 percent<< of the floor area of that story. >>Multiple levels of parking shall be permitted within this single story provided that they are in compliance with Sec. 33-284.86(E)(10) of this code.

(b) Buildings with 6 or more stories, may have two stories with a maximum height of 30 feet, provided that no mezzanine area intended for commercial use exceeds 10 percent and no mezzanine area intended for residential use exceeds 80 percent of the floor area of a story. Multiple levels of parking shall be permitted within these two stories provided that they are in compliance with Sec. 33-284.86(E)(10) of this code.<<

* * *

>>19. Parcels with less than 25,000 square feet shall not be required to comply with the minimum height requirement on the Building Heights Plan.<<

* * *

E. Parking. Except as provided herein, parking shall be provided as required by section 33-124 of this code.

1. Multi-story parking garages, parking lots, and on-street parking shall count toward all parking requirements except for the parking requirements of detached single-family residences, courtyard and sideyard houses, >>urban villas,<< rowhouses, or duplexes.

a. >>At minimum, parking<< [[~~Parking~~]] shall be provided as follows:

Single Family Residential (off-street):
single family detached: 2 spaces/unit
courtyard or sideyard house: 2 spaces/unit
Rowhouse >>or urban villa<<: 2 spaces/unit
duplex: 2 spaces/unit
Multi-family Residential:
>>1<< [[~~1.5~~]] spaces/1 bedroom unit
>>1.5<< [[~~1.75~~]] spaces/2 bedroom unit
>>1.75<< [[~~2~~]] spaces/3 or more bedroom units
>>Workforce Housing Units:
Work-housing units may reduce the parking requirements of this section by 0.25 spaces/unit.<<
Hotel: 1 space/first 40 guest rooms and 1 additional space/ every 2 guest rooms or suites thereafter
Retail: 1 space/250 square feet of gross floor area
Office: 1 space/400 square feet of gross floor area
Restaurants: 1 space/ 50 square feet of patron area
Industrial and Institutional: shall comply with section 33-124 of this code.
Live-work units: (1) residential component: 2 spaces/unit, and (2) workshop component: 1 space/325 square feet of workshop area
Live-work buildings: (1) residential component: shall comply with the multi-family residential requirements described in this sub-section , and (2) work space, non-residential component: shall comply with [[~~Sec.~~]]section 33-124 [[~~, Standards,~~]] of this code.
Civic uses: shall comply with section 33-284.51(B)(4) of this code.

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

3. The >>minimum<< 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.~~]] >>as follows:

Size of Parcel (Square Feet)	Percentage of parking required as otherwise provided in this section	
	Core	Center
0 to 15,000	60 %	60 %
15,001 to 30,000	70 %	70 %
>30,000	80 %	90 %
Note: the combined parking requirement shall also apply to live-work units located in the Edge Sub-district.		

In addition, the provisions of Sec. 33-131 of this code shall not apply to the required parking for mixed-use developments.<<

* * *

12. Parking for detached single family homes, courtyard or sideyard houses, 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. In the Edge Sub-district and when provided, attached garages and carports shall be placed as shown in the building placement diagrams for residential areas without service roads.
    d. The sidewalk shall be continuous and remain at a constant level at all instances where a driveway intersects it.
    >>e. Required parking may be provided in a tandem configuration.<<

* * *

13. Streets, service roads and utilities.

1. All streets shall be located according to the New Streets Plan and the Street Type Development Parameters.

>>a.<< 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. >>No new A streets shall be deleted.<< [[~~All new B streets shall be in the same general location as shown on the New Streets Plan and may be modified or deleted as provided in (2) below.~~]]

>>b. B streets and service roads shown on the New Streets Plan are encouraged to promote connectivity and to conform with block length requirements. New B streets and service roads may be modified or deleted as provided in (2) below. When B streets or service roads are provided, they shall comply with Sections 33-284.85 and 33-284.86 of this code.<<

>>c.<< 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 streets shall be deleted.~~]]

2. The Director shall approve the modification of A or B streets >>and service roads<< or the deletion of a B street >>or service road<< if the following conditions are satisfied:

* * *

Section 5. 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 6. 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 7. 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: July 10, 2007

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Dennis A. Kerbel