

RU-3M, RU-4L, RU-4M ZONING LEGEND

Zoning

Legend data to be incorporated onto the plan

District: RU-

Note: RU-3M maximum density @ 12.9/units per net acre RU-4L maximum density @ 23.0/units per net acre RU-4M maximum density @ 35.9/units per net acre	TOTAL NUMBER OF DWELLING UNITS:	
	TOTAL NET ACREAGE:	
	DENSITY PER NET ACRE:	

GROSS AREA (acres)			SETBACK REQUIREMENTS		
Less r-o-w			MINIMUM SETBACK REQUIRED		PROVIDED
Less Water			FRONT	25'	
Less Other			REAR	25'	
NET AREA (sq. ft.)		100 %	SIDE ST.	25'	
Lot Coverage (30% max)		%	INTERIOR (RU-3M)	20'	
Paved Area		%	INTERIOR (RU-4L/M) up to 2 stories	15'	
Common Open Space		%	INTERIOR (RU-4L/M) more than 2 stories	20'	

UNIT MODEL DATA			Max. Floor Area Ratio (F.A.R.) per No. of Bldg. Stories								
Model Type	Area (Sq. Ft.)	No. of Bedrooms	1 story	2 story	3 story	4 story	5 story	6 story	7 story	8 story	9 story
			0.3	0.5	0.75	0.8	0.85	0.9	0.95	1.0	1.05
Model:			MAX. HEIGHT OF PROPOSED BLDGS.								
Model:			MAX. NUMBER OF STORIES PERMITTED								
Model:			MAX. NUMBER OF STORIES PROPOSED								
Model:			F.A.R. PERMITTED								
Model:			F.A.R. PROPOSED								

PROVIDE FOOTPRINT SQ. FT. PER BUILDING TYPE				PROVIDE TOTAL GROSS SQ. FT. PER BUILDING TYPE			
BLDG. TYPE	FOOTPRINT (gross sq. ft.)	BLDG. TYPE	FOOTPRINT (gross sq. ft.)	BLDG. TYPE	TOTAL BLDG. (gross sq. ft.)	BLDG. TYPE	TOTAL BLDG. (gross sq. ft.)

PARKING REQUIREMENTS

Total number of dwelling units with less than 2 bedrooms =		X 1.50 =	
Total number of dwelling units with 2 bedrooms =		X 1.75 =	
Total number of dwelling units with more than 2 bedrooms =		X 2.00 =	
		TOTAL PARKING SPACES REQUIRED =	
		TOTAL PARKING SPACES PROVIDED =	

NOTE: RU-3M bldgs limited to 2 stories & 35' in height. RU-4L bldgs limited to 6 stories & 75' in height. RU-4M bldgs limited to 9 stories & 100' in height. Height measured from F.F. (finished floor) to top of pitch (roof ridge). See Zoning Code Article XVIA for RU-3M, Article XVIIIA for RU-4L, & Article XVIIIB for RU-4M requirements.

SUPPLEMENT TO RU-3M, 4L & 4M ZONING LEGEND

(partial requirements)

RU-3M

USES PERMITTED:	
A	RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, and RU-TH uses subject to regulations for said uses.
B	Multi-fam. apartments in 1 principal bldg. for 5 or more units subject to 100' min. lot width & lot area of 16,884 s.f.
C	Multiple-family housing developments if all requirements met; except spacing may be reduced (not below 20') if adequate provisions made for light, air, landscape, beautification. Subject to density and other requirements as found in the Code, and to ASPR approval.
D	Housing projects as defined in Ch 421 of Fla. Statutes built for or by Miami-Dade Dept. of Housing & Urban Dev.
E	Community residential facilities as defined in 33-1, if: not over 14 residents; State licensed; not within 1200' of exist. legally established facility in multi-fam. zone (direct line bldg to bldg); conforms to multi-fam. zoning regs; sponsor agency notifies Dir. in writing of intent and provides "needs" statement by State; no threat to health, safety, welfare.
ACCESSORY BUILDINGS - Same as requirements for accessory buildings in RU-1.	
SPACING BETWEEN BUILDINGS: 20' minimum spacing between buildings.	
A	Min. 30' clear distance if opening in ext. wall of unit faces wall of same bldg. or other on-site bldg. (measured on a line projected at right angles at the opening to opposite wall). Cantilever & open porches may project into required open space (court only) 4' max. & stairways may project into required open space (court only) 7½' max. Stairways located in required open space (court) to be supported only by necessary columns (support by a wall prohibited).
DENSITY, HEIGHT, F.A.R. & OPEN SPACE: Max. density of 12.9/units per net acre. Max. bldg height of 2 stories & 35' F.A.R. @ 0.30 for 1 story, 0.50 for 2 stories. Min. 25% of lot area as open space.	
SITE PLAN: Exhibits prepared by design professionals to meet plan review criteria per Sec. 33-203.7 & 203.8.	

RU-4L & RU-4M (Note: In RU-4M, provisions of Ord. 81-105 do not apply if a bldg. permit was issued or a site plan approved prior to 9/17/81)

USES PERMITTED:	
A	same as 'A' in RU-3M
B	same as 'B' in RU-3M; except lot area minimum is 10,000 sq. ft.
C	same as 'C' in RU-3M; except interior setbacks and spacing requirements may be waived.
D	same as 'D' in RU-3M
E	same as 'E' in RU-3M
F	Convenience retail facilities: limited to 1 BU-1 type food & drug convenience retail service facility as accessory use, max. of 1,000 s.f. in an apartment dev. w/ 300 units min. (1 s.f. additional retail allowed for each unit over 300, not to exceed 3,000 s.f.; provided: facility designed as integral part of development; serves occupants' needs; signs nor facility visible from, nor directly accessible from, public roads; located in principal structure or community center).
SPACING BETWEEN BUILDINGS: Same as 'A' in RU-3M; except spacing requirements also apply to accessory bldg	

DENSITY, HEIGHT, F.A.R. & OPEN SPACE:

RU-4L: Max. density of 23.0/units per net acre. Maximum building height of 6 stories and 75'.
F.A.R. same as RU-3M, then 0.75 for 3 stories, 0.80 for 4 stories 0.85 for 5 stories, and 0.90 for 6 stories.
Minimum 25% of the total lot area as open space if 4 stories or less; 35% if 5 or 6 stories.

RU-4M: Max. density of 35.9/units per net acre. Maximum building height of 9 stories and 100'
F.A.R. same as RU-4L; then 0.95 for 7 stories, 1.00 for 8 stories and 1.05 for 9 stories.
Min. 25% of the total lot area as open space if 4 stories or less; 30% if 5 or 6 stories; 35% if 7, 8 or 9 stories.