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**Miami-Dade County
Department of Planning & Zoning**

111 N.W. 1st Street
Miami, FL 33128-1974
01/2009

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."



ZONING INFORMATION

Modified Single Family Residential

This zoning district allows single family residences and every customary use associated with it, including swimming pools, sheds, private garages, carports, etc.

A Public Information
Service of Miami-Dade County
Department of Planning and Zoning

111 N.W. 1st Street, Miami, FL 33128-1974
Monday-Friday, 8am-5pm, 305-375-1808

Questions AND ANSWERS

What is Zoning?

Zoning controls the use and development of land and buildings for the health, welfare and safety of the community.

What is Setback?

A setback is the required minimum horizontal distance between the front, sides, and rear of the lot to the building.

What is Lot Coverage?

It is the percentage of the overall area of the site that the building occupies (building area under roof at ground level/total lot area = lot coverage percentage).

Does my shed have to comply with any regulations?

Yes, all structures must comply with setback requirements and sheds must meet accessory use setbacks and rear lot coverage requirements.

Can I operate a business out of my home?

A home office is permitted as an ancillary use to a residential use subject to limitations.

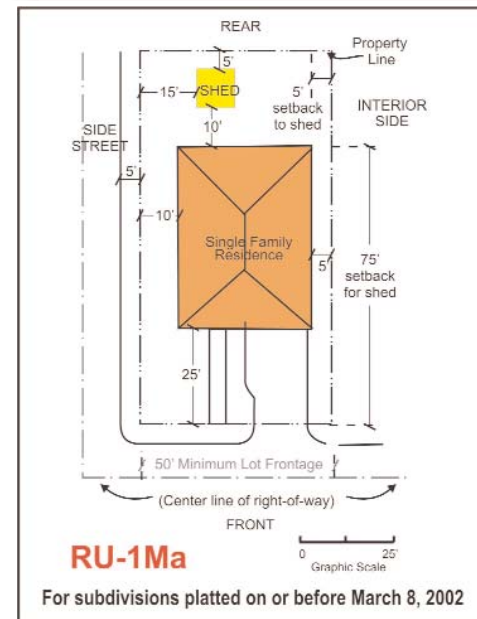
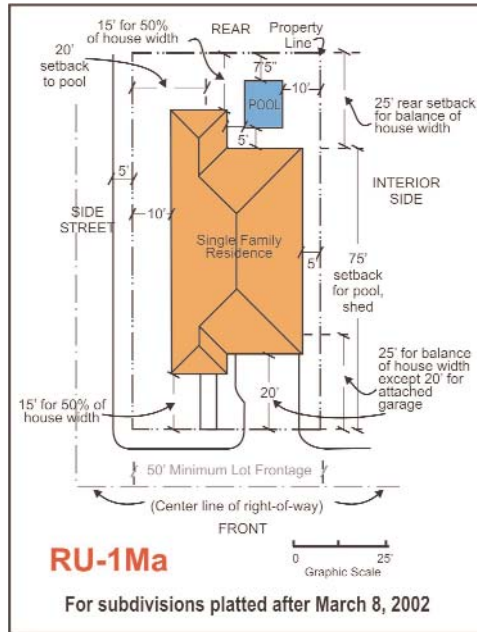
Can I park a boat in front of my house? A recreation vehicle?

Yes, you can park a boat but not a recreational vehicle. A boat may be parked temporarily for 2 hours, but not in the public right-of-way. However, you can store either or both on your lot as provided in Section 33-20.

What is an Easement?

An easement grants access to private property for utility installation and maintenance. No structure, fence or tree may be placed in an easement without the written consent of all utility companies that have the right to access an easement. Your survey will show all easements that are located on your property.

Typical SITE PLAN



General INFORMATION

Maximum Lot Coverage

Maximum lot coverage shall be 40% of net lot area.

Principal Building Setbacks for subdivisions platted on or before March 8, 2002:

Front	25'	Interior side	5'
Rear	25'	Side street	10'

Principal Building Setbacks for subdivisions platted after March 8, 2002:

Front	15' for 50% of the house width;		
	25' for balance of house width,		
	except 20' for attached garage		
Rear	15' for 50% of the house width;		
	25' for balance of house width		
Interior side	5'	Side street	10'

Accessory Use Setbacks (utility sheds, gazebos, etc.)

Front	75'	Sheds < 100 sq. ft	
Rear	5'	Front	55'
Interior side	5'	Rear	5'
Side street	15'	Interior side	5'
Between buildings	10'	Side street	10'
		Between buildings	10'

Canopy Carport

Front	5'	Interior side	2'
Rear	5'	Side street	5'

Swimming Pool Setbacks

Front	75'	Interior side	10'
Rear	7.5'	Side street	20'

Swimming pools shall be constructed no closer than 5 feet to any building foundation unless the design is approved by structural review, but in no case can it be closer than 18" to any wall.

Screen Enclosure Setbacks

Rear	6'	Interior side	7.5'
Side street	15'		

Fences, Walls and Hedges

Maximum height permitted 6'*

* In certain instances, the height may be limited to 2.5' for visibility at intersections and within 10 feet of either side of driveway.

The regulations contained herein are general in nature and are subject to change as deemed necessary by the Board of County Commissioners. It is advisable to contact Department of Planning and Zoning, Information Center at (305) 375-1808 to ascertain whether more restrictive regulations may apply to specific developments.