

## Princeton Community Urban Center (PCUC) District

---

The Princeton Community Urban Center District was adopted into the zoning code in 2006 by Ordinance 05-146. This district was subsequently amended in 2006, 2007, and 2015 by ordinances 06-10, 07-96, and 15-132. This document is formatted for clarity in text and graphics. For the official adopted article, refer to the Code of Miami-Dade County published by the Municipal Code Corp., available online at [www.municode.com](http://www.municode.com).

### Sec. 33-284.98 Purpose, intent and applicability.

- A. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.
- B. The Illustrative Master Plan (Figure 1), illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.
- C. The boundaries shown in Figure 1 shall constitute the Princeton Community Urban Center Boundary Plan and are generally described as follows: from the northwest corner of the intersection of SW 256 Street and SW 127 Avenue, then north along the west side of SW 127 Avenue to the south side of SW 240 Street, then west along the south side of SW 240 Street to the Urban Development Boundary (UDB) line, as of the effective date of this ordinance, then south, east and west along the UDB to the north side of SW 256 Street, then east along the north side of SW 256 Street to the west side of SW 127 Avenue. The exact location of the UDB line as of the effective date of this ordinance (Nov. 27, 2015) is on file with the Department of Regulatory and Economic Resources. An approximate delineation of the UDB line is depicted in the Illustrative Master Plan and in the Regulating Plans.

A more detailed legal description of the boundaries follows:

Beginning at the centerline of the intersection of SW 127th Avenue and SW 256th Street of sec-

tion 26-56-39, thence North, along the centerline of SW 127th avenue to the intersection with the centerline of SW 240th Street, thence west along the centerline of SW 240 Street to the intersection with the centerline of SW 137 AVE the (UDB). Thence continue west along the centerline of SW 240 Street for 542' + to a point (theoretical UDB). Thence on an assumed bearing S00-44-41W for 1440' + to a point. Thence N89-26-32E for 542' + to the centerline of SW 137 AVE. Thence south along the centerline of SE 137 AVE to the intersection with the centerline of SW 248 Street. Thence west along centerline of SW 248 Street to the intersection with the centerline of SW 139 AVE. Thence south along the centerline of SW 139 AVE to the intersection with the centerline of SW 252 Street. Thence west along the centerline of SW 252 Street to the intersection with the centerline of SW 142 AVE. Thence on an assumed bearing S41-03-51W for approximately 1737' + to the centerline of the intersection of SW 256 Street. Thence east along the centerline of SW 256 Street for 1563' + to the intersection with the Centerline of Packing House Road. Thence on an assumed bearing S50-44-50E for approximately 371.65' + to the centerline of State Hwy # 5. Thence NE/ly along the centerline of the State HWY # 5 for 334.99 + to a point. Thence east for 427.30 + to the centerline of SW 139 Ave. Thence east along the centerline of SW 256 ST to the point of beginning. (The intersection with the centerline of SW 127 AVE).

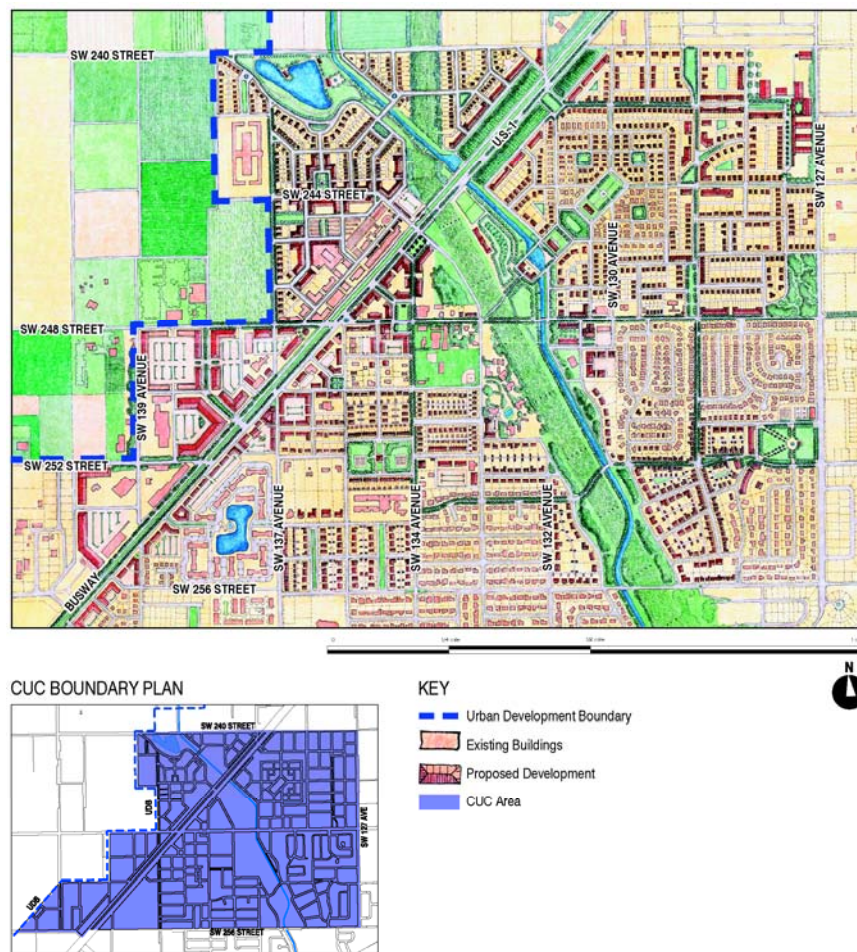
- D. Full scale maps of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters

figures in this article, are on file with the Miami-Dade Department of Planning and Zoning.

- E. No provision in this article shall be applicable to any property lying outside the boundaries of the Princeton Community Urban Center District

(PCUC) as described herein. No property lying within the boundaries of the PCUC shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to PCUC has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan



**Sec. 33-284.99 Princeton Community Urban Center District (PCUC) Requirements.**

Except as provided herein, all developments within the PECUC shall comply with the requirements provided in Article XXXIII(K), Urban Center District Regulations, of this code.

**Sec. 33-284.99.1. Uses.**

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the PCUC shall comply with Article XXXIII(K) of this code.

A. Permitted Uses. The following uses shall be permitted.

1. The following uses in the Marketplace Special District (SD) area:
  - a. outdoor produce markets
  - b. all uses permitted in the IU-1 zoning district
  - c. in the Core and Center Sub-districts only, on lots fronting on SW 244 Street , all uses permitted in the Arts District (AD)
2. The following uses in the Arts District (AD) area:
  - a. Live-work buildings with the following uses:
    - (1) for the residential area: multiple family apartment units when vertically integrated with other lawful uses in work space area
    - (2) for the work space area:
      - (i) all uses permitted in the work-shop portion of a live-work unit in the ID area provided under Sec. 33-284.83(C) footnote [17]
  - b. uses permitted in the Industrial District (ID) area.
  - c. when contiguous to a property located in the Marketplace Special District (SD)

that is under the same ownership, all uses permitted in the SD District.

3. The following uses in the Utilities District (UD) area:

- a. all uses permitted in the GU zoning district, excluding residences and permanent storage.
- b. plant nurseries.

B. Conditionally Permitted Uses.

1. In the Marketplace Special District (SD) area, an entertainment center shall be permitted if approved after public hearing pursuant to section 33-311(A)(3) of this code, provided that the following conditions are also satisfied:
  - a. The site contains a minimum of 5 net acres and a maximum of 20 net acres.
  - b. A landscaped buffer of 25 feet is provided along all property lines, allowing only access and egress therein, except that facilities with frontages along SW 244 Street and US 1/Busway shall comply with the Building Placement and Design Parameters.
  - c. All buildings are setback a minimum of 30 feet from all property lines except along SW 244 Street.
2. In the Industrial District (ID) area, all uses permitted in the IU-2 zoning district, only if approved after public hearing pursuant to section 33-311(A)(3) of this code..

**Sec. 33-284.99.2. The Regulating Plans.**

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

- A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five Street Types and the hierarchy of streets (from most important to least important in accommodating all types

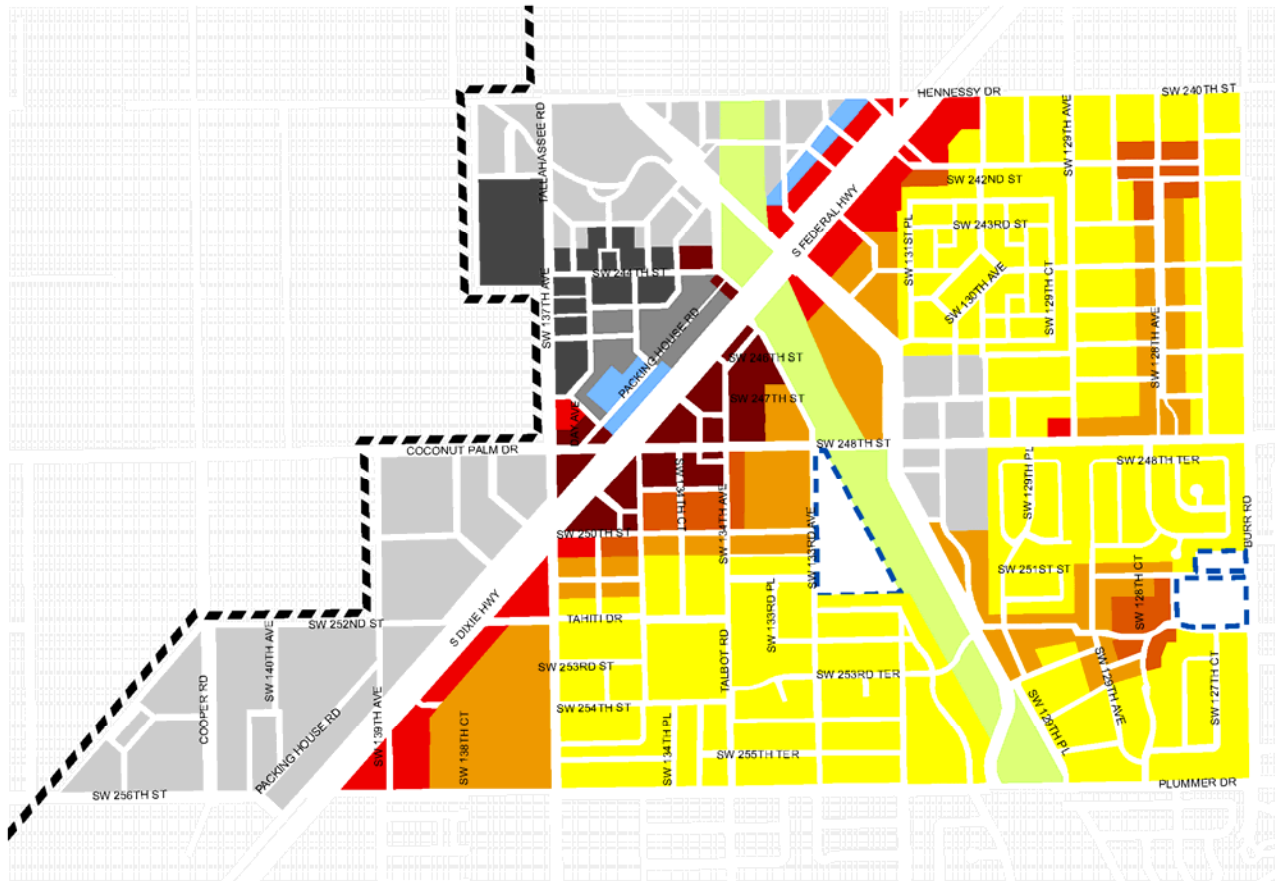
of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service Road.

- B. The Sub-districts Plan, which delineates 3 Sub-districts: Core, Center and Edge. These Sub-districts shall regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
  - C. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.
  - D. The Density Plan, which designates areas with minimum and maximum residential densities.
  - E. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
  - F. The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.
  - G. The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within each Urban Center District. All new A streets shall be required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in Section 33-284.86(F) of this code.
  - H. The Bike Route Plan, which depicts the designated bike routes, including the bike facility requirements if any, which shall be shown in all development plans.
-

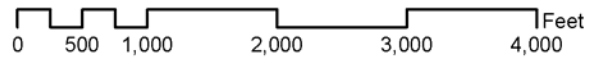




C. Land Use Plan



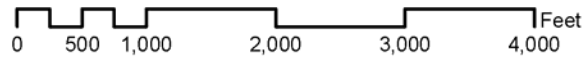
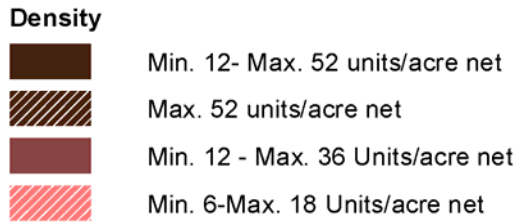
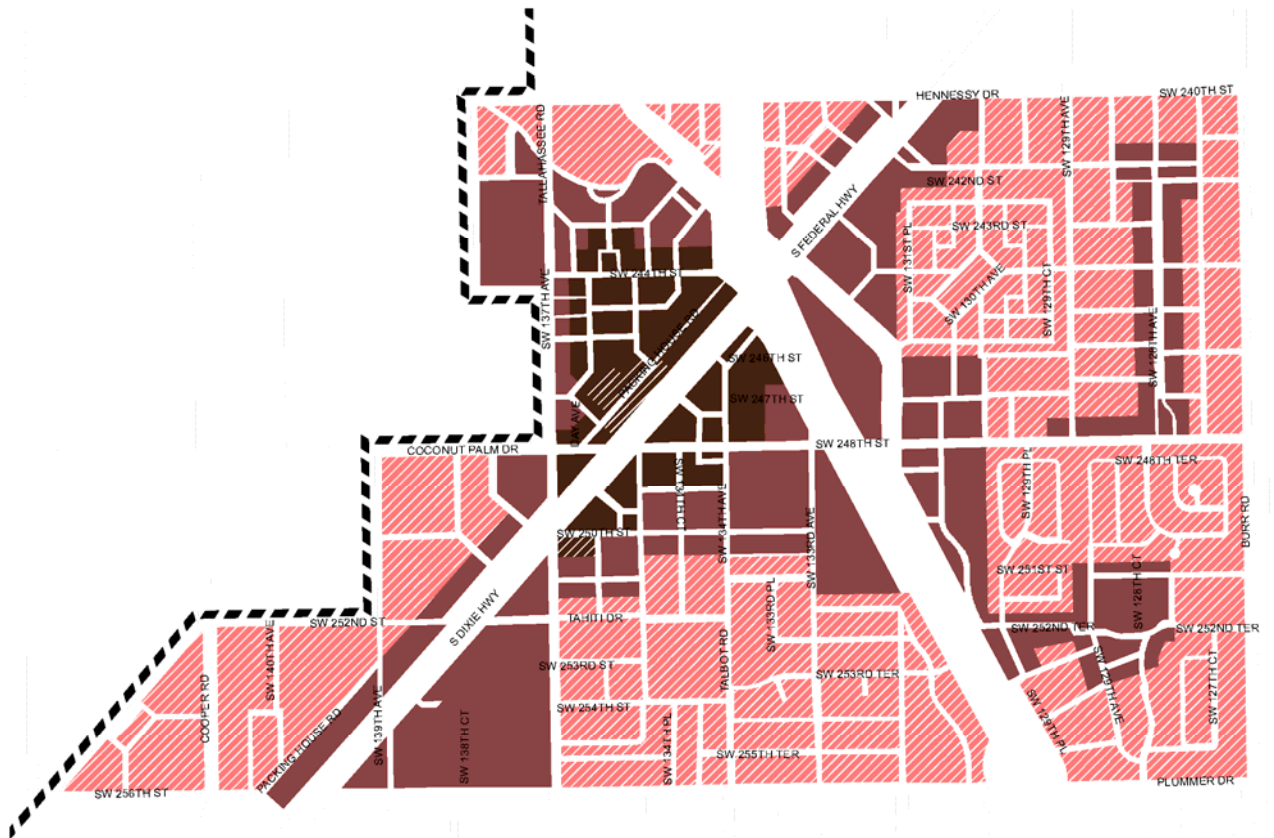
- Land Use**
- MM Mixed-Use Main Street
  - MC Mixed-Use Corridor
  - MCI Mixed-Use Corridor/Industrial
  - MO Mixed-Use Optional
  - RM Residential Modified
  - R Residential
  - ID Industrial
  - SD Special District
  - AD Arts District
  - Utilities District
  - I Institutional




Urban Development Boundary



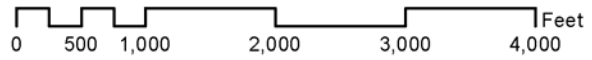
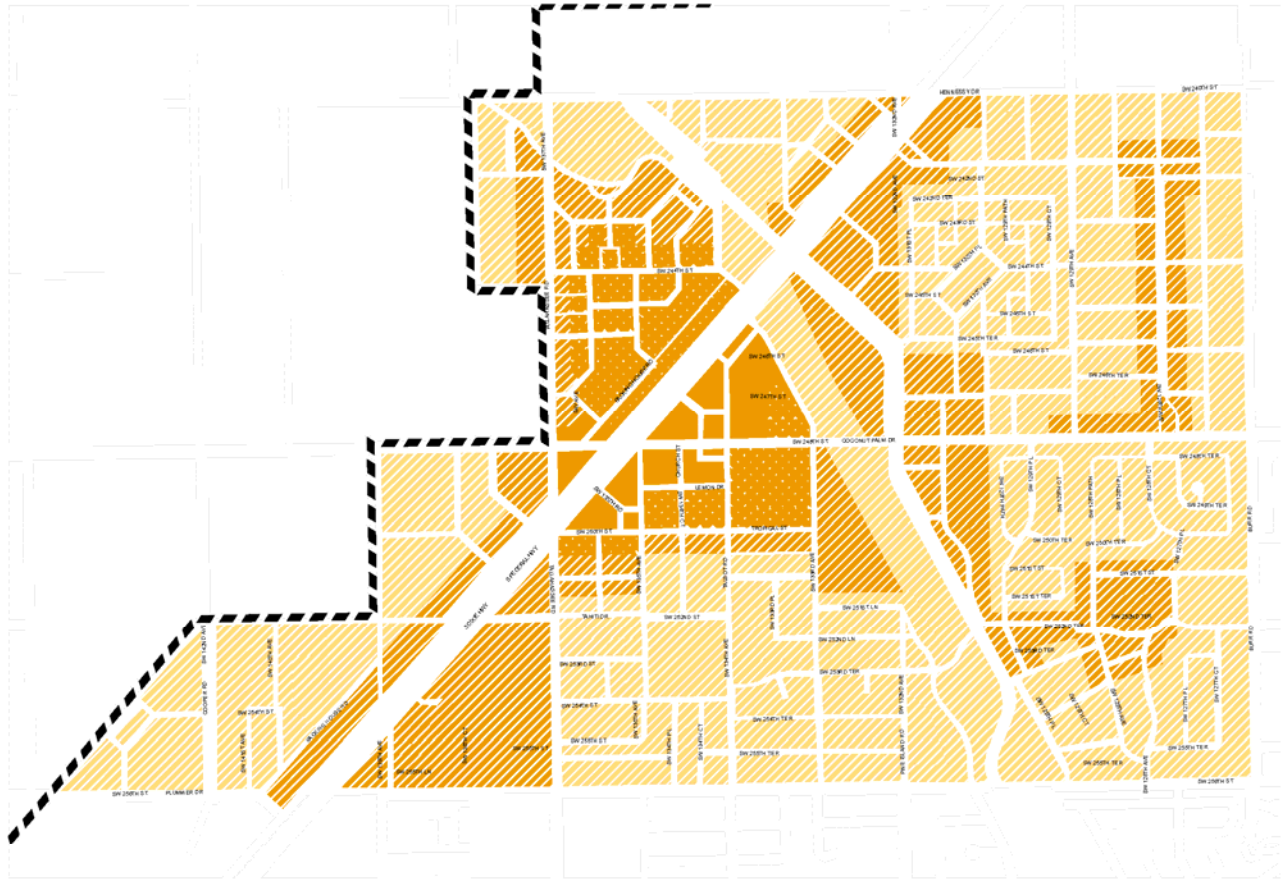
D. Density Plan



 Urban Development Boundary



E. Building Heights Plan

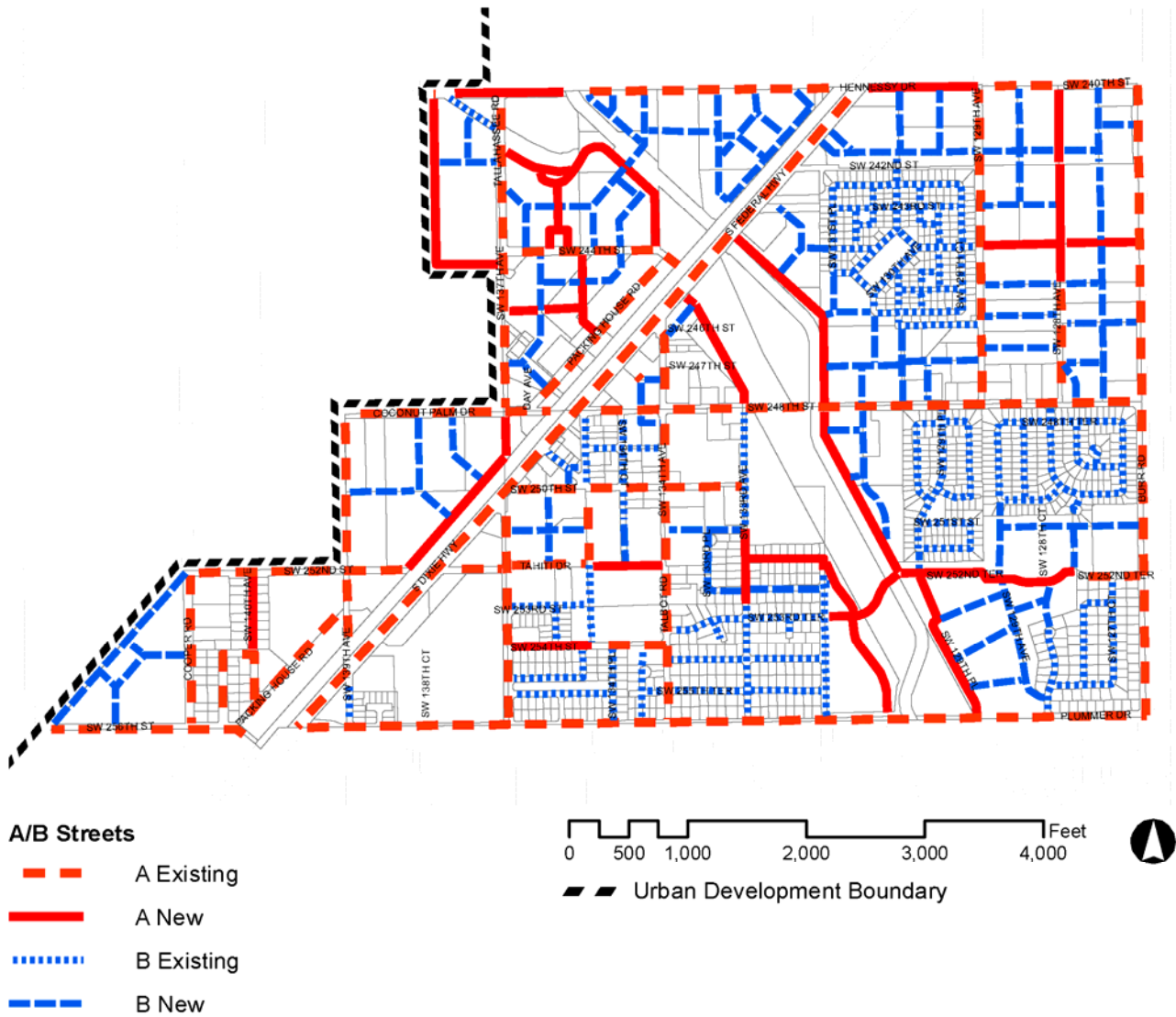


 Urban Development Boundary





G. New Streets Plan





**Sec. 33-284.99.3. Building Placement and Street Type Development Parameters.**

- A. All new development and redevelopment within the PCUC District shall comply with the Building Placement and Design Parameters as provided in Article XXXIII(K) of this code. Development in the SD area shall comply with the Mixed-Use Multi-Family (2) building placement standard set forth therein..
- B. All new development and redevelopment within the PCUC District shall comply with the Streets, Service Roads and Utilities standards in Article XXXIII(K) and as provided herein:

Street type	Minimum Required Configuration	
	Core/Center	Edge
U.S. 1	As provided in this section	
Main Street	As provided in this section	
Boulevard	Street type 1, parking both sides	Street type 1 or 2
Minor Street	Street type 4, parking one side	Street type 4 or 5
Busway Frontage	As provided in this section	
Pedestrian Passage	As provided in this section	

- C. The following setbacks shall be required where a Building Placement Standard in Article XXXIII(K) of this code refers to a Frontage Table:

Frontage Table			
Street type	Required Setback		
	Core	Center	Edge
U.S. 1	6 feet	6 feet	10 feet
Main Street	6 feet	6 feet	10 feet
Boulevard	0 feet	0 feet	10 feet
Minor Street	6 feet	6 feet	10 feet
Busway frontage	6 feet	6 feet	N/A
Pedestrian Passage	0 feet	0 feet	10 or 15 feet
N/A: not applicable			

D. Street Types Development Parameters.

U.S. 1



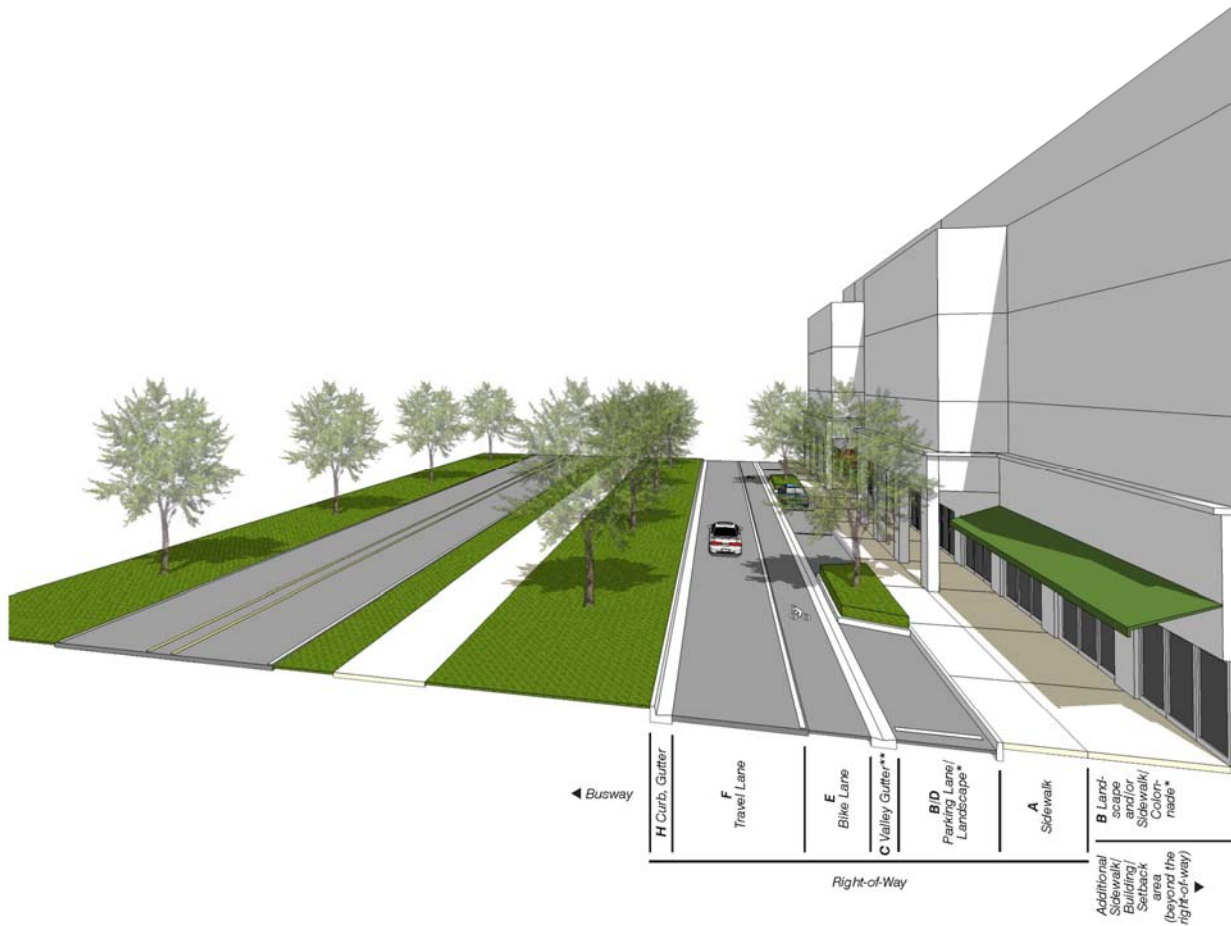
\* Refer to column B in Street Types Table for required landscape elements.

Main Street



\* Refer to column B in Street Types Table for required landscape elements.

Busway Frontage



\* Refer to column B in Street Types Table for required landscape elements.

\*\* Curb and gutter between the sidewalk and parking/travel lanes may be utilized in place of the valley gutter illustrated.



Pedestrian Passage



\* Refer to column B in Street Types Table for required landscape elements.

Street Type	Required Elements							
	A. Sidewalk (Min.)	B. Landscape [b, c, d]	C. Curb/ Gutter [e]	D. Parking Lane	E. Bike Lane [g]	F, G. Travel Lanes [h]	H. Curb/ Gut- ter [e]	I. Me- dian/Turn Lane
<b>U.S. 1</b> <i>Core/Center</i>	5'[a]	Tree grates; tree plant- ers; con- tinuous landscape strip (Center only)	2'	N/A	N/A	12'	2'	6' (Median) 10' (Turn Lane)
<b>Main Street</b> <i>Core/Center</i>	Core: 10'[a] Center: 8'[a]	Tree grates; tree plant- ers; con- tinuous landscape strip (Center only)	2'	7'	N/A	11'	2'	10'
<b>Main Street</b> <i>Edge</i>	8'[a]		2'	7'	N/A	11'	2'	10'
<b>Busway</b> <b>Frontage</b> <i>Core/Center</i>	5'[a]	Tree grates; tree plant- ers	2'	7'	N/A	11'	N/A	N/A
<b>Pedestrian</b> <b>Passage</b>	20'	Tree grates; tree plant- ers	N/A	N/A	N/A	N/A	N/A	N/A
N/A: Not Applicable [#] Footnote (as provided below)								

## Footnotes:

- a. Landscape area is exclusive of the minimum sidewalk width.
- b. Street trees shall have a minimum caliper of six (6) inches at time of planting.
- c. Permanent irrigation is required.
- d. Tree grates shall have a minimum area of twenty-four (24) square feet; tree planters shall have a minimum area of thirty-two (32) square feet; continuous landscape strips shall have a minimum width of six (6) feet in the Center Sub-district, eight (8) feet in the Edge Sub-district.
- e. In all Sub-districts, curbs and gutters shall be provided at all intersections and roadway edges of arterials, boulevards and Main Street; in Core and Center Sub-districts, curbs and gutters shall be provided at all intersections and roadway edges of minor streets.
- g. Bike lanes shall be four (4) feet in width when adjacent to curb or swale; five (5) feet in width when adjacent to a parking lane.
- h. The minimum required width of one-lane/one-way travel lanes shall be determined by the Department of Public Works and Waste Management and Fire Rescue Department on a case-by-case basis during the Administrative Site Plan Review process (ASPR).

**Sec. 33-284.99.4. - Conflicts with other Chapters and Regulations.**

This article shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of this code, or with the Miami-Dade Department of Public Works Manual of Public Works.

**Sec. 33-284.99.5. - Non-conforming Structures, Uses, and Occupancies.**

Non-conforming Structures, Uses, and Occupancies shall be governed by the provisions of Section 33-284.89.2 of this chapter.

---