

## BUILDING DISPOSITION

### LOT OCCUPATION

a. Lot Area	5,000 s.f. min.; 40,000 s.f. max.
b. Lot Width	50 ft min.
c. Lot Coverage	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	15,000 sq. ft. max. Floorplate for Residential & Lodging 30,000 sq. ft. max. Floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	5 / 25% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space	10% Lot Area min.
g. Density	150 du/ac max.*

### BUILDING SETBACK

a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story
Abutting Side or Rear T4	6 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 26 ft. min. above 5 <sup>th</sup> Story
Abutting Side or Rear T3	10% of Lot depth** min. 1 <sup>st</sup> through 2 <sup>nd</sup> Story 26 ft. min. 3 <sup>rd</sup> through 5 <sup>th</sup> Story 46 ft. min. above 5 <sup>th</sup> Story

## BUILDING CONFIGURATION

### FRONTAGE

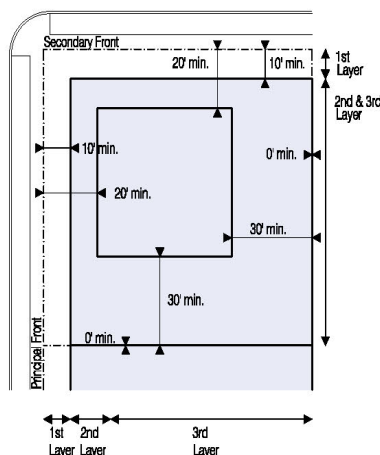
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-8 L and T6-8 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

### BUILDING HEIGHT

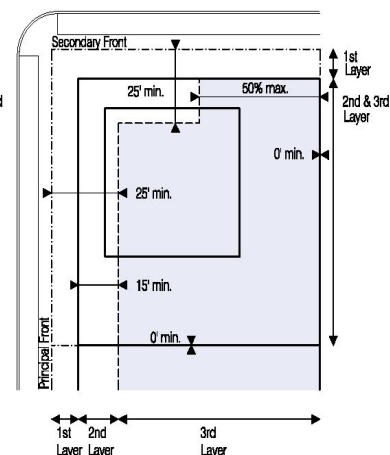
a. Min. Height	2 Stories
b. Max. Height	8 Stories
c. Max. Benefit Height	4 Stories Abutting all Transects Zones except T3

\* Or as modified in Diagram 9

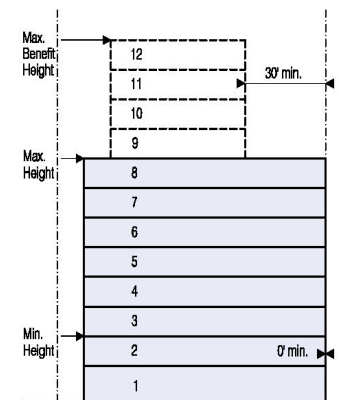
## BUILDING PLACEMENT



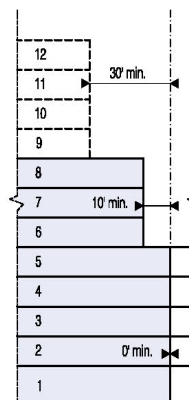
## PARKING PLACEMENT



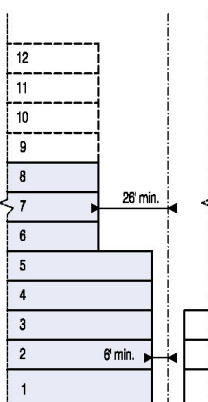
## BUILDING HEIGHT



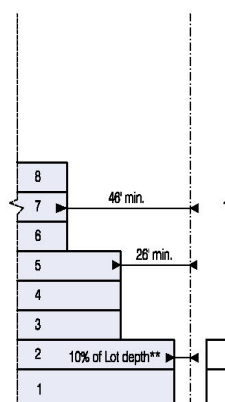
ABUTTING SIDE & REAR ALL ZONES EXCEPT T5, T4 & T3



ABUTTING SIDE & REAR T5



ABUTTING SIDE & REAR T4



ABUTTING SIDE & REAR T3

\*\*10% of Lot depth for Lots more than 120' deep  
6' min for Lots less than 120' deep

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 – 1,000 UNITS PER ACRE *
DWELLING UNIT	<p>Efficiency Dwelling Unit: 400 square feet min.</p> <p>One bedroom Dwelling Unit: 550 square feet min.</p> <p>Two bedroom Dwelling Unit: 650 square feet min.</p>	<p>Micro Dwelling Unit: 275 square feet min. Only permitted within a TOD area. Permitted by Warrant. Prohibited on a Lot Abutting T3.</p> <p>Efficiency Dwelling Unit: 400 square feet min.</p> <p>One bedroom Dwelling Unit: 550 square feet min.</p> <p>Two bedroom Dwelling Unit: 650 square feet min.</p>	<p>Micro Dwelling Unit: 275 square feet min. Only permitted within a TOD area. Permitted by Warrant. Prohibited on a Lot Abutting T3.</p> <p>Efficiency Dwelling Unit: 400 square feet min.</p> <p>One bedroom Dwelling Unit: 550 square feet min.</p> <p>Two bedroom Dwelling Unit: 650 square feet min.</p>
BOATS HOUSEBOAT HOUSE BARGE	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted 10-24-1991.	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted 10-24-1991.	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932, adopted 10-24-1991.
BOAT HOUSE	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.
BOAT SLIP	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%
DOCKS PIERS	<p>Extension of docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.</p> <p>Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception further extension may be approved, subject to approval from all applicable agencies.</p> <p>Only private pleasure craft may be docked or moored on property Adjacent to T3-R, T4-R, T5-R, T6-R.</p> <p>Dock/ Pier setbacks: 10 feet from any Abutting property</p> <p>Vessel setback: 5 feet from any Abutting property.</p> <p>Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.</p>	<p>Extension of docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.</p> <p>Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception further extension may be approved, subject to approval from all applicable agencies.</p> <p>Only private pleasure craft may be docked or moored on property Adjacent to T3-R, T4-R, T5-R, T6-R.</p> <p>Dock/ Pier setbacks: 10 feet from any Abutting property</p> <p>Vessel setback: 5 feet from any Abutting property.</p> <p>Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.</p>	<p>Extension of docks and Piers into Biscayne Bay are limited to 35 feet. However, by Exception a 600 feet maximum extension of docks and Piers into Biscayne Bay may be allowed.</p> <p>Extension of docks and Piers into other waterways is limited to 10 feet or 10% of the width of the waterway, whichever is less. However, by Exception further extension may be approved, subject to approval from all applicable agencies.</p> <p>Only private pleasure craft may be docked or moored on property Adjacent to T3-R, T4-R, T5-R, T6-R.</p> <p>Dock/ Pier setbacks: 10 feet from any Abutting property</p> <p>Vessel setback: 5 feet from any Abutting property.</p> <p>Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.</p>
COMMUNITY RESIDENCES 1-6-RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
COMMUNITY RESIDENCES 7-14-RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
ADULT FAMILY CARE HOME 1-5-RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
HOME OFFICE	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of home office shall not exceed 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of home office shall not exceed 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of home office shall not exceed 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>

\* Or as modified in Article 4, Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 – 1,000 UNITS PER ACRE *
LIVE WORK		<p>Shall be located within ground floor or Liner Units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>Shall be located within ground floor or Liner Units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>
AUTO RELATED COMMERCIAL		<p>Car Wash:</p> <p>Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir spaces before and 2 after each stall.</p> <p>Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p> <p>Gas Stations:</p> <p>Principal Frontage access may be allowed.</p> <p>Frontage requirement may be reduced maximum 30% by Waiver. Building Facade may be a colonnade.</p> <p>All vending machines shall be located indoors. Trash facilities shall be completely enclosed and shielded from Primary Frontages. Only vehicles awaiting service, permitted rental vehicles and staff vehicles parked while working shall be allowed. All repairs, change of tires, greasing/lubricating shall be conducted within building. Outdoor display of products incidental to normal refueling is prohibited closer to the street than pump islands. Outdoor display or storage of tires is prohibited.</p> <p>Vehicle Rental Facilities:</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental passenger vehicle facilities there shall be 10 parking spaces provided for first 10,000 square feet of Floor Area and 1 space for each additional 500 square feet.</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental cargo vehicle facilities 1 parking space per staff and 1 space for each 8 vehicles stored on the premises.</p> <p>All access to site shall be from a County designated primary arterial road.</p> <p>Building designated for customer service must be located where it is easily accessible from site access point.</p> <p>All transactions must be conducted indoors.</p> <p>All vehicle storage areas must be lighted without causing spillover onto Abutting properties.</p> <p>On-site vehicle service must be conducted indoors and is limited to minor repairs and maintenance.</p>	<p>Car Wash:</p> <p>Subject to City Code Chapter 23</p> <p>Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir spaces before and 2 after each stall.</p> <p>Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p> <p>Gas Stations:</p> <p>Subject to City Code Chapter 23</p> <p>Principal Frontage access may be allowed.</p> <p>Frontage requirement may be reduced maximum 30% by Waiver. Building Facade may be a colonnade.</p> <p>All vending machines shall be located indoors. Trash facilities shall be completely enclosed and shielded from Primary Frontages. Only vehicles awaiting service, permitted rental vehicles and staff vehicles parked while working shall be allowed. All repairs, change of tires, greasing/lubricating shall be conducted within building. Outdoor display of products incidental to normal refueling is prohibited closer to the street than pump islands. Outdoor display or storage of tires is prohibited.</p> <p>Vehicle Rental Facilities:</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental passenger vehicle facilities there shall be 10 parking spaces provided for first 10,000 square feet of Floor Area and 1 space for each additional 500 square feet.</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental cargo vehicle facilities 1 parking space per staff and 1 space for each 8 vehicles stored on the premises.</p> <p>All access to site shall be from a County designated primary arterial road.</p> <p>Building designated for customer service must be located where it is easily accessible from site access point.</p> <p>All transactions must be conducted indoors.</p> <p>All vehicle storage areas must be lighted without causing spillover onto Abutting properties.</p> <p>On-site vehicle service must be conducted indoors and is limited to minor repairs and maintenance.</p>
DRIVE-THROUGH AND DRIVE-IN			<p>Reservoir parking spaces shall be required as follows:</p> <p>One (1) at window, three (3) before service window, one (1) after service window.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p>
LARGE SCALE RETAIL			Subject to the requirements of Section 6.3.

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DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 – 1,000 UNITS PER ACRE *
PUBLIC STORAGE FACILITY			<p>Allowed by Warrant and subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet radius between proposed facility and another existing facility within any T5 or T6 Zone.</p> <p>Waiver for reduction in distance requirement is not permissible.</p> <p>Public Storage Facilities shall have ground floor retail along principal frontage. A minimum of 50% of the proposed ground floor retail shall be unrelated to the Public Storage Facility.</p> <p>The maximum size of any individual storage rental space shall be 400 square feet</p> <p>Controlled access and adequate security surveillance shall be provided throughout facility.</p> <p>Any boat or vehicle stored in these facilities shall not exceed an overall length of 25 feet and shall be stored within an enclosed and ventilated Structure.</p> <p>Hours of operation shall be limited to 5:00 am to 11:00 pm.</p>
OPEN AIR RETAIL		<p>Subject to the following additional requirements:</p> <p>Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of onsite restroom facilities.</p>	<p>Subject to the following additional requirements:</p> <p>Access to site must be from a major Thoroughfare.</p> <p>Distance separation of any Open Air Retail shall be a minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of onsite restroom facilities.</p>
ADULT DAYCARE		<p>Allowed by Warrant per Article 4 Table 3.</p> <p>For 6 to 9 adults:</p> <p>Minimum of 350 square feet of indoor activity area.</p>	<p>Allowed by Warrant per Article 4 Table 3.</p> <p>For 6 to 9 adults:</p> <p>Minimum of 350 square feet of indoor activity area.</p> <p>For 10 or more adults:</p> <p>Minimum of 35 square feet of indoor activity area per adult.</p>
COMMUNITY SUPPORT FACILITY	<p>Assisted Living Facilities: Allowed by Exception -and are subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed Facility and any T3 or T4 R Zone.</p>	<p>Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4-R Zone.</p>	<p>Assisted Living Facilities: Allowed by Exception -and are subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4-R Zone.</p>
PERSONAL WIRELESS SERVICE FACILITY	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.	Subject to the requirements of Section 6.4.
HELICOPTER LANDING SITE	<p>Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:</p> <p>May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.</p> <p>Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R.</p> <p>Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.</p> <p>Rooftop sites shall be given priority over ground level sites in congested areas.</p>	<p>Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:</p> <p>May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.</p> <p>Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R.</p> <p>Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.</p> <p>Rooftop sites shall be given priority over ground level sites in congested areas.</p>	<p>Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:</p> <p>May only be used for the landing and takeoff of helicopters dropping off and picking up passengers and cargo, and may not include fueling, repair, or long term parking or storage of helicopters.</p> <p>Unless used for emergency operations (police, fire, and hospital) landings and takeoffs shall be restricted to Monday through Friday from 9:00 AM to 5 PM on parcels Abutting T3, T4, T5-R, and T6-R.</p> <p>Ground level sites shall be located away from Buildings, trees, or significant terrain features to avoid possible air turbulence.</p> <p>Rooftop sites shall be given priority over ground level sites in congested areas.</p>

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DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 – 1,000 UNITS PER ACRE *
CHILDCARE	<p>Minimum of 35 square feet of usable indoor floor space per child on license.</p> <p>Minimum of 45 square feet of usable outdoor play area per child.</p> <p>A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor play area be less than 450 square feet. The minimum standard of outdoor play area does not apply for children under one year of age.</p> <p>Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>	<p>Minimum of 35 square feet of usable indoor floor space per child on license.</p> <p>Minimum of 45 square feet of usable outdoor play area per child.</p> <p>A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor play area be less than 450 square feet. The minimum standard of outdoor play area does not apply for children under one year of age.</p> <p>Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>	<p>Minimum of 35 square feet of usable indoor floor space per child on license.</p> <p>Minimum of 45 square feet of usable outdoor play area per child.</p> <p>A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor play area be less than 450 square feet. The minimum standard of outdoor play area does not apply for children under one year of age.</p> <p>Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>
REGIONAL ACTIVITY COMPLEX			<p>Regional Activity Complex: Allowed by Exception with City Commission approval and are subject to the following additional requirements:</p> <p>Regional Activity Complexes are not allowed in Transect Zones T6-8 and T6-12.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4 Zones.</p> <p>Transect regulations pertaining to Building Disposition, and Building Configuration shall be considered referential guidelines for Regional Activity Complexes. Any exemption from these guidelines must comply with the following criteria:</p> <ol style="list-style-type: none"> <li>1. exemptions shall be justified by functional requirements connected to the uses proposed; and</li> <li>2. exemptions shall be reduced to the minimum required to achieve the required functionality; and</li> <li>3. exemptions in the aggregate shall be evaluated for compliance with the Transect's intent regarding intensity and scale; and</li> <li>4. exemptions shall be evaluated for compliance with criteria set forth in Article 4, Table 12, as applicable; and</li> <li>5. specific findings shall be made by the Planning Director regarding the nature and extent of each proposed exemption and said findings shall be contained in the recommendation report for the Exception which may be considered as substantial and competent evidence by the PZAB and City Commission respectively.</li> </ol>