

ARTICLE XXXIII(O). - OJUS URBAN AREA DISTRICT

Sec. 33-284.99.14. - 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 regulations contained in this chapter address portions of the Ojus/Aventura Metropolitan Urban Center and its surrounding area. Specifically it addresses an area with the boundaries shown in the Boundary Plan, hereafter the Ojus Urban Area District (OUAD) and generally described as follows: from the crossing of the Oleta River with the west side of the Florida East Cost (FEC) railroad easement, then north along the west side of the FEC railroad easement to the south side of NE 203 Street, then west along the south side of NE 203 Street to the west side of NE 26 Avenue, then north along the west side of NE 26 Avenue to the south side of theoretical NE 206 Street then west along the south side of theoretical NE 206 Street to the eastern boundary of the Highland Oaks Park, then north and west along the boundary of Highland Oaks Park to the east side of NE 23 Avenue, then south on the east side of NE 23 Avenue to the north side of NE 207 Street, then east along the north side of NE 207 Street to the east side of NE 24 Avenue, then south along the east side of NE 24 Avenue to the south side on NE 203 Street, then east along the south side of NE 203 Street to the Oleta River, then south along the Oleta River to the point of beginning.

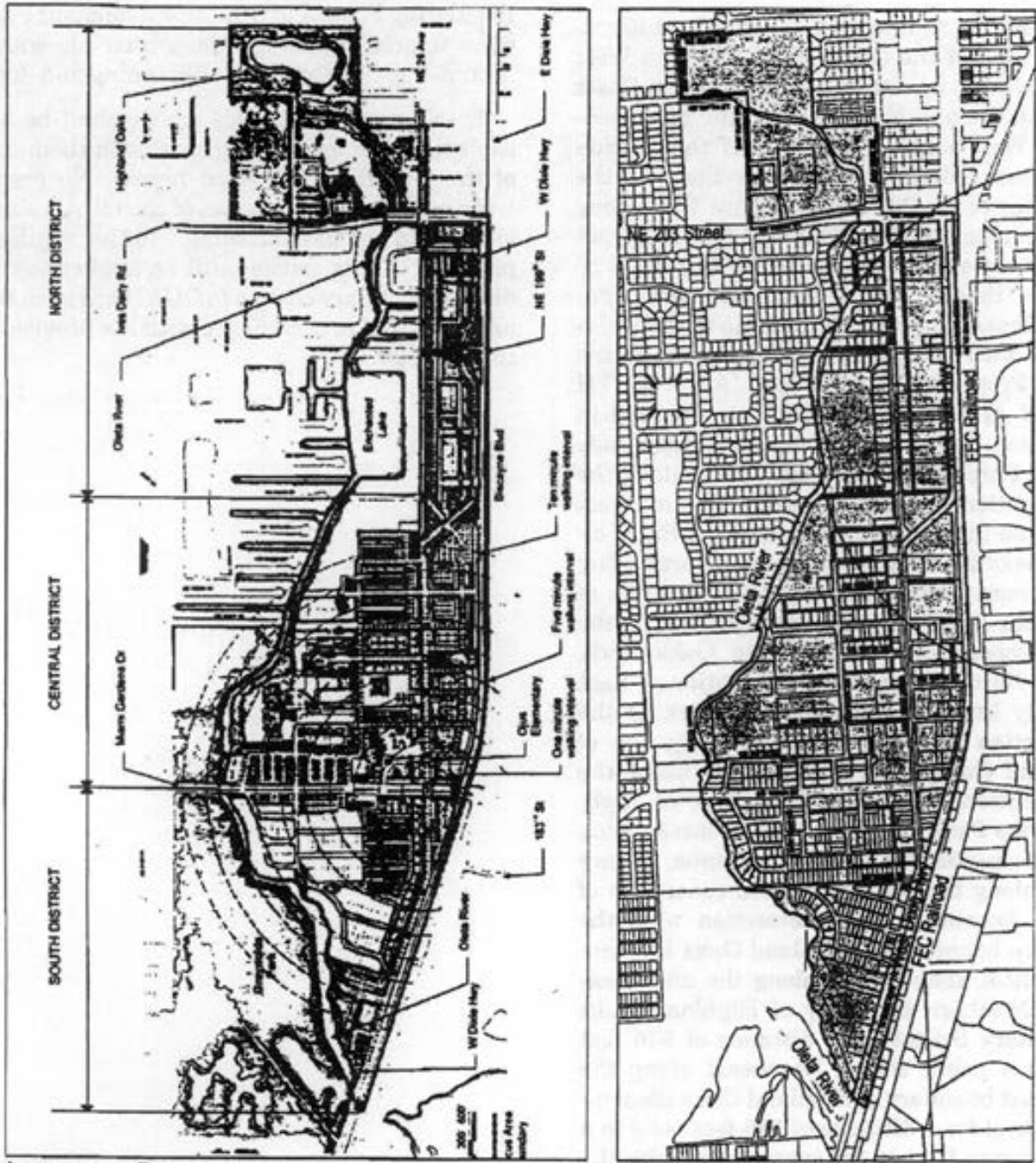
A more detailed legal description of the boundaries follows:

Beginning at the intersection of the East Right-of-Way line of the Oleta River with the West Right-of-Way line of the Florida East Coast railroad, thence North along the aforementioned West Right-of-Way line of the Florida East Coast railroad to the intersection with the centerline of NE 203 Street, thence West along the aforementioned centerline of NE 203 Street to the intersection with the centerline of NE 26 Avenue, thence North along the aforementioned centerline of NE 26 Avenue to the intersection with the theoretical extension of the North Property line of Tract "A" of BETH TORAH ADATH YESHURUN as recorded in Plat Book 147, Page 50 of the Miami-Dade County Public Records, thence West along the aforementioned North Property line of Tract "A" to the intersection with the East Right-of-Way line of the Oleta River, thence North along the aforementioned East Right-of-Way line of the Oleta River to the intersection with the East Property line of Highland Oaks Park, thence North along the aforementioned East Property line of Highland Oaks Park to the intersection with the North Property line of Highland Oaks Park, thence West along the aforementioned North Property line of Highland Oaks Park to the theoretical intersection with the centerline of NE 23 Avenue, thence South along the aforementioned centerline of NE 23 Avenue to the intersection with the Northern boundary of Highland Oaks Elementary School, thence East along the aforementioned Northern boundary of Highland Oaks Elementary School for a distance of 546 feet (+/-) to a point, thence Southeast along the Northeast boundary of Highland Oaks Elementary School for a distance of 125 feet (+/-) to a point, thence East to the intersection with the centerline of NE 24 Avenue, thence South along the aforementioned centerline of NE 24 Avenue to the intersection with the centerline of NE 203 Street, thence East along the aforementioned centerline of NE 203 Street to the intersection with the East Right-of-Way line of the Oleta River, thence South along the aforementioned East Right-of-Way line of the Oleta River to the Point of Beginning.

- 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 OUAD as described herein. No property lying within the boundaries of the OUAD shall be entitled to the uses

or subject to the regulations provided in this article until an application for a district boundary change to OUAD has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan



ILLUSTRATIVE PLAN

STUDY AREA BOUNDARY PLAN

KEY

-  Proposed Buildings
-  Existing Buildings
-  MUC Circle
-  Charrette Study Area Boundary
-  Ojus Urban Area District

Figure 1: Illustrative Master Plan

(Ord. No. 06-86, § 1, 6-6-06)

Sec. 33-284.99.15. - Ojus Urban Area District (OUAD) Requirements.

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

(Ord. No. 06-86, § 2, 6-6-06)

Sec. 33-284.99.16. - Reserved.

Editor's note— Section 1 of Ord. No. 07-94, adopted July 10, 2007, deleted § 33-284.99.16, which pertained to definitions and derived from Ord. No. 06-86, adopted June 6, 2006.

Sec. 33-284.99.17. - Uses.

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the OUAD shall comply with Section 33-284.83 of this Code.

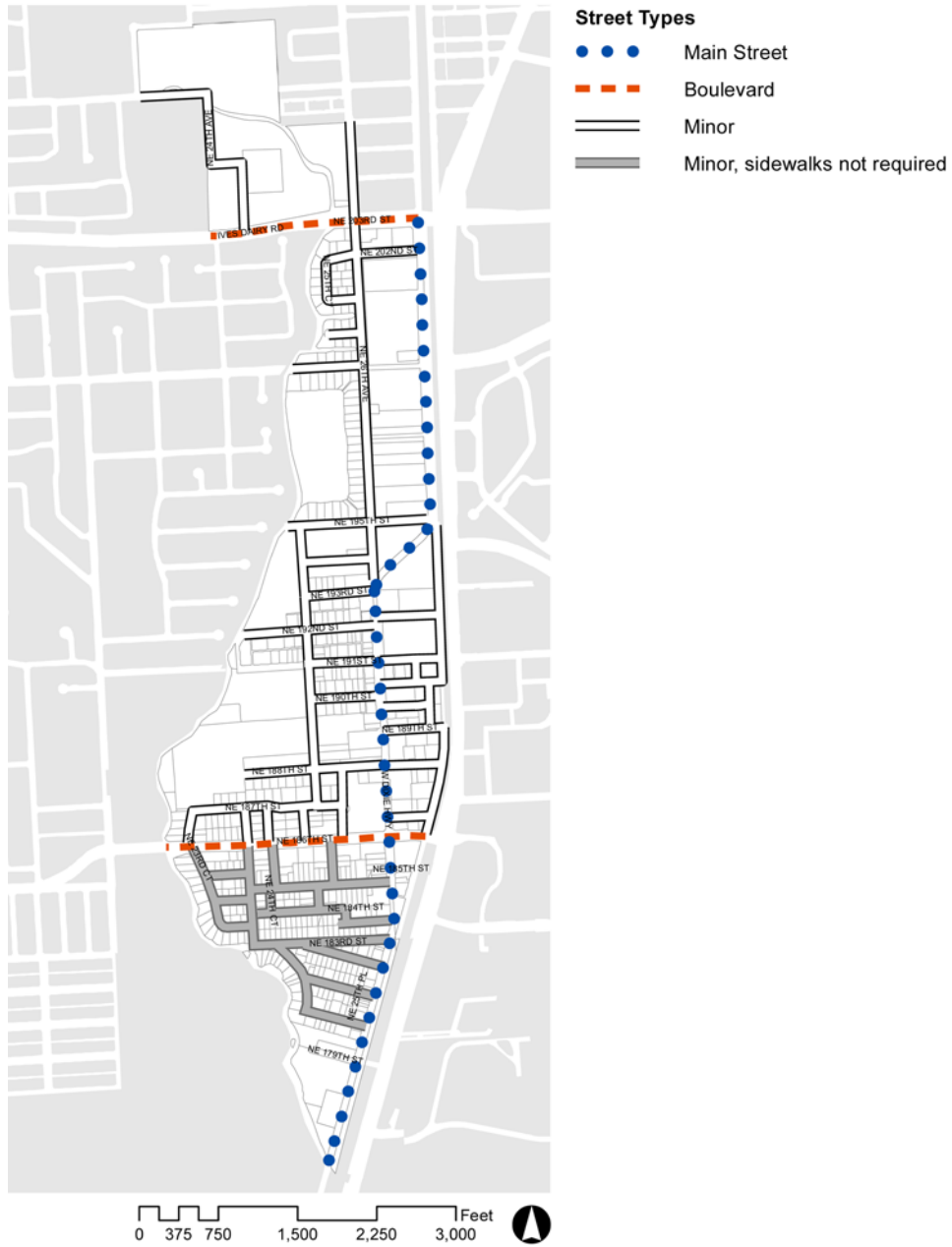
1. As provided in the Land Use Regulating Plan, no duplexes shall be permitted in areas designated:
 - a. Residential (R) with a maximum permitted density of 6 dwelling units per net acre; and
 - b. Residential Modified (RM) with maximum permitted densities greater or equal to 36 units per net acre.
2. No recreation building, playground, or park owned and operated by a municipality, county, state, or the federal government shall be permitted in areas designated R on the Land Use Regulating Plan.
3. No civic uses shall be permitted in areas designated R on the Land Use Regulating Plan, except for educational facilities on properties not to exceed 5 acres.
4. Institutional uses. The following additional uses shall be permitted in the Institutional (I) area in accordance with the Land Use Regulating Plan and the Street Types Development Parameters.
 - a. Civic uses in accordance with the Street Types Development Parameters.
 - b. On lots located west of NE 25th Avenue, all uses permitted in the Residential (R), with the density shown on the Density Plan.
 - c. On lots located east of NE 25th Avenue, all uses permitted in the Residential Modified (RM), with the density shown on the Density Plan.
5. Residential Modified Live/Work (RML). The following uses shall be permitted in the Residential Modified Live/Work (RML), in accordance with the Land Use Regulating Plan and the Street Types Development Parameters:
 - a. All uses permitted in the Residential Modified (RM); and
 - b. Live/work units.

(Ord. No. 06-86, § 4, 6-6-06; Ord. No. 07-94, § 2, 7-10-07; Ord. No. 14-14, § 1, 2-4-14; Ord. No. 15-17, § 1, 3-17-15)

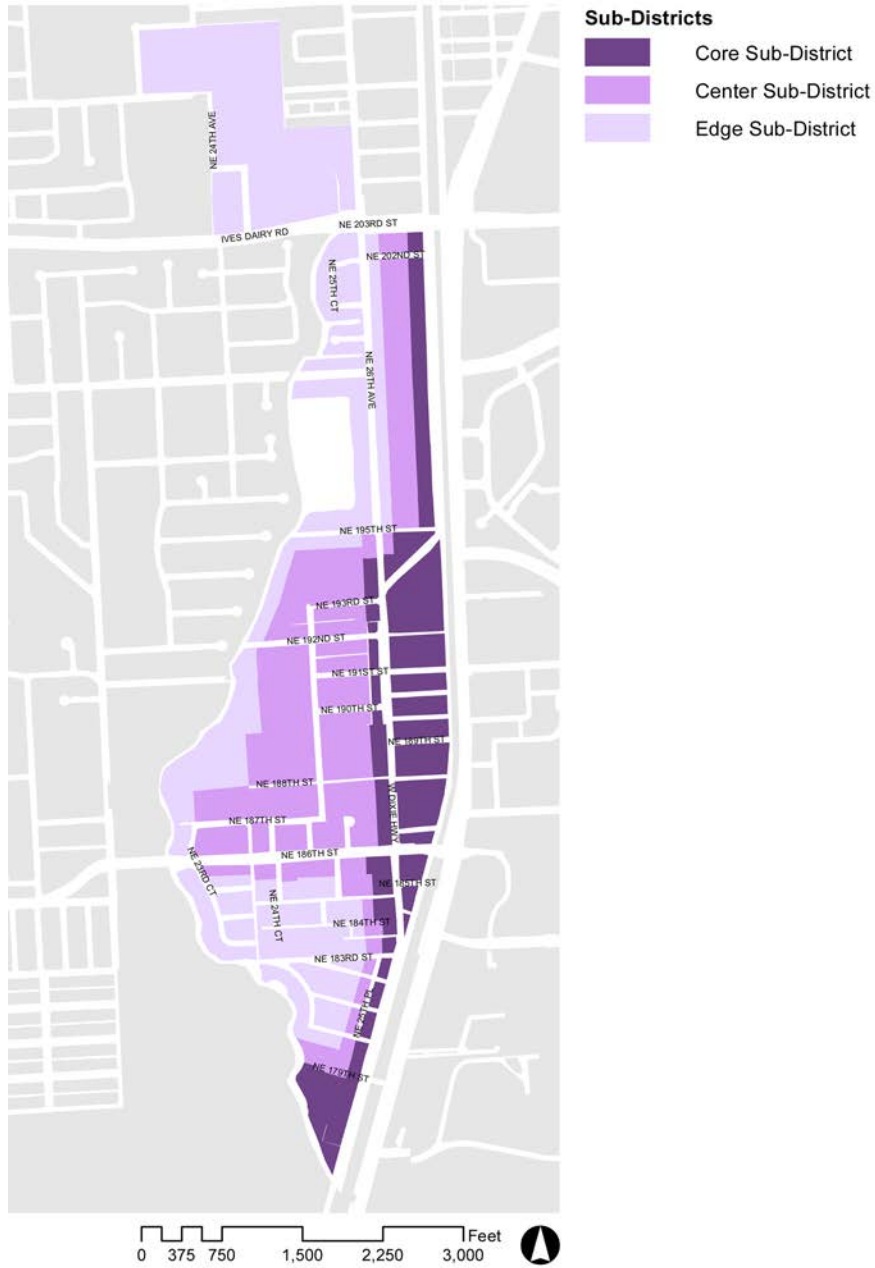
Sec. 33-284.99.18. - The Regulating Plans.

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

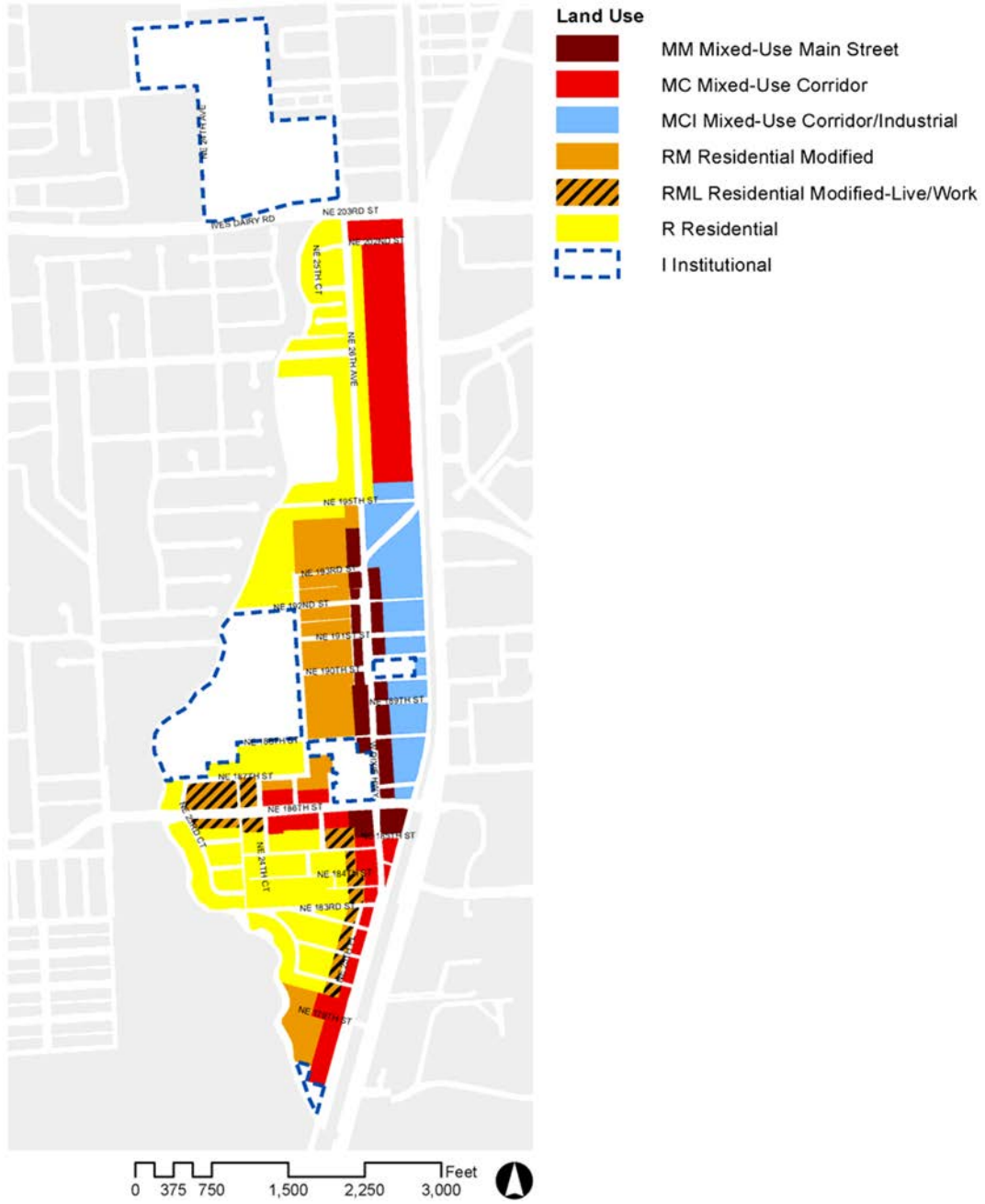
- A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five Street Types and the hierarchy of streets (from most important to least important in accommodating all types of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service 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 delineates areas where specified minimum and maximum residential densities shall be permitted.
- 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 the Ojus Urban Area. 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.
- A. Street Types Plan



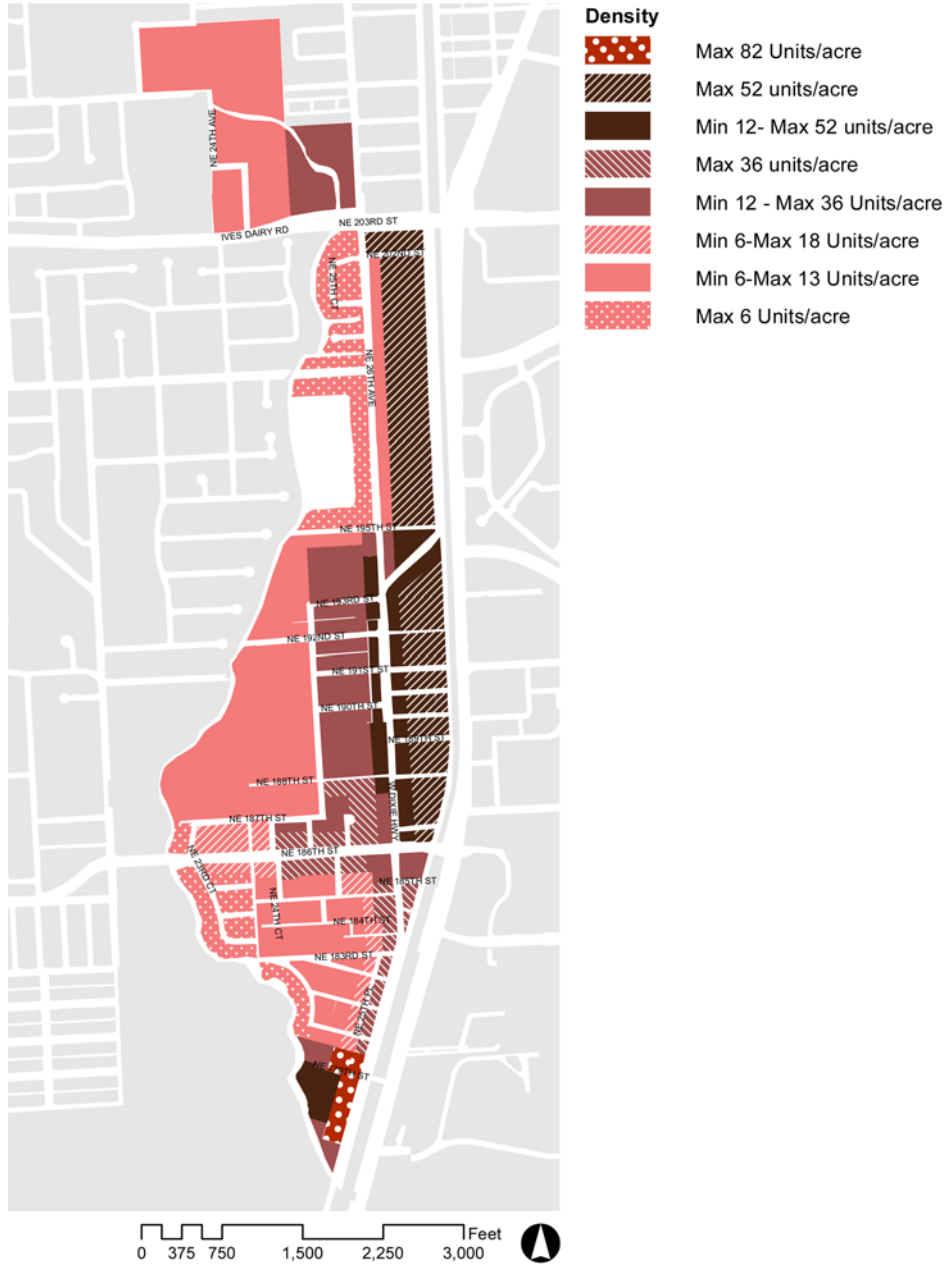
B. Sub-District Plan



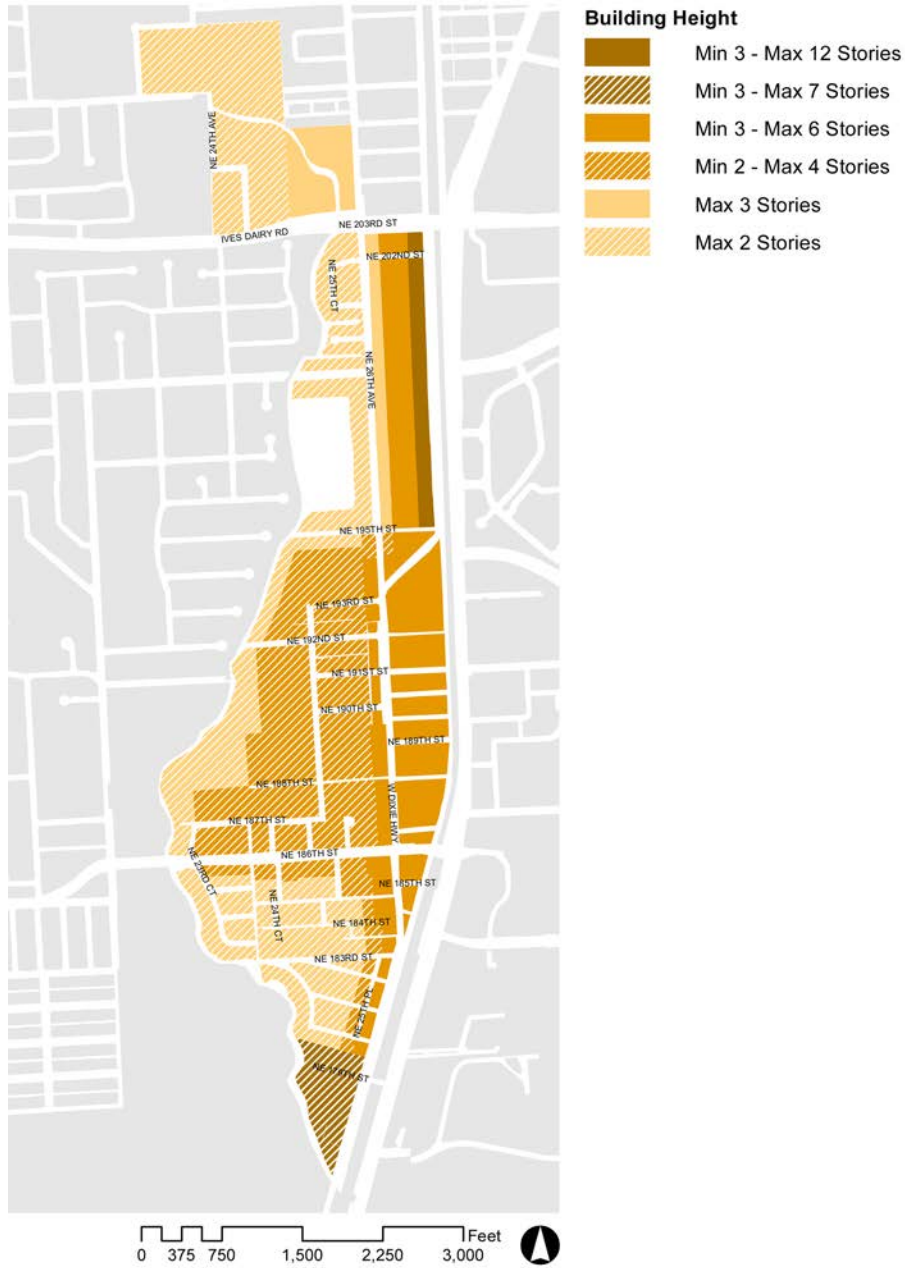
C. Land Use Plan



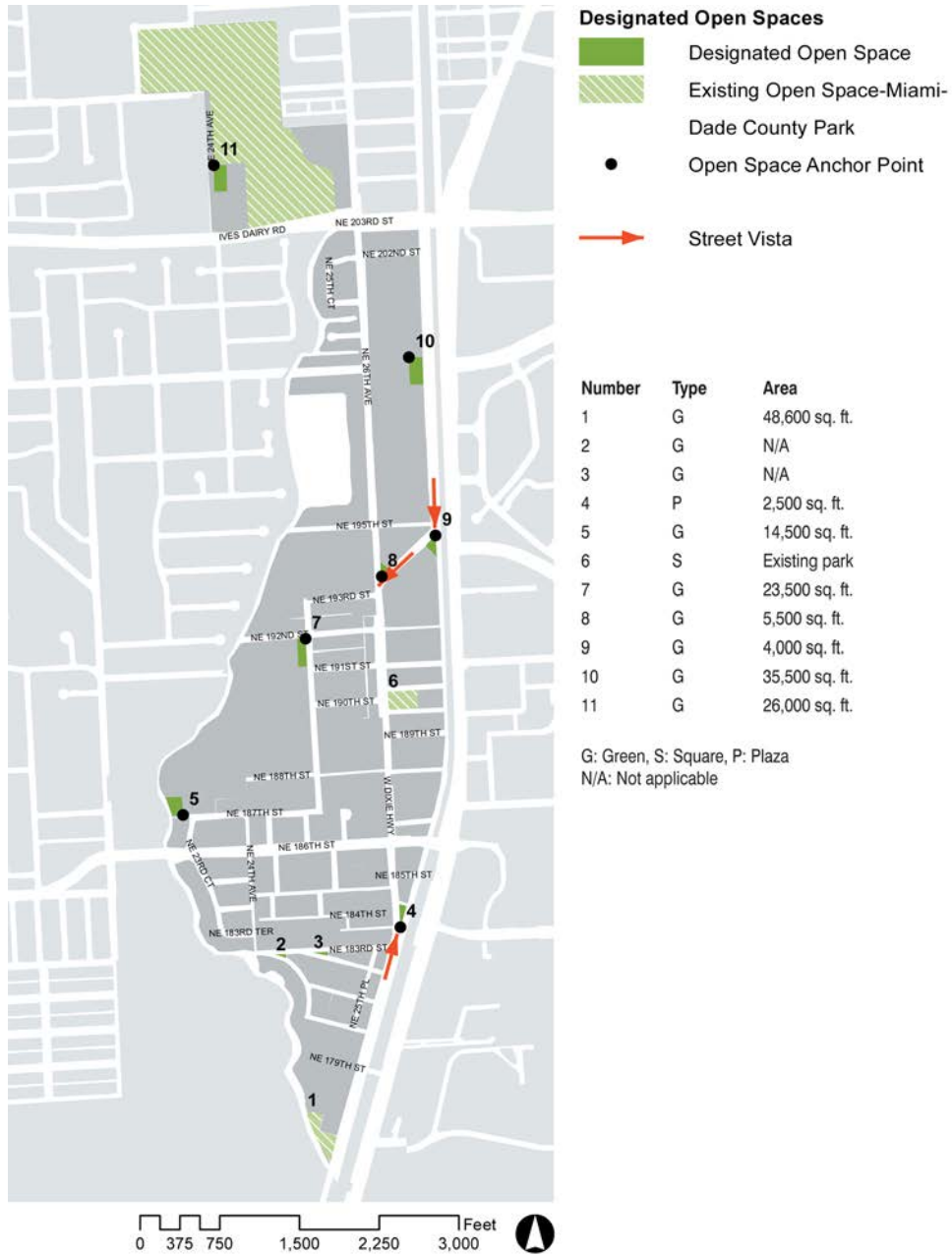
D. Density Plan



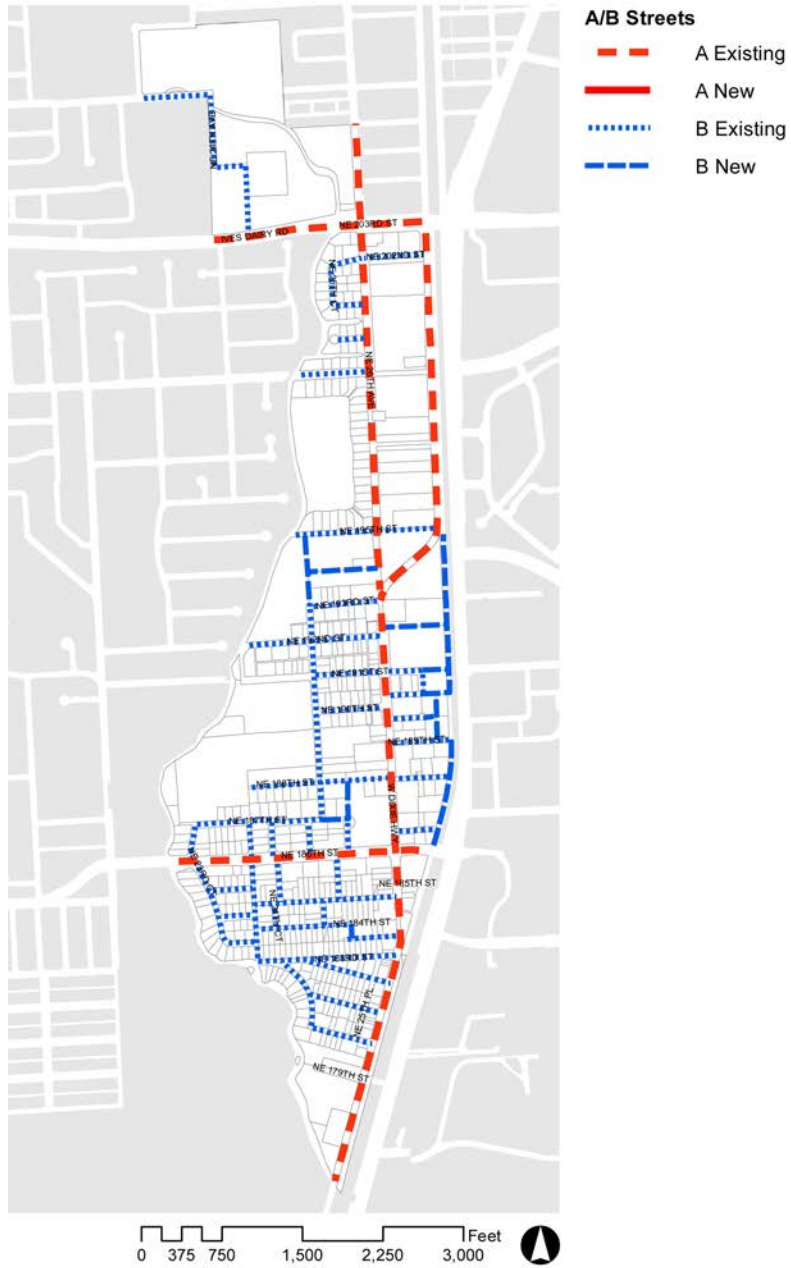
E. Building Heights Plan



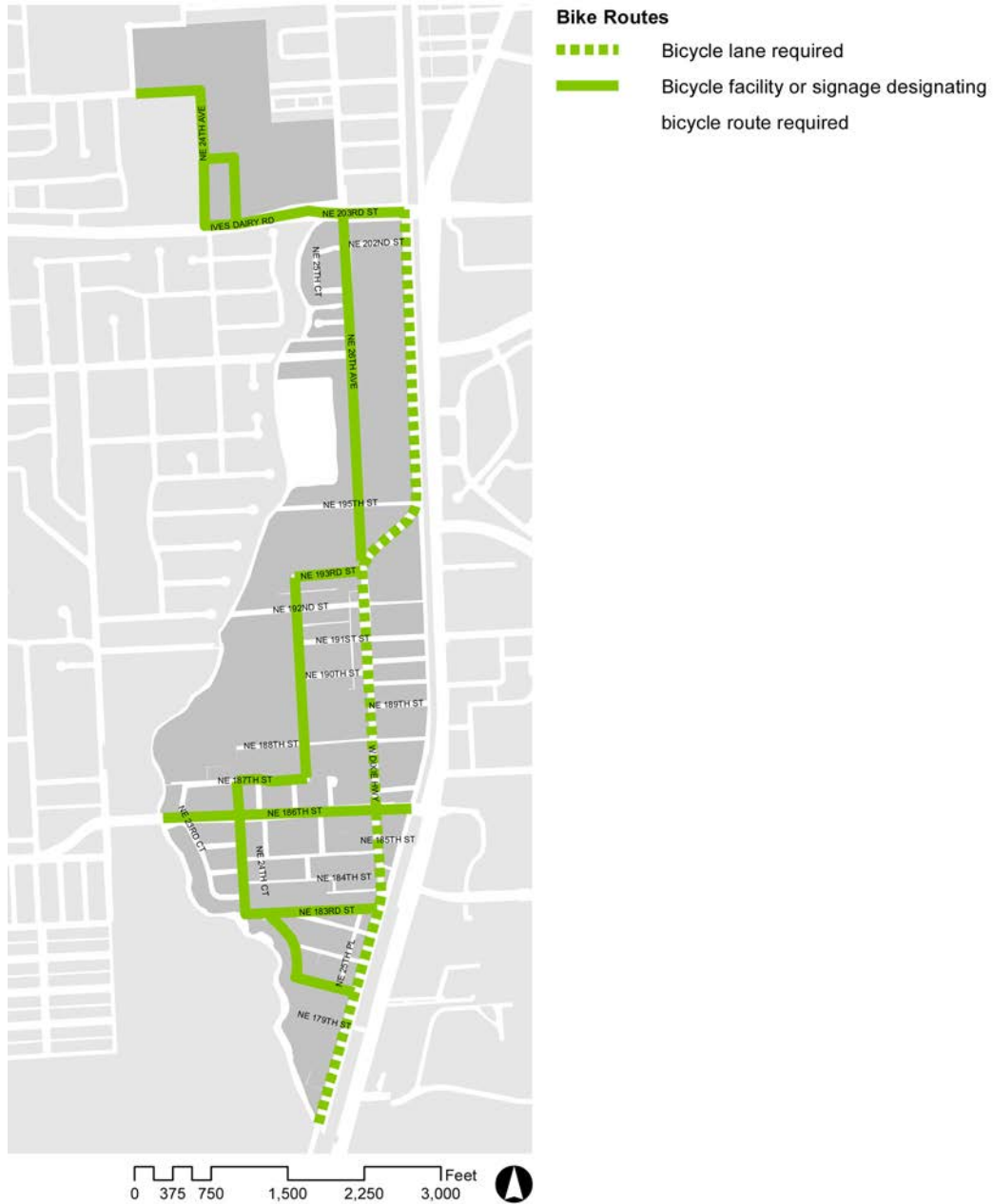
F. Designated Open Space Plan



G. New Street Dedications Plan



H. Bike Route Plan



(Ord. No. 06-86, § 5, 6-6-06; Ord. No. 07-94, § 3, 7-10-07; Ord. No. 14-14, § 2, 2-4-14; Ord. No. 15-17, § 2, 3-17-15; Ord. No. 15-145, § 1, 12-1-15)

Sec. 33-284.99.19. - Building Placement and Street Type Development Parameters

- A. All new development and redevelopment within the OUAD shall comply with the Building Placement Standards as provided in Article XXXIII(K) of this code.
- B. All new development and redevelopment within the OUAD shall comply with the Streets, Service Roads and Utilities standards in Article XXXIII(K) of this code or as provided herein:

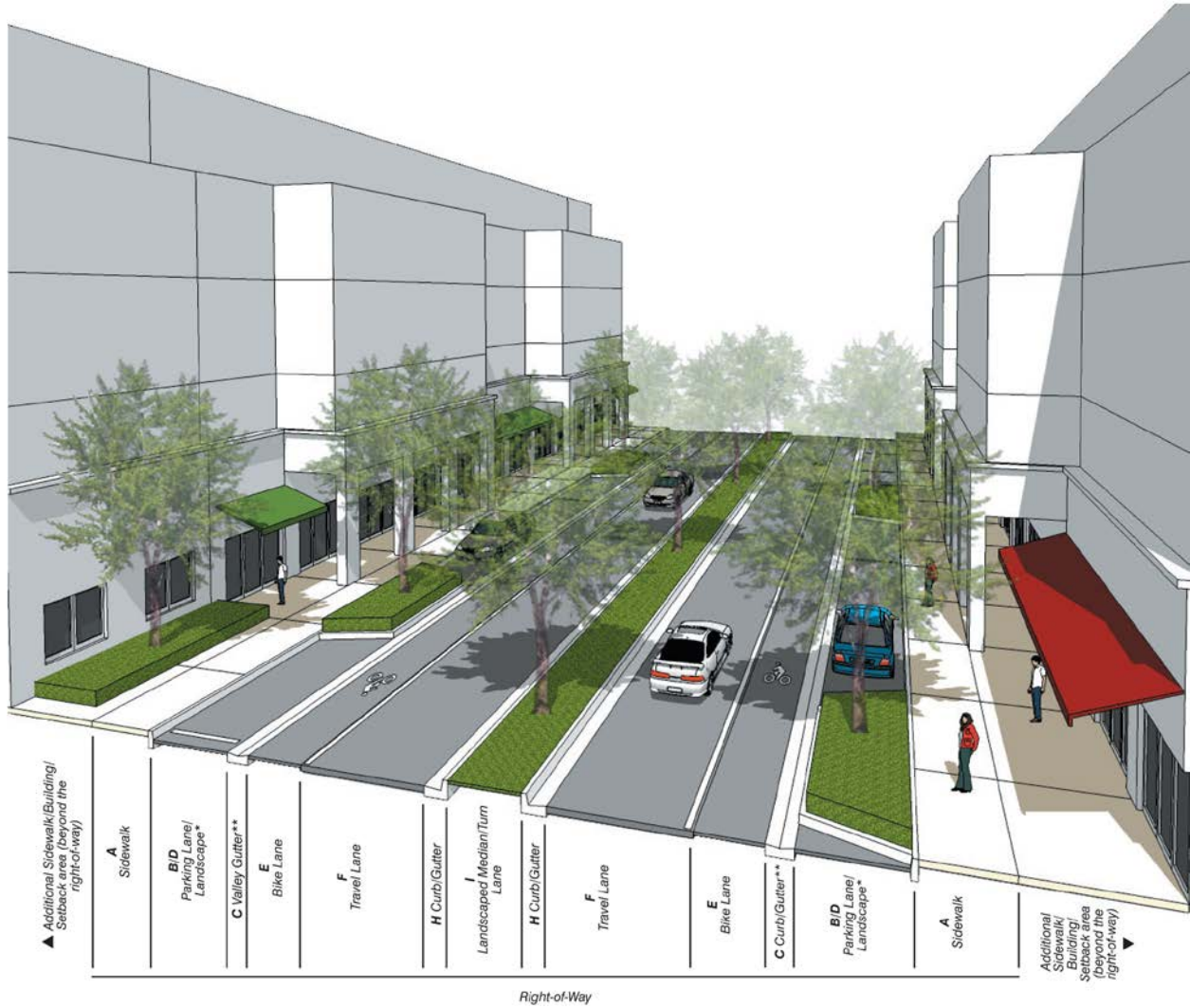
Street type	Minimum Required Configuration	
	Core/Center	Edge
Main Street	As provided in this section	
Boulevard	As provided in this section	
Minor Street	Street type 3, 4, or 5	
Minor Street, Sidewalks not required	Not applicable	As provided in this section

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

Street Type	Required Setback		
	Core	Center	Edge
Main Street	0' * 12' **	N/A	N/A
Boulevard	0' * 10' **	0' * 10' **	10' or 15'
Minor Street	0' * 10' **	0' * 10' **	10' or 15'
Note: * Colonnade required			
** Setback adjoining ground-story residential uses shall be landscaped and/or hard surfaced			
N/A not applicable			

D. Street Types Development Parameters.

Main Street



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

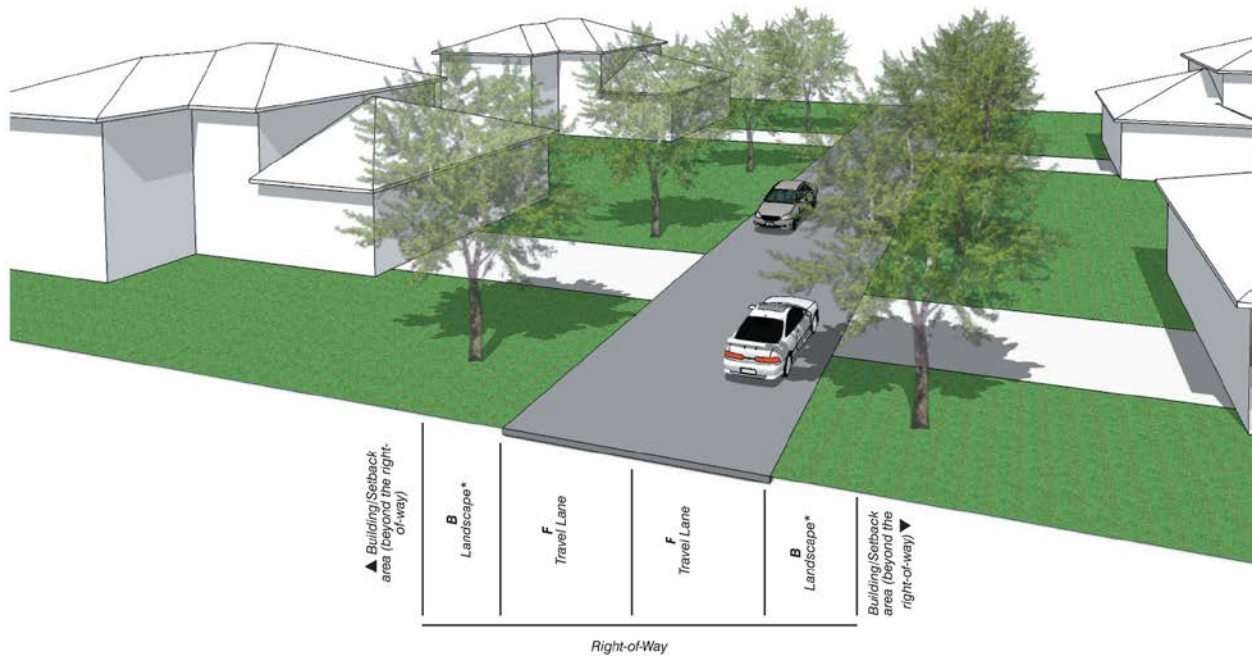
** Curb and gutter between the sidewalk and parking/travel lanes may be utilized in place of the valley gutter illustrated.

Boulevard



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

Minor Street, Sidewalks not required



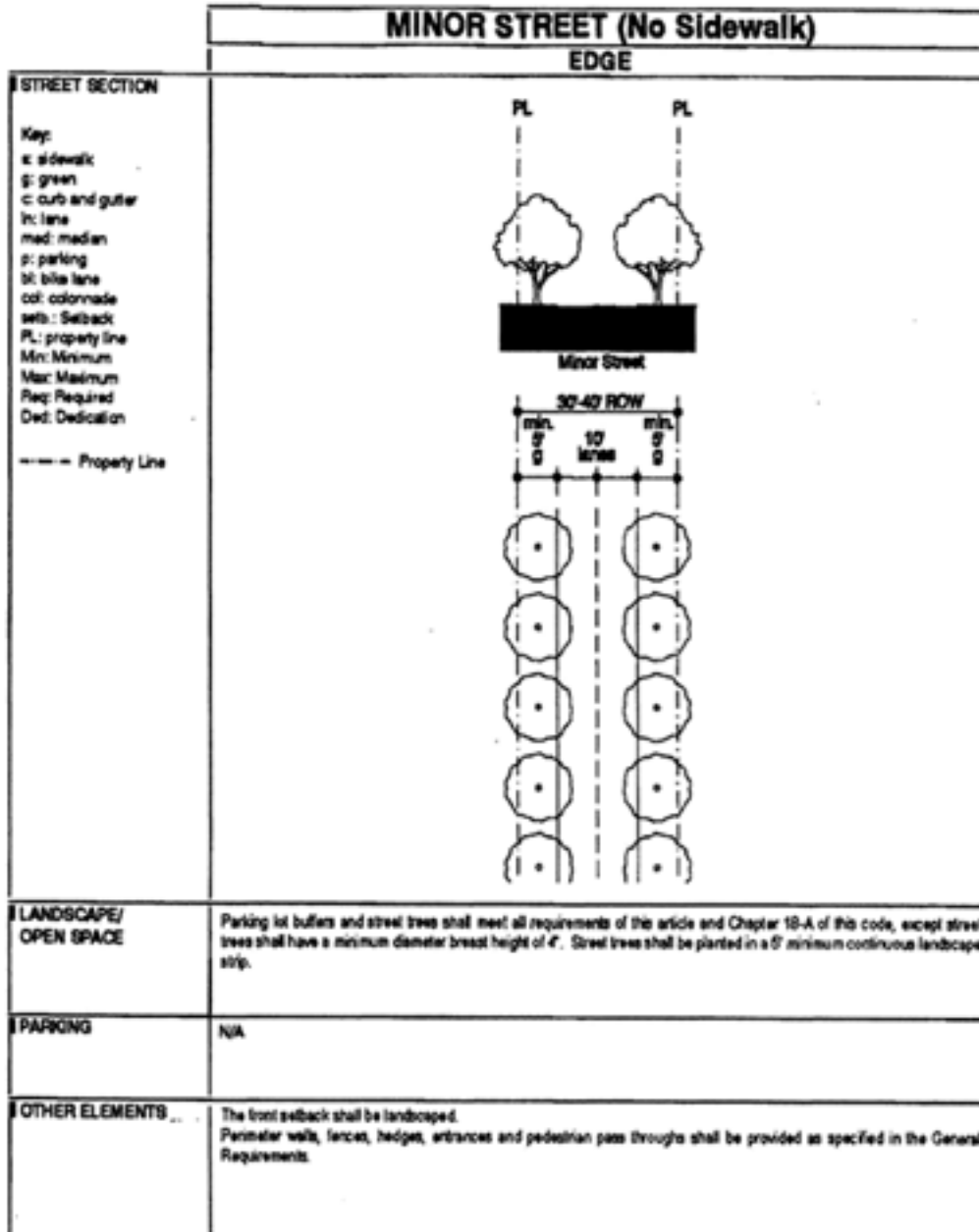
* Refer to column B in Street Types Table for required landscape elements.

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/Gutter [e]	I. Median/Turn Lane
Main Street Core	5'	Tree grates; tree planters	2'	7'	Required where indicated on Bike Route Plan	11'	2'	6' (Median) 10' (Turn Lane)
Boulevard Core/Center/Edge	5'	Tree grates; tree planters;	2'	N/A	Required where indicated on Bike	11'	2'	6' (Median) 10' (Turn Lane)

		landscap e strip			Route Plan			
Minor Street, Sidewalks not required Edge	N/A	Landscap e strip	N/A	N/A	Require d where indicate d on Bike Route Plan	11'	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 Core and Center Sub-districts, 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).



(Ord. No. 06-86, § 6, 6-6-06; Ord. No. 07-94, § 4, 7-10-07; Ord. No. 14-14, § 3, 2-4-14)

Sec. 33-284.99.20. - General Requirements.

In addition to the requirements in Section 33-284.86 of this code, and to retain the character of the development within the OUAD, all new development and redevelopment shall comply with the following:

A. Heights of Buildings.

1. Except where exempted as depicted on the Building Heights Plan, where a proposed development abuts an area designated Residential (R) on the Land Use Regulating Plan, the height of the proposed development along the abutting property line, for a minimum

depth of 50 feet, shall be no greater than the maximum height allowed in the abutting area designated R. Examples of the required height transition are shown herein.



Example of building heights transition from mixed-use to single-family

Example of Building Heights Transition from Mixed-Use to Single-Family

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 a single story may have 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.

B. Architectural Guidelines.

To retain the character of the development in the OUAD area and to recognize its architectural history, all new single-family development within the OUAD area shall conform with either the Florida Vernacular or the Mission style as shown in the figures below. Specifically and at a minimum, all new single-family homes within the area shall include each of the required elements, respective to the chosen architectural style, described herein:

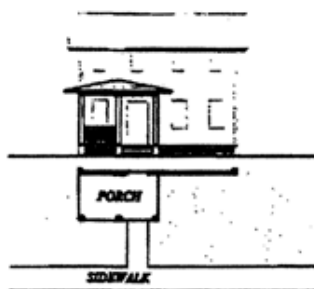
Architectural Style	Required elements
Florida Vernacular	<ol style="list-style-type: none"> 1. Side gabled roof with shingles and a slope of 6:12 or 12:12 2. Operable, boarded shutters sized to the window opening 3. Attached front porch
Mission	<ol style="list-style-type: none"> 1. Shaped Mission dormer or roof parapet 2. Arched openings 3. Overhanging eaves with exposed rafters. <p>Additional defining elements are shown in the figures provided herein, and shall be optional.</p>

FLORIDA VERNACULAR

DEFINING ELEMENTS



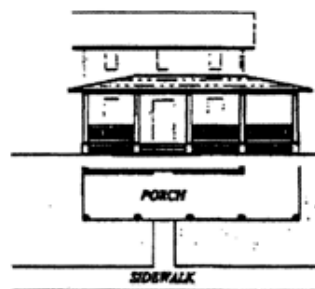
PORCH TYPES



SMALL PORCH
1 or 2 story front porch that covers a minimum of 50% of the front facade and encroaches the allowable depth into the building's front setback.

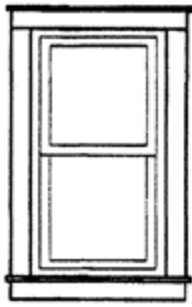


LARGE PORCH
1 or 2 story front porch that covers a minimum of 50% of the front facade and encroaches the allowable depth into the building's front setback.

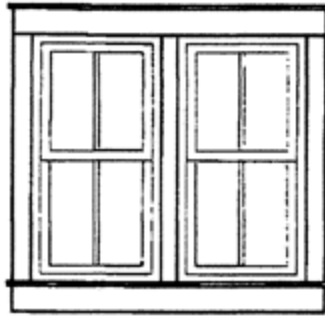


CORNER LOT PORCH
1 or 2 story front porch that covers a minimum of 50% of the front facade and extends at least two column bays along the side street facade (at corner lots only). This porch also encroaches the allowable depth into the building's front and side setback.

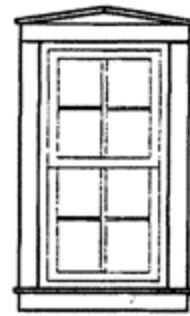
WINDOWS



DOUBLE-HUNG
Single light per sash

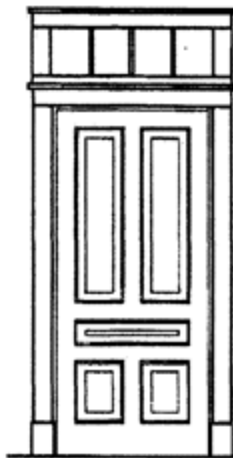


GROUPED DOUBLE-HUNG
With divided sash

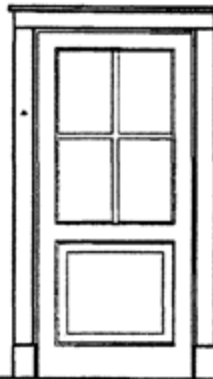


'4 over 4' DOUBLE-HUNG
With pedimented frame

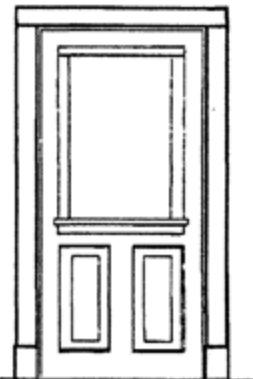
DOORS



SOLID 5-PANELED
With fixed transom lights

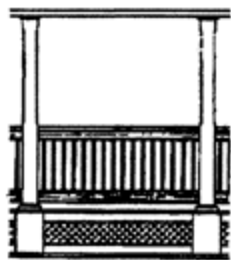


SOLID 1-PANEL
With fixed glass and 4 lights

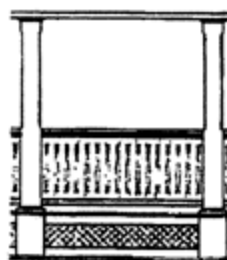


SIMPLIFIED FRAME
With fixed undivided glazing

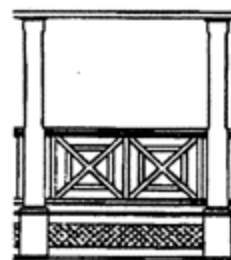
RAILINGS AND BALUSTRADES



STRAIGHT SQUARE SPINDLES



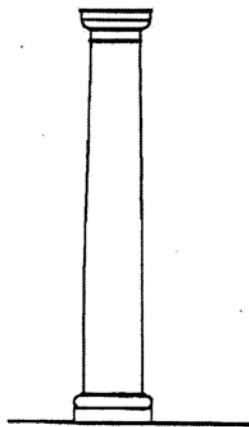
TURNED SPINDLES



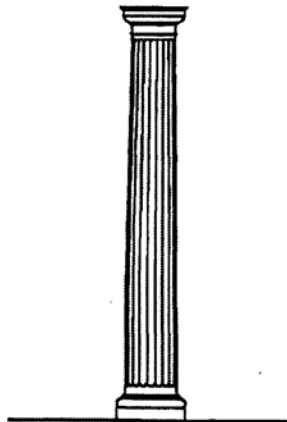
DECORATIVE WOODEN BALUSTRADE

Florida Vernacular (Windows, Doors, Railings/Balustrades)

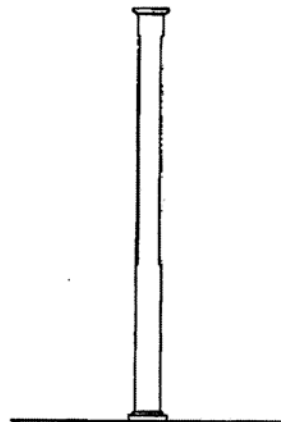
COLUMNS, POSTS, AND PIERS



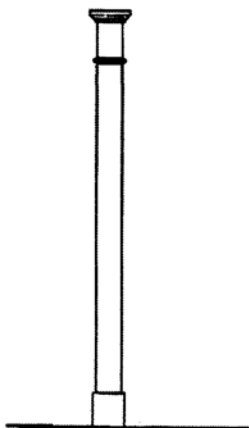
ROUNDED
SMOOTH
TUSCAN COLUMN



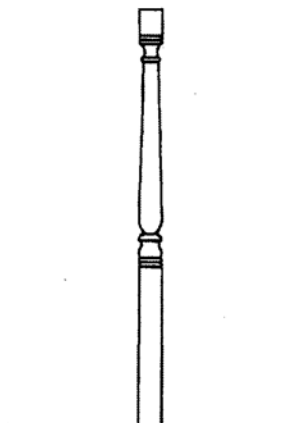
ROUNDED
FLUTTED
DORIC COLUMN



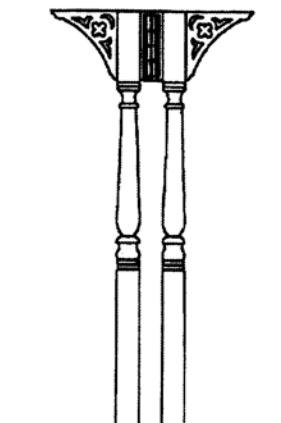
SQUARE WOODEN POST
WITH CHAMFER



SQUARE WOODEN POST
WITH COLLAR



TURNED WOODEN POST

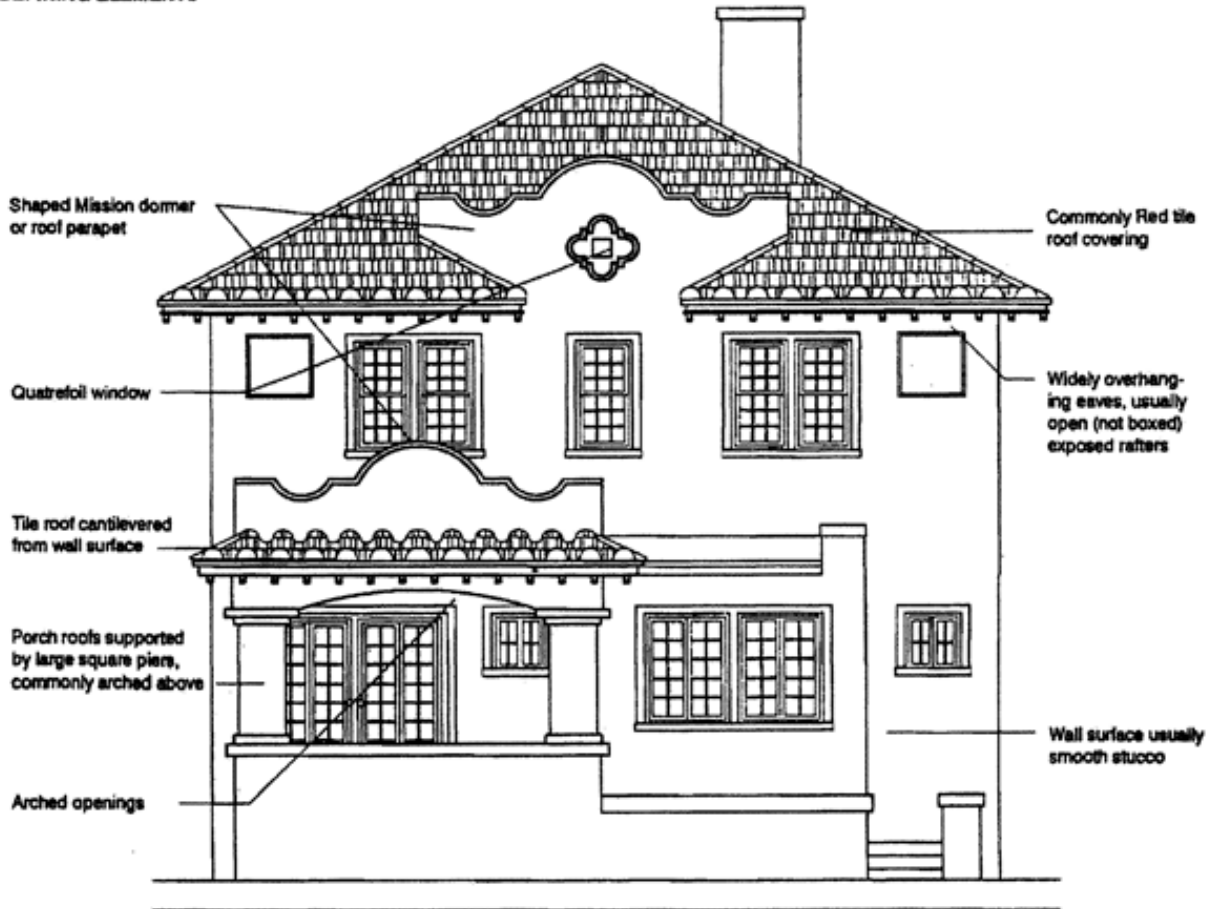


COUPLED TURNED
WOODEN POSTS WITH
ORNAMENTAL BRACKETS

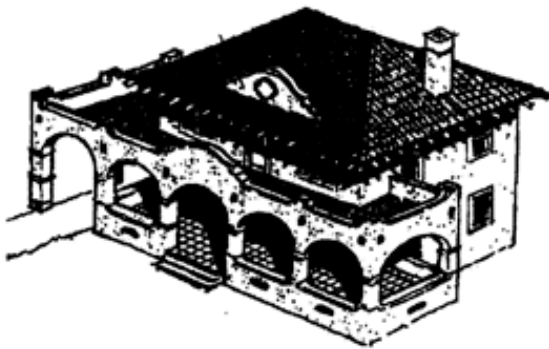
Florida Vernacular (Columns, Posts, Piers)

MISSION STYLE

DEFINING ELEMENTS



PRINCIPLE SUBTYPES



SYMMETRICAL

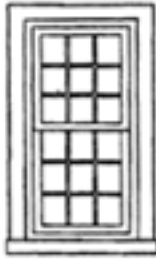
Balanced symmetrical facades. These are most commonly of simple square or rectangular plan with hipped roofs.



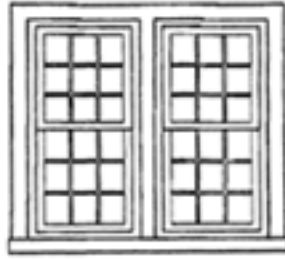
ASYMMETRICAL

Usually the facade asymmetry is superimposed on a simple square or rectangular plan.

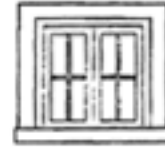
WINDOWS



DOUBLE-HUNG
With divided sash



GROUPED DOUBLE-HUNG
With divided sash



SQUARE FIXED



QUATREFOIL

TYPICAL DORMERS AND PARAPETS



(Ord. No. 06-86, § 7, 6-6-06)

Sec. 33-284.99.21. - 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.

(Ord. No. 06-86, § 8, 6-6-06)

Sec. 33-284.99.22. - 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.

(Ord. No. 06-86, § 9, 6-6-06; Ord. No. 14-14, § 4, 2-4-14)