



Types of T3 Zones

Regulating use is an important component of any zoning code. In T3 zones, neighborhood types are influenced by the functions and uses of the existing buildings and historical conditions.

- Restricted (R)** residential single family ONLY
- Limited (L)** residential single family AND ancillary units (granny flats)
- Open (O)** residential single family AND two family residence (duplex)



Illustration of a T3 R

REGULATION OF USES

	R	L	O
Residential			
Single Family Residence	R	R	R
Community Residence	R	R	R
Ancillary Unit		R	
Two Family Residence			R
Multi Family Housing			
Dormitory			
Home Office	R	R	R
Live - Work			
Work - Live			
Civic			
Community Facility			
Recreational Facility	E	E	E
Religious Facility	E	E	E
Civil Support			
Infrastructure & Utilities	W	W	W
Educational			
Elementary School	E	E	E
Middle / High School	E	E	E
Pre-School	E	E	E

A complete version of this diagram (for all transect zones) is found in Article 4, Table 3 of the Miami 21 Zoning Code.

R = the use is permitted by Right
W = the use is permitted by Warrant
E = the use is permitted by Exception



Specific to T3 Zones

BUILDING DISPOSITION

Building Disposition describes where the building sits in relation to the lot or parcel. The following are a summary of the specific regulations that apply to building disposition in a T3 zone. The diagrams below explain building setback requirements. In Miami 21, entrances must face the principal frontage.

LOT OCCUPATION

- | | |
|------------------------------|--------------------------------------------------------------------------------------------|
| a. Lot Area | 5000 sq.ft. min. |
| b. Lot Width | 50 ft. min. |
| | 50% max. first floor |
| c. Lot Coverage | 30% max. second floor (T3 R & T3 L only) |
| d. Floor Lot Ratio (FLR) | n/a |
| e. Frontage at front setback | n/a |
| f. Green space Requirements | 25% lot area min.
T3 R=9 du/acre max.;
T3 L=9 du/acre max.;
T3 O=18 du/acre max.; |
| g. Density | |

BUILDING SETBACK

- | | |
|--------------------|-------------------------------------|
| a. Principal Front | 20 ft. min. |
| b. Secondary Front | 10 ft. min. |
| c. Side | 5 ft. min. 20% lot width total min. |
| d. Rear | 20 ft. min. |

OUTBUILDING SETBACK (T3 L ONLY)

- | | |
|--------------------|-------------|
| a. Principal Front | 20 ft. min. |
| b. Secondary Front | 10 ft. min. |
| c. Side | 5 ft. min. |
| d. Rear | 5 ft. min. |

BUILDING CONFIGURATION

Building Configuration describes how the building is modeled (its shape and form). Within building configuration, the following aspects are regulated: frontage, its façade, height and any elements that protrude such as porches and carports. There are no architectural design standards relating to style in the Miami 21 Zoning Code.

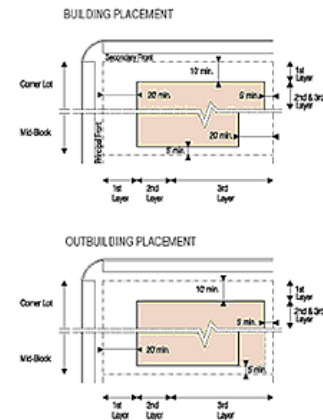
Frontages

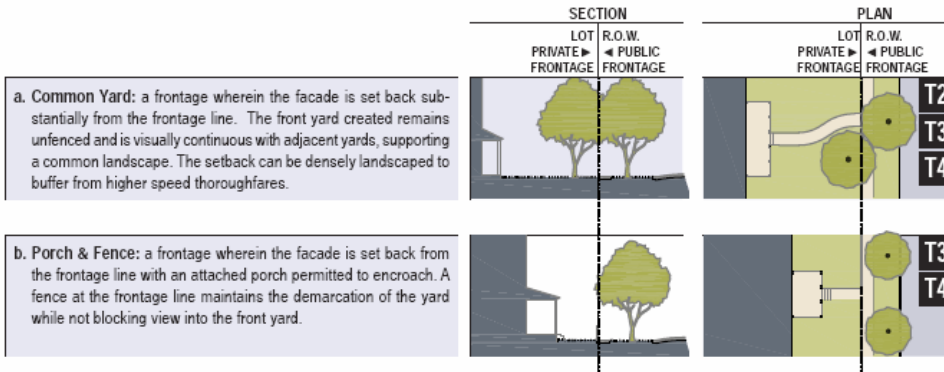
The frontage of a building is the area in front of the building. In T3 zones, frontages are likely to be front lawns with porches, and fences.

This chart regulates what type of frontages are allowed in T3

FRONTAGE

- | | |
|---------------------------|------------|
| a. Common Lawn | permitted |
| B. Porch and Fence | permitted |
| C. Terrace or Light Court | prohibited |
| D. Forecourt | prohibited |
| e. Stoop | prohibited |
| f. Shopfront & Awning | prohibited |
| g. Gallery | prohibited |
| h. Arcade | prohibited |



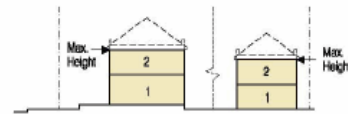


Building Height

Building height is also regulated within the building's configuration. Under the Miami 21 Zoning Code, height is regulated in stories.

- a. Principal Building 2 stories and 25 ft. to eave maximum.
- b. Outbuilding 2 stories and 25 ft. to eave maximum.

BUILDING HEIGHT

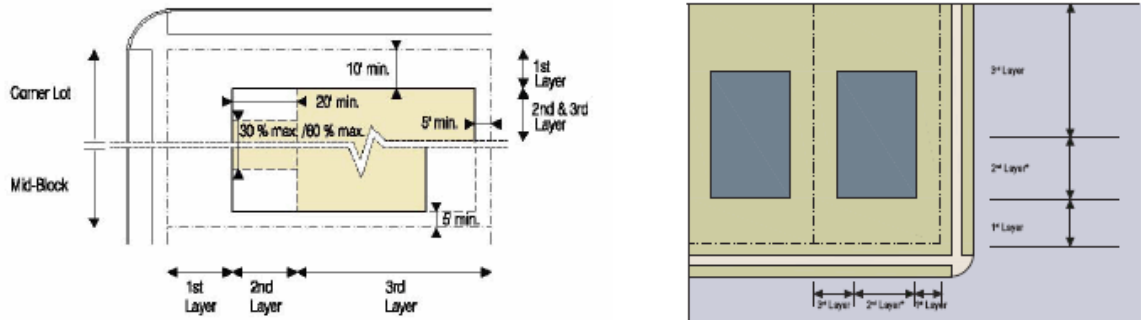




T3 Parking and Landscape Standards

PARKING

This illustration demonstrates the parking requirements for a T3 zone. The Miami 21 Zoning Code encourages the use of historic alleyways and parking behind the home, but does not require that new construction build these alleyways if they are non-existent in the neighborhood. Tandem parking is to lessen the occurrences of all-concrete front lawns with cars parked next to one another horizontally.



Density (UPA) Residential

Restricted 9 Units per Acre

Residential Uses are permissible as listed in Table 3, limited by compliance with:

- Principal dwelling - Minimum of two parking spaces per principal dwelling unit.
- adult family-care homes - minimum of one parking space per staff member and one space per four residents.
- Community Residence - minimum of one parking space per staff member in addition to the parking required for the principal dwelling unit.

Limited 9 Units per Acre

Residential Uses are permissible as listed in Table 3, limited by compliance with:

- All dwelling units shall be under single ownership.
- Principal dwelling - minimum of two parking spaces per principal dwelling unit.
- Ancillary dwellings - minimum of one parking space per ancillary dwelling unit.
- Adult Family-Care homes - minimum of one parking space per staff member and one space per four residents.
- Community Residence - minimum of one parking space per staff member in addition to the parking required for the principal dwelling unit.

Open 18 Units per Acre

Residential Uses are permissible as listed in Table 3, limited by compliance with:

- Principal dwelling - minimum of two parking spaces per principal dwelling unit.
- Adult Family-Care homes - minimum of one parking space per staff member and one space per four residents.
- Community Residence - minimum of one parking space per staff member in addition to the parking required for the principal dwelling unit.

LANDSCAPE STANDARDS

Miami 21, in conjunction with other City of Miami efforts, has a goal of increasing the tree canopy and increasing green space. To this effect, the following regulations apply to T3 zones:

1. 25% of the lot area shall be green space
2. A minimum of one shade tree shall be planted every 50 ft. in the frontage area
3. Impervious pavement (i.e. concrete) shall be limited (30% of first layer, 60% of second layer)