

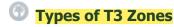


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Regulating use is an important component of any zoning code. In T3 zones, neighborhood types are influenced by the functions and uses of the existing buildings and historical conditions.

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	0
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	Е	Е	E
Religious Facility	Е	Е	E
Civil Support			
Infrastructure & Utilities	W	W	W
Educational			
Elementary School	Е	Е	E
Middle / High School	Е	Е	E
Pre-School	Е	Е	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

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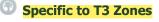


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BUILDING DISPOSITION

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

5000 sq.ft min. a. Lot Area 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

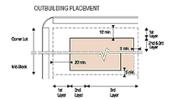
BUILDING PLACEMENT

BUILDING SETBACK

a. Principal Front 20 ft. min. b. Secondary Front 10 ft. min.

5 ft. min. 20% lot width total min. c. Side

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

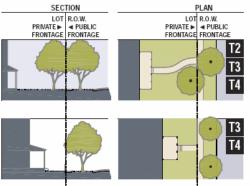
a. Common Lawn permitted B. Porch and Fence permitted C. Terrace or Light Court prohibited D. Forecourt prohibited e. Stoop prohibited f. Shopfront & Awning prohibited g. Gallery prohibited h. Arcade prohibited





a. Common Yard: a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from higher speed thoroughfares.

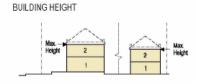
b. Porch & Fence: a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard while not blocking view into the front yard.



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.



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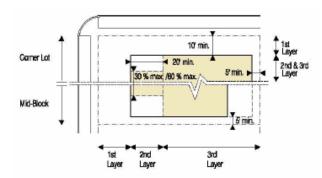
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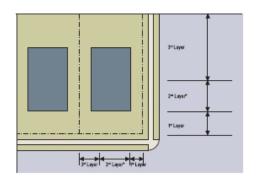




T3 Parking and Landscape Standards

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 with:

- Principal dwelling Minimum of two single ownership. parking spaces per principal dwelling unit.
- adult family-care homes minimum unit. of one parking space per staff member and one space per four residents.
- Community Residence minimum of the principal dwelling unit.

Limited

9 Units per Acre

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

- All dwelling units shall be under
- Principal dwelling minimum of two dwelling unit. parking spaces per principal dwelling
- parking space per ancillary dwelling per four residents.
- one parking space per staff member Adult Family-Care homes minimum minimum of one parking space in addition to the parking required for of one parking space per staff member per staff member in addition to 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 compliance with:

- Principal dwelling minimum of two parking spaces per principal
- Adult Family-Care homes minimum of one parking space - Ancillary dwellings - minimum of one per staff member and one space
 - Community Residence 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)

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