



## City of Miami Zoning Information

# District Zone Work Place

# D1

Miami 21 Zoning Code

Notice: This is a reference manual only. For official information, please refer to the Miami 21 Code, as amended, the Zoning Ordinance of the City of Miami. Additional regulations may be applicable. All applications require zoning review and referral prior to commencement.

Revised April 2013

**j. 22nd Avenue**

1. Boundary: 22nd Avenue from NW 1st Street to SW 8th Street.

*22nd Ave Setback: Zero (0') feet with Arcade*

**k. Central Coconut Grove**

1. Boundary:
  - All properties Adjacent to Grand Avenue between Margaret Street and Mary Street.
  - All properties Adjacent to Commodore Plaza between Grand Avenue and Main Highway.
  - All properties Adjacent to Fuller Street between Grand Avenue and Main Highway.
  - All properties Adjacent to Main Highway between Charles Avenue to Grand Avenue.
  - All properties Adjacent to McFarlane Road between Grand Avenue and South Bayshore Drive.
  - All properties Adjacent to Virginia Street between Oak Avenue and Grand Avenue.
  - All properties Adjacent to Florida Avenue between Virginia Street and Mary Street.
  - All properties Adjacent to Rice Street between Oak Avenue and Florida Avenue.
  - All properties on the west side of Mary Street between Oak Avenue and Grand Avenue.
  - All properties on the south side of Oak Avenue between Matilda Street and Tigertail Avenue.

*Central Coconut Grove Setback (on the streets listed above): Five (5) feet.*

**3.4 DENSITY AND INTENSITY CALCULATIONS**

- 3.4.1** Lot Area, inclusive of any dedications, is used for purposes of Density and Intensity calculation.
- 3.4.2** Density shall be calculated in terms of units as specified by Article 4, Tables 3 and 4. The referenced tables provide the maximum allowable Densities. Intensity shall be calculated in terms of Floor Lot Ratio. The buildable Density or Intensity on any particular site will be affected by other regulations in this Code and thus the stated maximums of this Miami 21 Code may exceed the actual Capacity that a site can sustain when other regulations of this Code are applied to the site. The inability to reach the maximum Density or Intensity because of the necessity to conform to the other regulations of this Code shall not constitute hardship for purposes of a Variance.
- 3.4.3** Lodging Units shall be considered as equivalent to one-half (0.50) of a Dwelling Unit.
- 3.4.4** The allowable Transect Zone Density may be increased as provided by the Future Land Use Element of the Miami Comprehensive Plan (Residential Density Increase Areas), as illustrated in Article 4, Diagram 9.

**3.5 MEASUREMENT OF HEIGHT**

- 3.5.1** Unless otherwise specified herein, the Height of Buildings shall be measured in Stories. The height of Fences and walls shall be measured in feet. The Height of Buildings, Fences and walls shall be measured from the Average Sidewalk Elevation or, where no sidewalk exists, the average of the

record profile grade elevation of the street Abutting the Principal Frontage of the Building, as determined by the Public Works Department. In the event that the base flood elevation, as established by FEMA, is higher than the sidewalk or grade elevations, the Height of the first Story but not the height of Fences and walls shall be measured from the base flood elevation.

**3.5.2** A Story is a Habitable level within a Building of a maximum fourteen (14) feet in Height from finished floor to finished floor. Basements are not considered Stories for the purposes of determining Building Height. A ground level retail Story may exceed this limit up to a total height of twenty-five (25) feet. A single floor level exceeding fourteen (14) feet, or twenty-five (25) feet at ground level retail, shall be counted as two (2) Stories; except for T6-36, T6-48, T6-60, T6-80, and D1, where a single floor level exceeding fourteen (14) feet may count as one (1) story if the building height does not exceed the maximum height, including all applicable bonuses, allowed by the transect at fourteen (14) feet per floor. Where the first two stories are retail, their total combined Height shall not exceed thirty-nine (39) feet and the first floor shall be a minimum of fourteen (14) feet in Height. Mezzanines may not exceed thirty-three percent (33%) of the Habitable Space Floor Area, except for D1, where mezzanines may not exceed fifty percent (50%) of the Habitable Space Floor Area. Mezzanines extending beyond thirty-three percent (33%) of the Floor Area, or fifty percent (50%) of the Floor Area in D1, shall be counted as an additional floor. The Height of a Parking Structure concealed by a Liner may be equal to the Height of the Liner; this may result in a Liner Story concealing more than one level of Parking.

**3.5.3** Except as specifically provided herein, the Height limitations of this Code shall not apply to any roof Structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors, or similar equipment required to operate and maintain the Building (provided that such Structures shall not cover more than twenty percent (20%) of roof area for T4 and T5); nor to church spires, steeples, belfries, monuments, water towers, flagpoles, vents, or similar Structures, which may be allowed to exceed the maximum Height by Waiver; nor to fire or parapet walls, which shall not extend more than five (5) feet above the maximum Height in T4 and T5 and ten (10) feet in T6 and Districts.

**3.5.4** No Building or other Structure shall be located in a manner or built to a Height which constitutes a hazard to aviation or creates hazards to persons or property by reason of unusual exposure to aviation hazards. In addition to Height limitations established by this Code, limitations established by the Miami-Dade County Height Zoning Ordinance as stated in Article 37 of the Code of Miami-Dade County (Miami International Airport) shall apply to Heights of Buildings and Structures.

A letter authorizing clearance from the Miami-Dade Aviation Department or the Federal Aviation Administration (FAA) may be required by the Zoning Administrator prior to the issuance of any Building permit.

Construction of an Educational facility within the delineated Miami International Airport Critical Approach Area as defined by the Miami-Dade County Code shall only be granted by Exception. Construction of such facility is subject to the approval by the Miami-Dade County Aviation Department or any other agencies authorized by law to approve the construction.

**3.5.5** Height limitations for Properties Abutting and in Proximity to National Historic Landmarks

a. All properties designated a National Historic Landmark (NHL) which include a Designed Landscape that is an integral part of the documented significance supporting the NHL designation shall be protected by height limitations throughout the entire Civic Institution zoned property of which the NHL is a part, so as to protect the Designed Landscape from the potentially adverse effects

of an undertaking that may diminish the integrity of the NHL property's location, design, setting, materials, workmanship, association or qualities that qualified it for NHL designation. Examples of adverse effects which diminish the integrity of the NHL property include those which: cause physical destruction of or damage to all or part of the NHL property; or change the character of the NHL property's use or physical features within the NHL property's setting that contribute to its historic significance; or introduce visual, atmospheric or audible elements that diminish the integrity of the NHL property's significant historic features; or alter the NHL property in a way that is not consistent with the federal standards for the treatment of historic properties and applicable guidelines, as published by the United States Department of the Interior.

- b. The height of structures throughout the entire Civic Institution zoned property of which the NHL is a part shall not exceed that established by a six (6) degree vertical plane which is measured beginning from the ground floor elevation of the principal historic building at the façade that overlooks the Designed Landscape, which plane shall extend in a one hundred eighty (180) degree arc facing the Designed Landscape and measured at grade from the midpoint of the building façade. The ground floor elevation shall be measured according to the 1929 N.G.V.D. of Mean Sea Level supplied by the City of Miami. Structures existing on affected properties at the time of the effective date of this Miami 21 Code shall not be considered nonconforming structures.
- c. Should the height limitations for structures located in such Civic Institution zoned property as of the effective date of this Miami 21 Code be more restrictive than that created by this section, the most restrictive height shall apply. In the event of a rezoning of all or part of the Civic Institution property, either by successional zoning or by Special Area Plan, the height limitations specified in this Section 3.5.5 shall be incorporated in all subsequent rezonings.
- d. For purposes of this Section 3.5.5., the following definitions shall apply:
  1. Designed Landscape is one or more of the following:
    - a landscape that has significance as a design or work of art;
    - a landscape consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturalist to a design principle, or an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition;
    - a landscape having a historical association with a significant person, trend, event, etc. in landscape gardening or landscape architecture; or
    - a landscape having a significant relationship to the theory or practice of landscape architecture.
  2. National Historic Landmark is a nationally significant historic place designated by the Secretary of the Interior because it possesses exceptional value or quality in illustrating or interpreting the heritage of the United States, and defined in Title 36, Section 65.3 of the Code of Federal Regulations.

**3.5.6** See Chapter 23 of the City Code, titled Historic Preservation, for regulations and additional height requirements.

2. Portions of SD-2, originally adopted by Ord. No. 12651, January 27, 2005; and
3. SD 18, originally adopted by Ord. No. 10863, March 28, 1991; and
4. SD 18.1, originally adopted by Ord. No. 11240, March 27, 1995.

The Coconut Grove NCD is hereby adopted and codified in Appendix A.3 to this Code.

### **3.13 SUSTAINABILITY**

#### **3.13.1 General**

- a. Landscape requirements are as required in Article 9 of this Code and the City of Miami Tree Protection regulations of Chapter 17 of the City Code, except that where this Code is more restrictive than the Tree Protection regulations, this Code shall apply.
- b. All new Buildings of more than 50,000 square feet of Habitable Rooms and Habitable Space in the T5, T6, CI and CS zones shall be at a minimum certified as Silver by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standards or equivalent standards adopted or approved by the City.
  1. At the time of Building Permit application, the owner shall submit:
    - c. Proof of registration with the Green Building Certification Institute, or equivalent agency;
    - d. A signed and sealed affidavit from a LEED Accredited Professional, or applicable designation, stating that the proposed Building is designed to achieve the required certification; and
    - e. A LEED Scorecard, or equivalent document, identifying anticipated credits to be achieved.
  2. At the time of Certificate of Occupancy application, the owner shall submit:
    - f. Proof of certification by the Green Building Certification Institute, or equivalent agency;
    - g. A bond posted in a form acceptable to the City, in the amount indicated below;
      - i. Two percent (2%) of the total cost of construction for a 50,000 - 100,000 square feet Building;
      - ii. Three percent (3%) of the total cost of construction for a 100,001 - 200,000 square feet Building;
      - iii. Four percent (4%) of the total cost of construction for any Building greater than 200,000 square feet; or
    - h. Proof of partial compliance from the Green Building Certification Institute, or applicable agency, which demonstrates the credits presently achieved. In addition, a prorated portion of the full bond amount, as indicated in subsection 2(b) above, shall be posted based on the number of

remaining credits needed to meet minimum certification requirements. The bond amount to be posted shall be calculated as follows:

(credits remaining for certification / credits required for certification) x full bond amount = prorated bond amount

3. Forfeiture of Bond

A bond under this Section 3.13.1 shall be forfeited to the City in the event that the Building does not meet the for LEED Silver certification or applicable certification. The City will draw down on the bond funds upon failure of the owner to submit proof of LEED Silver certification in a form acceptable to the City within one (1) year of the City's issuance of the Certificate of Occupancy for the Building. If required certification is not achieved but a majority of the credits have been verified, the owner shall forfeit a portion of the bond based on any outstanding credits which shall be calculated as follows:

(credits remaining for certification / credits required for certification) x full bond amount = bond amount forfeited

If the amount to be forfeited is greater than fifty percent (50%) of the full bond amount, the bond shall be forfeited in its entirety. Funds that become available to the City from the forfeiture of the bond shall be placed in the Miami 21 Public Benefits Trust Fund established by this Code.

- i. Affordable Housing Developments that qualify under Section 3.15, may elect to comply with the sustainability requirements promulgated by the Florida Housing Finance Corporation, or its successor agency, in lieu of the requirements set forth in Section 3.13.1.b above.
- j. The preservation of Natural Features of land such as trees, vegetation, geological, and other characteristics and the preservation of features of archaeological significance are declared to be in the public interest. Said preservation may justify the relaxation of Setbacks or required Off-street Parking by Waiver. The Zoning Administrator shall determine that the trees, vegetation, geological and other natural characteristic, or archaeological features are in the Buildable Area of the Site and not in Setback areas required for the development of the site.

**3.13.2 Heat Island Effect**

The intent of this section is to reduce the heat island effect in the City of Miami and to consequently reduce energy consumption and bills for buildings within the City.

a. Applicability

In all Transect Zones, except T3, the provisions of this section are applicable to all new construction and to repair or replacement greater than fifty percent (50%) by area of existing roofs or site Hardscape. All repairs or replacement of existing roofing or Hardscape shall be reviewed by the Zoning Department for compliance with this section. The following portions of new or existing roofs are exempted from the requirements of section 3.13.2:

- 1. The portion of the roof acting as a substructure for and covered by a rooftop deck, vegetation associated with an extensive or intensive green roof as defined by the U.S. Environmental

Protection Agency, or any area of a roof utilized by photovoltaic and solar equipment.

2. A rooftop deck covering a maximum of 1/3 of the rooftop total gross area.
3. Existing roofs where less than fifty percent (50%) of existing roof area is repaired or replaced are exempt from the requirements of 3.13.2.c.
4. Existing Hardscapes where less than fifty percent (50%) of existing Hardscape area is being repaired or replaced are exempt from the requirements of 3.13.2.d.

b. Solar Reflectance

1. For roofing materials, all roof exterior surfaces and building materials used to comply with this section, shall have a minimum Solar Reflectance as specified in sections 3.13.2.c and 3.13.2.d when (i) tested in accordance with ASTM E903 or ASTM E1918, (ii) tested with a portable reflectometer at near ambient conditions, (iii) labeled by the Cool Roof Rating Council, or (iv) labeled as an Energy Star qualified roof product. Any product that has been rated by the Cool Roof Rating Council or by Energy Star shall display a label verifying the rating of the product.
2. For paving materials, all paving materials used to comply with this section shall have a minimum solar reflectance as specified in sections 3.13.2.d when (i) tested in accordance with ASTM E903 or ASTM E1918, (ii) tested with a portable reflectometer at near ambient conditions, or (iii) default values of Solar Reflectance for listed materials may be used as follows:

Material	Solar Reflectance
Typical new gray concrete	0.35
Typical weathered gray concrete	0.20
Typical new white concrete	0.40
Typical weathered white concrete	0.40
New asphalt	0.05
Weathered asphalt	0.10

c. Roof

1. Requirements for Low Sloped Roofs

Roofing materials used in roofs with slopes of a rise of zero (0) units in a horizontal length (0:12 pitch) up to and including roofs with slopes of a rise of two (2) units in a horizontal length of 12 units (2:12 units) (“low-sloped”) shall meet the following requirements:

- a. Low-sloped roofs constructed as part of a new building shall utilize roofing products that meet or exceed an initial reflectance value of 0.72 or a three-year installed reflectance value of 0.5 as determined by the Cool Roof Rating Council or by Energy Star.
- b. Exception. Where more than 50% of the total gross area of the low-sloped roof is covered with vegetation associated with an extensive or intensive green roof as defined by the US EPA, the remainder of the roof shall have a reflectance value of a minimum of 0.30 and the rooftop deck

exception in section 3.13.2.a.1 applies.

- c. Exception. Ballasted roofs with a minimum of 15 lbs/sq. ft. or ballast over the entire roof surface may have a reflectance value of a minimum of 0.30. For the purposes of this section, “ballast” shall mean river rock aggregate or larger, pavers or other means of weighing down a roofing membrane over a substrate to resist wind uplift.

2. Requirements for Steep Sloped Roofs

Roofing materials used in roofs with slopes of a rise greater than two (2) units in a horizontal length (2:12 pitch) (“steep-sloped”) shall meet the following requirements:

- (a) Steep sloped roofs shall have an initial Solar Reflectance of 0.15 or greater.

3. Requirements for Roofs with Multiple Slopes

Roofs with multiple slopes shall be subject to those requirements applicable to the slope which covers the largest area of the building footprint.

d. Non-roof Requirements

- 1. Provide any combination of the following strategies for fifty percent (50%) of the site Hard-scape:
  - (a) Shade from solar panels or roofing materials with a Solar Reflectance of at least 0.30.
  - (b) Shade from trees within five (5) years of occupancy.
  - (c) Paving materials with a Solar Reflectance of at least 0.30.
  - (d) Pervious Pavement System.

OR

- 2. Place a minimum of fifty-percent (50%) of parking spaces under cover (defined as underground, under deck, under roof, or under building). Any roof used to shade or cover parking must have a Solar Reflectance of at least 0.30.

**3.14 PUBLIC BENEFITS PROGRAM**

The intent of the Public Benefits Program established in this section is to allow bonus Building Height and FLR in T6 Zones and bonus Building Height in D1 Zones in exchange for the developer’s contribution to specified programs that provide benefits to the public.

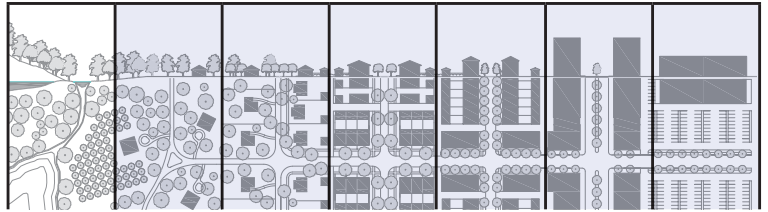
- 3.14.1** The bonus Height and FLR shall be permitted if the proposed Development contributes toward the specified public benefits, above that which is otherwise required by this Code, in the amount and in the manner as set forth herein.

The bonus shall not be available to properties in a T6 Zone if the property abuts a T3 Zone or in a T6-8 Zone if the property abuts a CS Zone.

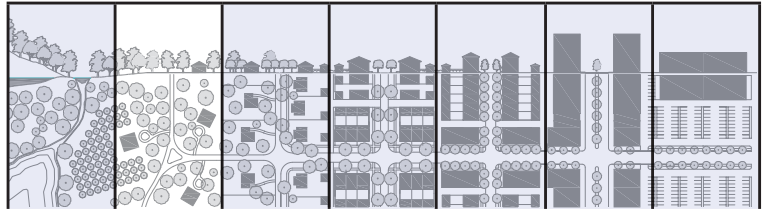


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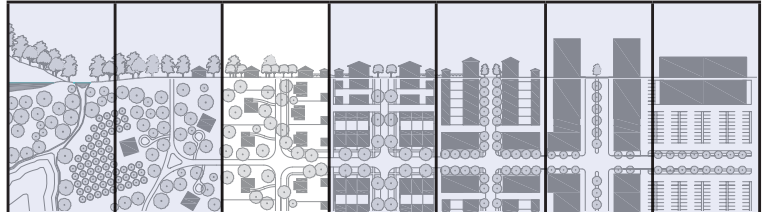
**T1** **THE NATURAL ZONE** consists of lands approximating a wilderness condition, permanently set aside for conservation in an essentially natural state.



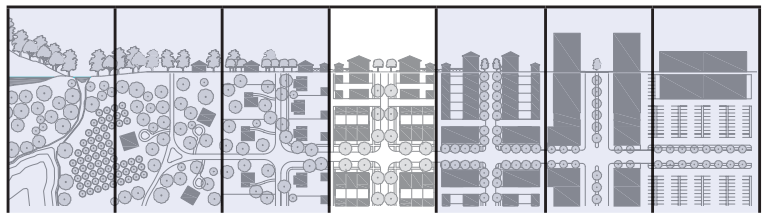
**T2** **THE RURAL ZONE** consists of lands in open or cultivated state or sparsely settled. These include woodland, grassland and agricultural land.



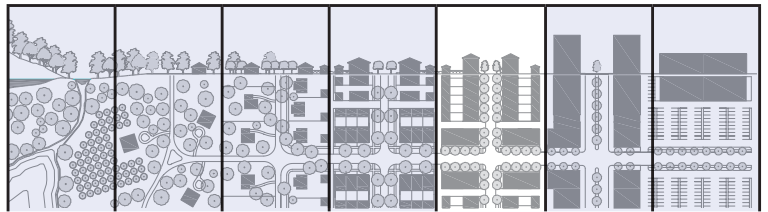
**T3** **THE SUB-URBAN ZONE** consists of low-Density areas, primarily comprised of Single-Family and Two Family residential units with relatively deep Setbacks, Streetscapes with swales, and with or without Sidewalks. Blocks may be large and the roads may be of irregular geometry to accommodate natural and historic conditions.



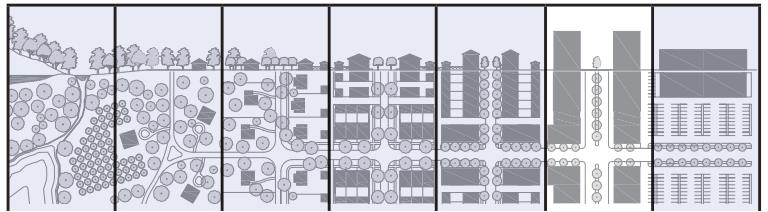
**T4** **THE GENERAL URBAN ZONE** consists of a Mixed-Use but primarily residential urban fabric with a range of Building types including rowhouses, small apartment Buildings, and bungalow courts. Setbacks are short with an urban Streetscape of wide Sidewalks and trees in planters. Thoroughfares typically define medium-sized blocks.



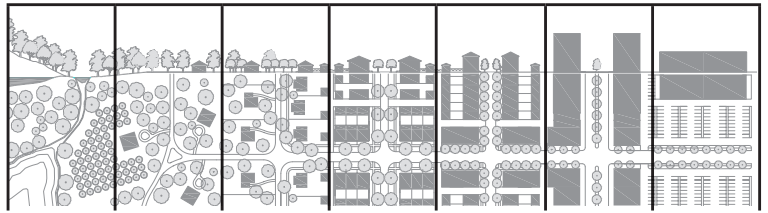
**T5** **THE URBAN CENTER ZONE** consists of higher Density Mixed-Use Building types that accommodate retail and office Uses, rowhouses and apartments. A network of small blocks has Thoroughfares with wide Sidewalks, steady street tree planting and Buildings set close to the Frontages with frequent doors and windows.



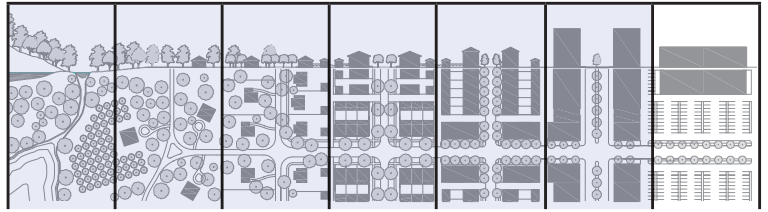
**T6** **THE URBAN CORE ZONE** consists of the highest Density and greatest variety of Uses, including Civic Buildings of regional importance. A network of small blocks has Thoroughfares with wide Sidewalks, with steady tree planting and Buildings set close to the Frontage with frequent doors and windows.



**C** **THE CIVIC ZONE** consists of public use space and facilities that may contrast in use to their surroundings while reflecting adjacent Setbacks and landscape.

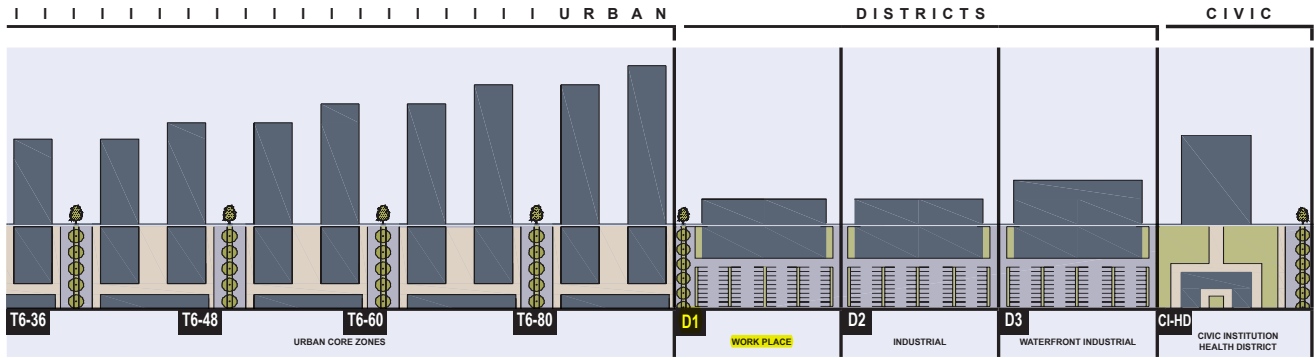


**D** **THE DISTRICT ZONE** consists of the least regulated Building and accommodates commercial and industrial Uses of a scale and with a Streetscape that facilitate vehicular access.



ARTICLE 4. TABLE 2 MIAMI 21 SUMMARY

AS ADOPTED - APRIL 2013



LOT OCCUPATION								
a. Lot Area	5,000 sf. min.	5,000 sf. min.	5,000 sf. min.	5,000 sf. min.	5,000 s.f. min.	5,000 s.f. min.	10,000 s.f. min.	10,000 s.f. min.
b. Lot Width	100 ft. min.	100 ft. min.	100 ft. min.	100 ft. min.	50 ft. min.	50 ft. min.	100 ft. min.	50 ft. min.
c. Lot Coverage	80% max.**	80% max.**	80% max.**	80% max.**	80% max	90% max	90% max	80% max
d. Floor Lot Ratio (FLR)	a.12 or b.22 / 40% additional Public Benefit ***	a.11 or b.18 / 50% additional Public Benefit ***	a.11 or b.18 / 50% additional Public Benefit ***	24 / 50% additional Public Benefit ***				8
e. Frontage at front Setback	70% min.	70% min.	70% min.	70% min.	None	None	None	None
f. Open Space Requirements	10% Lot Area min.	10% Lot Area min.	10% Lot Area min.	10% Lot Area min.	5% Lot Area min.	5% Lot Area min.	5% Lot Area min.	10% Lot Area min.
g. Density	150 du /acre *	150 du /acre *	150 du /acre *	150 du /acre *	36 du/acre max.			150 du /acre *

BUILDING SETBACK								
a. Principal Front	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	5 ft. min.	10 ft. min.
b. Secondary Front	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	5 ft. min.	5 ft. min.	10 ft. min.
c. Side	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**
d. Rear	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**

OUTBUILDING SETBACK								
a. Principal Front								
b. Secondary Front								
c. Side								
d. Rear								

PRIVATE FRONTAGES								
a. Common Lawn	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	permitted
b. Porch & Fence	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited
c. Terrace or L.C.	prohibited	prohibited	prohibited	prohibited	permitted	permitted	permitted	permitted
d. Forecourt	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
e. Stoop	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
f. Shopfront	permitted (T6-36 L, T6-36 O)	permitted (T6-48 L, T6-48 O)	permitted (T6-60 L, T6-60 O)	permitted (T6-80 L, T6-80 O)	permitted	permitted	permitted	permitted
g. Gallery	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **
h. Arcade	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **	permitted **

BUILDING HEIGHT (Stories)								
a. Principal Building	2 min. 36 max.	2 min. 48 max.	2 min. 60 max.	2 min. 80 max.	none 8 max.	none 8 max.	none 8 max.	1 min. As regulated by F.A.A.
b. Outbuilding								
c. Benefit Height Abutting T6, T5 & T4 only	24 max.**	32 max.**	unlimited **	unlimited **	2 max.**			

\* Or as modified in Diagram 9

\*\* Note: Refer to Article 5 for Specific Transect Zone Regulations

\*\*\* Note: Bonus shall not be available for T6 properties abutting T3 properties (refer to Article 3)

ARTICLE 4. TABLE 3 BUILDING FUNCTION: USES

AS ADOPTED - APRIL 2013

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
<b>DENSITY (UNITS PER ACRE)</b>	9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
<b>RESIDENTIAL</b>																		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY					E	E		R	R		R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R			
LIVE - WORK					R	R		R	R		R	R			R			
WORK - LIVE															R			
<b>LODGING</b>																		
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R	R		
INN						R		R	R	E	R	R			R	R		
HOTEL								R	R		R	R			R			
<b>OFFICE</b>																		
OFFICE					R	R		R	R		R	R		E	R	R	R	W
<b>COMMERCIAL</b>																		
AUTO-RELATED COMMERCIAL ESTAB.									W		W	W				R	R	
ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R				R	R	
ENTERTAINMENT ESTAB. - ADULT																	R	
FOOD SERVICE ESTABLISHMENT					R	R		R	R	W	R	R	W	E	R	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.					E	E		E	E		E	E		E		E	E	E
GENERAL COMMERCIAL					R	R		R	R	W	R	R	E	E	R	R	R	W
MARINE RELATED COMMERCIAL ESTAB.								W	W		W	W	E			R	R	R
OPEN AIR RETAIL								W	W		W	W	W	E	R	R	R	W
PLACE OF ASSEMBLY								R	R	E	R	R		E	E	R	R	W
RECREATIONAL ESTABLISHMENT								R	R		R	R		E	R	R	R	W
<b>CIVIC</b>																		
COMMUNITY FACILITY					W	W		W	W		W	W	W	E	W	R	R	
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W
REGIONAL ACTIVITY COMPLEX												E		E				
<b>CIVIL SUPPORT</b>																		
COMMUNITY SUPPORT FACILITY					W	W		W	W		W	W		E	E	R	R	W
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	W	W
MAJOR FACILITY														E	R	E	E	E
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R
PUBLIC PARKING					W	W	E	W	W	E	W	W		E	R	R	R	W
RESCUE MISSION														E	R	E	W	W
TRANSIT FACILITIES					W	W	E	W	W	E	W	W		E	R	R	R	W
<b>EDUCATIONAL</b>																		
CHILDCARE				E	W	W	E	W	W	W	W	W	E	E	R	E		
COLLEGE / UNIVERSITY								W	W		W	W		E	R	E		
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
LEARNING CENTER					E	E		R	R		R	R	E	E	R	E		
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R		E	R	E		
RESEARCH FACILITY					R	R		R	R		R	R		E	R	R	R	W
SPECIAL TRAINING / VOCATIONAL						E		W	W		W	W		E	R	R	R	W
<b>INDUSTRIAL</b>																		
AUTO-RELATED INDUSTRIAL ESTBL.																R	R	W
MANUFACTURING AND PROCESSING																R	R	W
MARINE RELATED INDUSTRIAL ESTBL.																R	R	R
PRODUCTS AND SERVICES																R	R	W
STORAGE/ DISTRIBUTION FACILITY																R	R	W

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.

\* Additional densities in some T6 zones are illustrated in Diagram 9.

\*\* AZ: Density of lowest Abutting Zone

**ARTICLE 4. TABLE 4 DENSITY, INTENSITY AND PARKING (CONTINUED)**

**AS ADOPTED - APRIL 2013**

**D - DISTRICT**

	<b>D1 - WORK PLACE</b>	<b>D2 - INDUSTRIAL</b>	<b>D3 - WATERFRONT INDUSTRIAL</b>
<b>DENSITY (UPA)</b>	<b>36 UNITS PER ACRE</b>	N/A	N/A
<b>RESIDENTIAL</b>	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space per Dwelling Unit.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>		
<b>LODGING</b>	<p>Lodging Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 2 lodging units.</li> <li>• Minimum of 1 additional parking space for every 10 lodging units for visitors.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>		
<b>OFFICE</b>	<p>Office Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 3 parking spaces for every 1,000 sf of office space.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Office Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 3 parking spaces for every 1,000 sf of office space.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Office Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 3 parking spaces for every 1,000 sf of office space.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>
<b>COMMERCIAL</b>	<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 3 parking spaces for every 1,000 sf of commercial space, except for Public Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5, except for Public Storage Facilities.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Drive-Thru or Drive-In Facilities - Refer to Article 6.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 3 parking spaces for every 1,000 sf of commercial space, except for Public Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5, except for Public Storage Facilities.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Drive-Thru or Drive-In Facilities - Refer to Article 6.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 3 parking spaces for every 1,000 sf of commercial space, except for Public Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5, except for Public Storage Facilities.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Drive-Thru or Drive-In Facilities - Refer to Article 6.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>

**ARTICLE 4. TABLE 4 DENSITY, INTENSITY AND PARKING (CONTINUED)**

**AS ADOPTED - APRIL 2013**

**D - DISTRICT**

	<b>D1 - WORK PLACE</b>	<b>D2 - INDUSTRIAL</b>	<b>D3 - WATERFRONT INDUSTRIAL</b>
<b>DENSITY (UPA)</b>	<b>36 UNITS PER ACRE</b>	N/A	N/A
<b>CIVIC</b>	<p>Civic Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 5 seats of assembly uses.</li> <li>• Minimum of 1 parking space for every 1,000 sf of exhibition or recreation space, and parking spaces for other Uses as required.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civic Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 5 seats of assembly uses.</li> <li>• Minimum of 1 parking space for every 1,000 sf of exhibition or recreation space, and parking spaces for other Uses as required.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civic Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 5 seats of assembly uses.</li> <li>• Minimum of 1 parking space for every 1,000 sf of exhibition or recreation space, and parking spaces for other Uses as required.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>
<b>CIVIL SUPPORT</b>	<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 1,000 sf. of Civil Support Use.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Minimum of 1 parking space for every 5 seats for assembly uses.</li> <li>• Minimum of 1 parking space for every 5 slips for marine Uses.</li> <li>• Adult Daycare - Minimum of 1 space per staff member.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 1,000 sf. of Civil Support Use.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Minimum of 1 parking space for every 5 seats for assembly uses.</li> <li>• Minimum of 1 parking space for every 5 slips for marine Uses.</li> <li>• Adult Daycare - Minimum of 1 space per staff member.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 1,000 sf. of Civil Support Use.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Minimum of 1 parking space for every 5 seats for assembly uses.</li> <li>• Minimum of 1 parking space for every 5 slips for marine Uses.</li> <li>• Adult Daycare - Minimum of 1 space per staff member.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>

**ARTICLE 4. TABLE 4 DENSITY, INTENSITY AND PARKING (CONTINUED)**

**AS ADOPTED - APRIL 2013**

**D - DISTRICT**

	<b>D1 - WORK PLACE</b>	<b>D2 - INDUSTRIAL</b>	<b>D3 - WATERFRONT INDUSTRIAL</b>
<b>DENSITY (UPA)</b>	<b>36 UNITS PER ACRE</b>	<b>N/A</b>	<b>N/A</b>
<b>EDUCATIONAL</b>	<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 sf of educational Use.</li> <li>• Schools – Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12 or College/University.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Childcare Facilities- Minimum of 1 space for the owner/ operator and 1 space for each employee, and 1 drop-off space for every 10 clients cared for.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 sf of educational Use.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 sf of educational Use.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>
<b>INDUSTRIAL</b>	<p>Industrial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Please refer to Article 6 for additional specific requirements.</li> <li>• Minimum of 1 parking spaces for every 1,000 sf of Industrial Use, except for Commercial Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5, except for Public Storage Facilities.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Industrial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Please refer to Article 6 for additional specific requirements.</li> <li>• Minimum of 1 parking spaces for every 1,000 sf of Industrial Use, except for Commercial Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5, except for Public Storage Facilities.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Industrial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Please refer to Article 6 for additional specific requirements.</li> <li>• Minimum of 1 parking spaces for every 1,000 sf of Industrial Use, except for Commercial Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5, except for Public Storage Facilities.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver.</li> <li>• Loading - See Article 4, Table 5</li> </ul>

**ARTICLE 4. TABLE 5 BUILDING FUNCTION: PARKING AND LOADING**

**AS ADOPTED - APRIL 2013**

**SHARED PARKING STANDARDS**

SHARING FACTOR		
Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE		OFFICE
COMMERCIAL		COMMERCIAL

RESIDENTIAL	RESIDENTIAL	1
RESIDENTIAL	LODGING	1.1
RESIDENTIAL	OFFICE	1.1
RESIDENTIAL	COMMERCIAL	1.4
LODGING	RESIDENTIAL	1.1
LODGING	LODGING	1
LODGING	OFFICE	1.1
LODGING	COMMERCIAL	1.4
OFFICE	RESIDENTIAL	1.1
OFFICE	LODGING	1.1
OFFICE	OFFICE	1
OFFICE	COMMERCIAL	1.3
COMMERCIAL	RESIDENTIAL	1.4
COMMERCIAL	LODGING	1.4
COMMERCIAL	OFFICE	1.3
COMMERCIAL	COMMERCIAL	1

The shared Parking Standards Table provides the method for calculating shared parking for buildings with more than one Use type. It refers to the parking requirements that appear in Table 4.

The parking required for any two Functions on a Lot is calculated by dividing the number of spaces required by the lesser of the two uses by the appropriate factor from this Table and adding the result to the greater use parking requirement.

For instance: for a building with a Residential Use requiring 100 spaces and a Commercial Use requiring 20 spaces, the 20 spaces divided by the sharing factor of 1.2 would reduce the total requirement to 100 plus 17 spaces. For uses not indicated in this chart on a mixed use lot a sharing factor of 1.1 shall be allowed. Additional sharing is allowed by Warrant.

**OFF-STREET PARKING STANDARDS**

ANGLE OF PARKING	ACCESS AISLE WIDTH		
	ONE WAY TRAFFIC SINGLE LOADED	ONE WAY TRAFFIC DOUBLE LOADED	TWO WAY TRAFFIC DOUBLE LOADED
90	23 ft	23 ft	23 ft
60	12.8 ft	11.8 ft	19.3 ft
45	10.8 ft	9.5 ft	18.5 ft
Parallel	10 ft	10 ft	20 ft

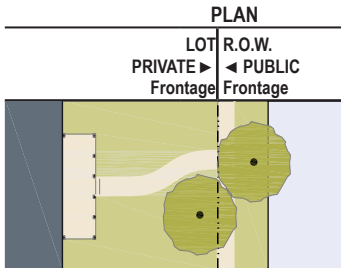
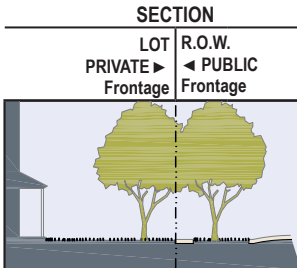
Standard stall: 8.5 ft x 18 ft minimum

- Driveways shall have a minimum of 10 feet of paved width of a one-way drive and 20 feet for a two-way drive for parking area providing 10 or more stalls.
- Pedestrian entrances shall be at least 3 feet from stall, driveway or access aisle.
- Allowable slopes, paving, and drainage as per Florida Building Code.
- Off-street Parking facilities shall have a minimum vertical clearance of 7 feet. Where such a facility is to be used by trucks or loading Uses, the minimum clearance shall be 12 feet Residential and 15 feet Commercial and Industrial.
- Ingress vehicular control devices shall be located so as to provide a minimum driveway of 20 feet in length between the Base Building Line and dispenser.
- For requirements of parking lots, refer to Article 9 and the City of Miami Off-street Parking Guides and Standards.

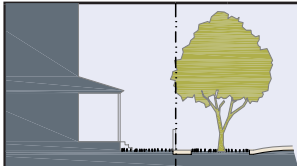
LOADING BERTH STANDARDS	T5, T6, CS, CI-HD & CI	DISTRICT	NOTES
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<b>RESIDENTIAL*</b>	<b>From 25,000 sf to 500,000 sf</b>		<b>Berth Types</b> Residential*: 200 sf = 10 ft x 20 ft x 12 ft Commercial**: 420 sf = 12 ft x 35 ft x 15 ft Industrial***: 660 sf = 12 ft x 55 ft x 15 ft																												
	<table border="1"> <thead> <tr> <th>Berth Size</th> <th>Loading Berths</th> </tr> </thead> <tbody> <tr> <td>420 sf</td> <td>1 per first 100 units</td> </tr> <tr> <td>200 sf</td> <td>1 per each additional 100 units or fraction of 100.</td> </tr> </tbody> </table>	Berth Size		Loading Berths	420 sf	1 per first 100 units	200 sf	1 per each additional 100 units or fraction of 100.																							
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<b>LODGING</b>	<b>From 25,000 sf to 500,000 sf</b>	<b>From 25,000 sf to 500,000 sf</b>	* Residential loading berths shall be set back a distance equal to their length. ** 1 Commercial berth may be substituted by 2 Residential berths *** 1 Industrial berth may be substituted by 2 Commercial berths.  A required Industrial or Commercial loading berth may be substituted by a Commercial or Residential loading berth, by Waiver, if the size, character, and operation of the Use is found to not require the dimensions specified and the required loading berth dimension could not otherwise be provided according to the regulations of this Code.																												
	<table border="1"> <thead> <tr> <th>Berth Size</th> <th>Loading Berths</th> </tr> </thead> <tbody> <tr> <td>420 sf</td> <td>1 per 300 rooms</td> </tr> <tr> <td>200 sf</td> <td>1 per 100 rooms</td> </tr> </tbody> </table>	Berth Size		Loading Berths	420 sf	1 per 300 rooms	200 sf	1 per 100 rooms	<table border="1"> <thead> <tr> <th>Berth Size</th> <th>Loading Berths</th> </tr> </thead> <tbody> <tr> <td>420 sf</td> <td>1 per 300 rooms</td> </tr> <tr> <td>200 sf</td> <td>1 per 100 rooms</td> </tr> </tbody> </table>	Berth Size	Loading Berths	420 sf	1 per 300 rooms	200 sf	1 per 100 rooms																
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200 sf	1 per 100 rooms																														
<b>OFFICE COMMERCIAL** INDUSTRIAL***</b>	<b>From 25,000 sf to 500,000 sf</b>	<b>From 25,000 sf to 500,000 sf</b>																													
	<table border="1"> <thead> <tr> <th>Berth Size</th> <th>Loading Berths</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>420 sf</td> <td>1st</td> <td>25K sf - 50K sf</td> </tr> <tr> <td>420 sf</td> <td>2nd</td> <td>50K sf - 100K sf</td> </tr> <tr> <td>420 sf</td> <td>3rd</td> <td>100K sf - 250K sf</td> </tr> <tr> <td>420 sf</td> <td>4th</td> <td>250K sf - 500K sf</td> </tr> </tbody> </table>	Berth Size	Loading Berths	Area	420 sf	1st	25K sf - 50K sf	420 sf	2nd	50K sf - 100K sf	420 sf	3rd	100K sf - 250K sf	420 sf	4th	250K sf - 500K sf	<table border="1"> <thead> <tr> <th>Berth Size</th> <th>Loading Berths</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>420 sf</td> <td>1st</td> <td>25K sf - 50K sf</td> </tr> <tr> <td>420 sf</td> <td>2nd</td> <td>50K sf - 100K sf</td> </tr> <tr> <td>420 sf</td> <td>3rd</td> <td>100K sf - 250K sf</td> </tr> <tr> <td>420 sf</td> <td>4th</td> <td>250K sf - 500K sf</td> </tr> </tbody> </table>	Berth Size	Loading Berths	Area	420 sf	1st	25K sf - 50K sf	420 sf	2nd	50K sf - 100K sf	420 sf	3rd	100K sf - 250K sf	420 sf	4th
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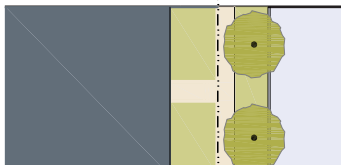
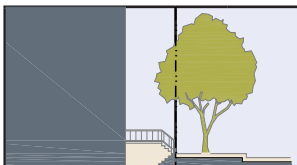
a. **Common Lawn:** a Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The Setback can be densely landscaped to buffer from higher speed Thoroughfares.



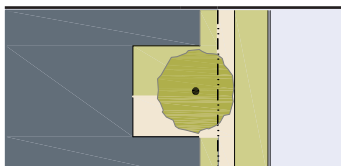
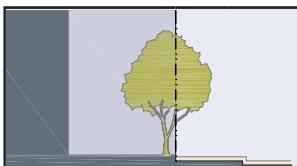
b. **Porch & Fence:** a Frontage wherein the Façade is set back from the Frontage Line with an attached Porch permitted to encroach. A fence at the Frontage Line maintains the demarcation of the yard while not blocking view into the front yard.



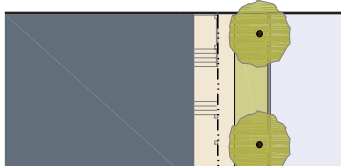
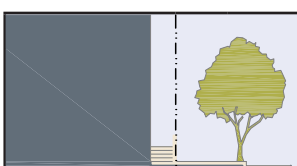
c. **Terrace or Light Court:** a Frontage wherein the Façade is set back from the Frontage Line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The raised terrace is suitable for outdoor cafes.



d. **Forecourt:** a Frontage wherein a portion of the Façade is close to the Frontage Line with a portion set back. The forecourt with a large tree offers visual and environmental variety to the urban Streetscape. The Forecourt may accommodate a vehicular drop off.



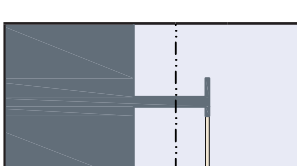
e. **Stoop:** a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential Use.



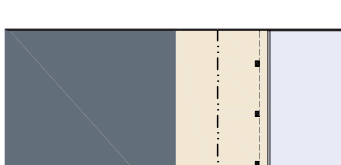
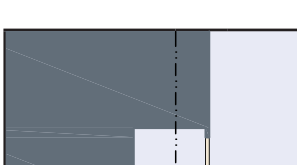
f. **Shopfront:** a Frontage wherein the Façade is aligned close to the Frontage Line with the Building entrance at sidewalk grade. This type is conventional for retail Use. It has substantial glazing at the sidewalk level and an Awning that may overhang the sidewalk.



g. **Gallery:** a Frontage wherein the Façade is aligned close to the Frontage Line with an attached cantilevered or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail Use. The Gallery shall be no less than 15' feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Permitted by Special Area Plan.



h. **Arcade:** a Frontage wherein the Façade includes a colonnade that overlaps the sidewalk, while the Façade at sidewalk level remains at the Frontage Line. This type is conventional for retail Use. The arcade shall be no less than 15' feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Permitted by Special Area Plan.





AS ADOPTED - APRIL 2013

This table describes the standards for areas zoned as Civic Space (CS) and for Public Parks and Open Space provided by the Public Benefits Program. Civic Space Types should be at the ground level, landscaped and/or paved, open to the sky and shall be open to the public. Civic Space Types may be publicly or privately owned. Open Space requirements for each zone are described in Article 5.

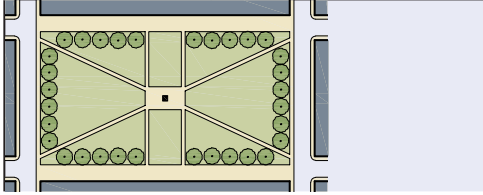
a. **Park:** A natural preserve available for unstructured and structured recreation programs. A Park may be independent of surrounding Building Frontages. Its landscape may be naturalistic and consist of paths and trails, meadows, woodland, sports fields and open shelters. Parks may be Conservation Areas, preserving natural conditions and their size may vary.



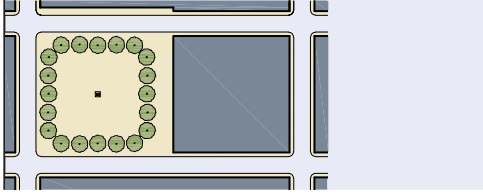
b. **Green:** An Open Space, available for unstructured recreation programs. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be one acre and the maximum shall be 4 acres.



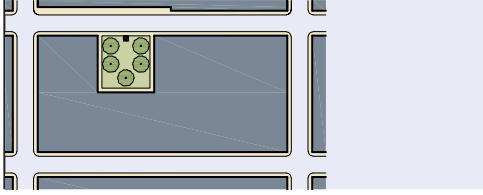
c. **Square:** An Open Space available for unstructured recreation programs and civic purposes. A square is spatially defined by Building Frontages with streets on at least one Frontage. Its landscape shall consist of pavement, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/3 acre and the maximum shall be 2 acres.



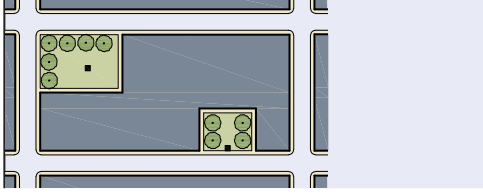
d. **Plaza:** An Open Space available for civic purposes and programmed activities. A Plaza shall be spatially defined by Building Frontages and may include street Frontages. Its landscape shall consist primarily of pavement and trees. Plazas shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/8 acre and the maximum shall be 2 acres.



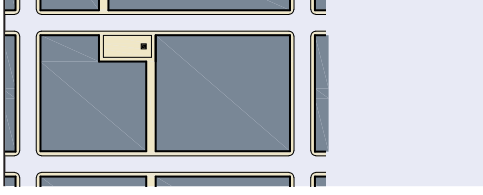
e. **Courtyard / Garden:** An Open Space spatially defined by Buildings and street walls, and visually accessible on one side to the street.



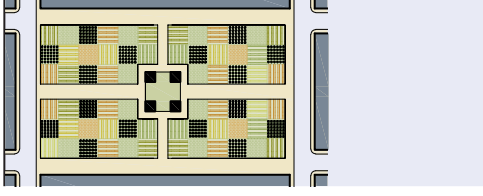
f. **Playground:** An Open Space designed and equipped for the recreation of children. A Playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within Parks and Greens. There shall be no minimum or maximum size.



g. **Pedestrian Passage:** An Open Space connecting other public spaces, that is restricted to pedestrian use and limited vehicular access, of a minimum width of 20 feet. Building walls enfronting a Pedestrian Passage shall have frequent doors and windows. In T6-36, T6-48, T6-60 and T6-80, a Pedestrian Passage may be roofed.

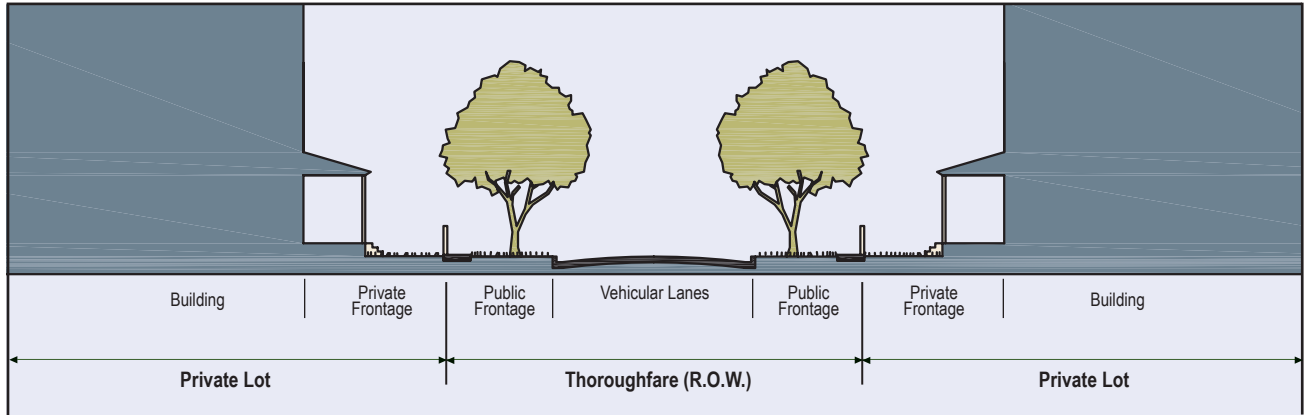


h. **Community Garden:** A grouping of garden plots available for small-scale cultivation, generally to residents of apartments and other dwelling types without private gardens. Community gardens should accommodate individual storage sheds.

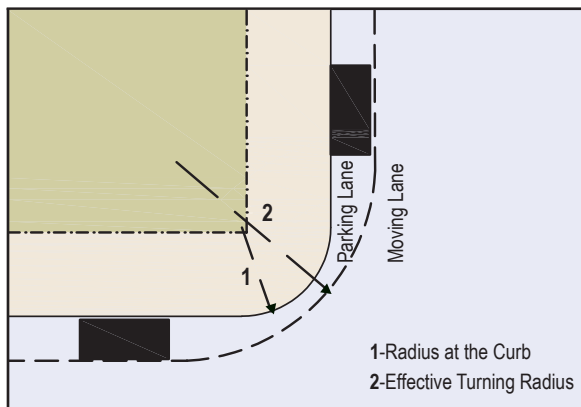


AS ADOPTED - APRIL 2013

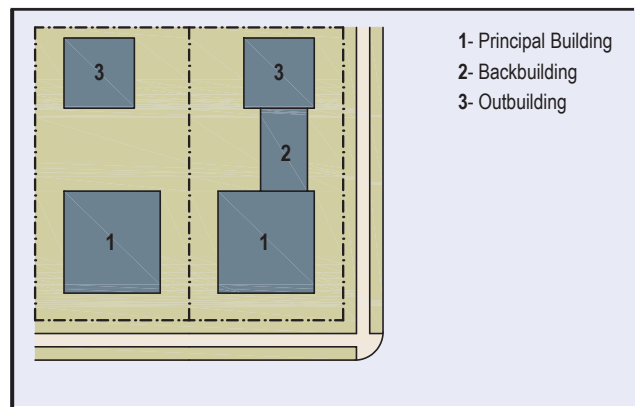
a. THOROUGHFARE & FRONTAGES



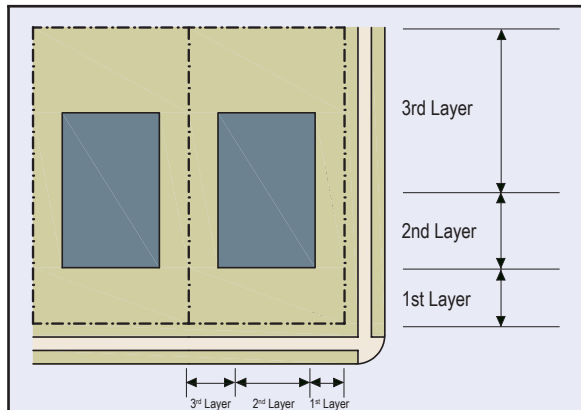
b. TURNING RADIUS



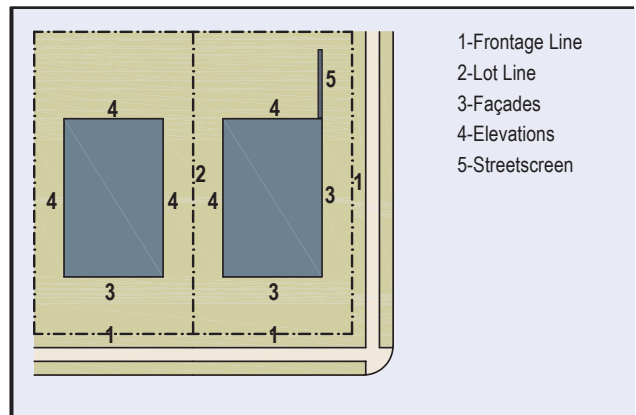
c. BUILDING DISPOSITION



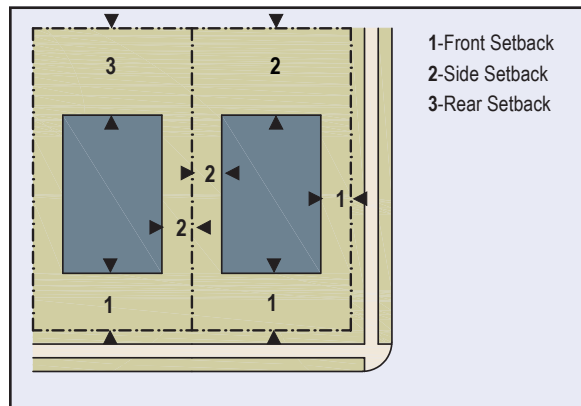
d. LOT LAYERS



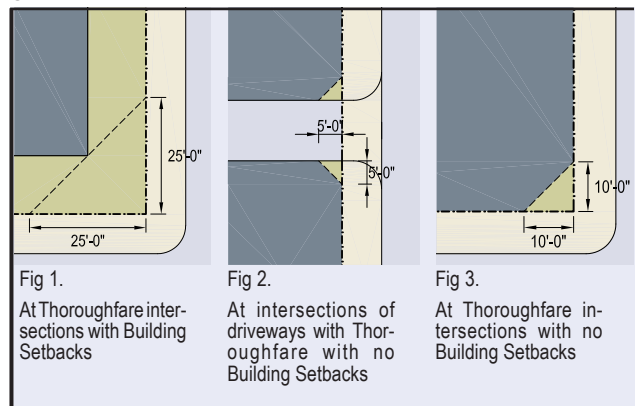
e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. VISIBILITY TRIANGLE



**BUILDING DISPOSITION**

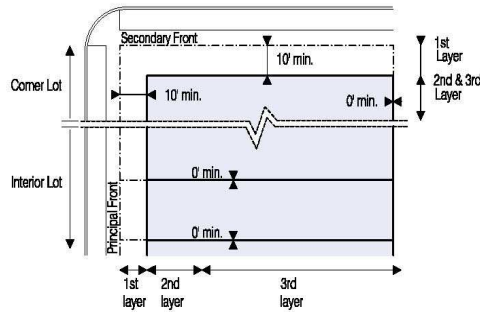
LOT OCCUPATION

a. Lot Area	5,000 s.f. min.; 40,000 s.f. max.
b. Lot Width	50 ft min.
c. Lot Coverage	80% max.
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	None
f. Open Space	5% Lot Area min.
g. Density	36 du/ac max.

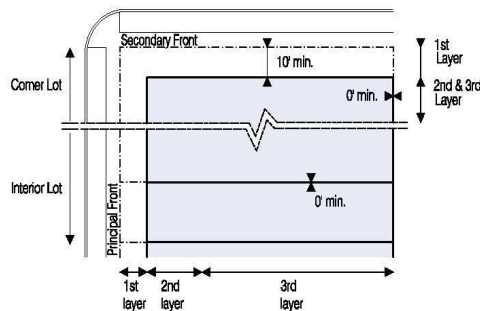
BUILDING SETBACK

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. min.
d. Rear	0 ft. min.
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. above 5 <sup>th</sup> Story 30 ft. min. above 6 <sup>th</sup> Story
Abutting Side or Rear T4	6 ft. min. 1 <sup>st</sup> through 3 <sup>rd</sup> Story 26 ft. min. above 3 <sup>rd</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. above 3 <sup>rd</sup> Story

**BUILDING PLACEMENT**



**PARKING PLACEMENT**



**BUILDING CONFIGURATION**

FRONTAGE

a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

BUILDING HEIGHT

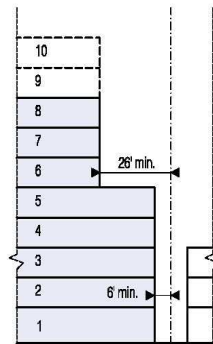
a. Min. Height	None
b. Max. Height	8 Stories
c. Max. Benefit Height	2 Stories Abutting all Transects Zones except T3

**BUILDING HEIGHT**

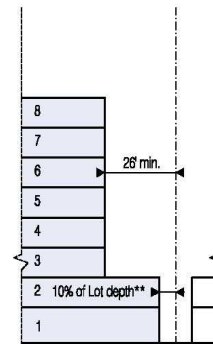


ABUTTING SIDE & REAR ALL ZONES EXCEPT T5, T4 & T3

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

**5.9 DISTRICT ZONES (D1 and D2)**

**5.9.1 Building Disposition (D)**

- a. Newly platted Lots shall be dimensioned according to Illustration 5.9.
- b. Lot coverage by Buildings shall not exceed that shown in Illustration 5.9.
- c. A Building shall be disposed in relation to the boundaries of its Lot according to Illustration 5.9.
- d. One or more Buildings may be built on each Lot as shown in Illustration 5.9.
- e. Setbacks for Buildings shall be as shown in Article 4, Table 2 and Illustration 5.9.

**5.9.2 Building Configuration (D)**

- a. Development within Private Frontages shall comply with Tables 2 and 6 and Illustration 5.9.
- b. Encroachments shall be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback, except as may be further allowed by Chapter 54 of the City Code; cantilevered portions of balconies, bay windows, and roofs shall be a maximum three (3) feet deep and may encroach up to a three (3) feet depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback. At the Second Layer no Encroachments are permitted except that Façade components promoting energy efficiency such as shading and screening devices that are non-accessible may encroach a maximum of three (3) feet.
- c. Galleries and Arcades shall be a minimum fifteen (15) feet deep and may encroach up to one hundred percent (100%) of the depth of the Setback and may be required as a part of a Special Area Plan.
- d. All storage, utility and infrastructure elements including service areas, Loading space, transformers, telephone boxes, garbage cans, dumpsters, condensers, meters, backflow preventers, siamese connections and the like shall be located within the Second or Third Layer and concealed from view from any Frontage or sidewalk by Streetscreens, and opaque gates. Loading and service entries shall be accessed from Alleys when available.
- e. Vehicular entries, Loading space and service areas shall be permitted on Principal Frontages.
- f. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as required in Illustration 5.9. Industrial uses requiring additional Height in D2 may be permitted by Waiver, subject to the Planning Director's agreement that the applicant has demonstrated that the use specifically requires the proposed Height.
- g. Flat roofs shall be enclosed by parapets of a minimum Height required to conceal mechanical equipment. Other ornamental Building features may extend up to three and a half (3.5) feet above the maximum Building Height. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to eight (8) feet. Extensions above the

maximum Height for stair, elevator and mechanical enclosures or ornamental purposes only shall be permitted by process of Waiver.

- h. Streetscreens shall be between three and a half (3.5) and eight (8) feet in Height. The Streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

**5.9.3 Building Function & Density (D)**

- a. Buildings in Districts shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.9 and Article 6.

**5.9.4 Parking Standards (D)**

- a. Vehicular parking shall be required as shown in Article 4, Tables 4 and 5.
- b. On-street parking available along the Frontage Lines that correspond to each Lot shall be counted toward the parking requirement of the Building on the Lot.
- c. All parking, including open parking areas, covered parking, garages, loading docks and service areas shall be masked from the Frontage by a Streetscreen as illustrated in Article 4, Table 8. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising the first-floor elevation of the First and Second Layers above that of the Sidewalk.
- d. Buildings mixing uses shall provide parking required for each use. Shared Parking shall be calculated according to Article 4, Table 5.

**5.9.5 Architectural Standards (D)**

- a. Temporary structures shall be permitted only as per City Code.
- b. Roof materials should be light-colored, high Albedo or a planted surface.

**5.9.6 Landscape Standards (D)**

- a. The First Layer as shown in Article 4, Table 6 shall be paved and landscaped to match the Public Frontage as shown in Article 8, Table C.
- b. Unpaved Open Space shall be a minimum five percent (5%) of the Lot Area.

**5.9.7 Ambient Standards (D)**

- a. Noise regulations shall be as established in the City Code.
- b. Average lighting levels measured at the Building Frontage shall not exceed 1.0 fc (foot-candles).
- c. Lighting of Building and Abutting Open Spaces shall be compatible with street lighting of Abutting

public spaces as illustrated in Article 8. Interior garage lighting fixtures shall not be visible from streets.

- d. The lighting fixtures of exposed rooftop parking shall be concealed by a parapet wall and shall not be seen from surrounding streets.

ARTICLE 6. TABLE 13 SUPPLEMENTAL REGULATIONS (CONTINUED)

AS ADOPTED - APRIL 2013

D - DISTRICT

	D1 - WORK PLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
DENSITY (UPA)	36 UNITS PER ACRE	N/A	N/A
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 October 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 October 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 October 24, 1991.
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>Extension 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>Extension 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>
WORK LIVE	<p>Maximum size of Dwelling shall not exceed 50% of the size of the Structure based on the total size of the Structure.</p> <p>Certificate of Use required.</p>		
AUTO RELATED INDUSTRIAL	<p><b>Car Wash:</b></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><b>Gas Stations:</b></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><b>Vehicle Rental Facilities:</b></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 must 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><b>Car Wash:</b></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 space 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><b>Gas Stations:</b></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><b>Vehicle Rental Facilities:</b></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 must 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><b>Car Wash:</b></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 space 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>

**ARTICLE 6. TABLE 13 SUPPLEMENTAL REGULATIONS (CONTINUED)**

**AS ADOPTED - APRIL 2013**

**D - DISTRICT**

	<b>D1 - WORK PLACE</b>	<b>D2 - INDUSTRIAL</b>	<b>D3 - WATERFRONT INDUSTRIAL</b>
DENSITY (UPA)	<b>36 UNITS PER ACRE</b>	N/A	N/A
ADULT ENTERTAINMENT ESTABLISHMENT		<p>A minimum distance of 1,000 feet shall be required from any public park, school, or property zoned for Residential Use, including such public park or school properties outside City limits or properties zoned residential by the external jurisdiction.</p> <p>The distance shall be measured from the front door of the proposed Adult Entertainment Establishment to the closest property line of the protected Use.</p> <p>Any application shall be accompanied by a survey certified by a land surveyor registered in the State of Florida showing compliance with all minimum distance requirements.</p> <p>Discontinued or abandoned Adult Entertainment Establishments may not resume the use until all requirements of this Code and the City Code are met.</p> <p>No Variances shall be permitted.</p>	
DRIVE-THROUGH AND DRIVE-IN	<p>Reservoir parking spaces shall be required as follows:</p> <p>Minimum reservoir parking spaces required shall be 1 space at window, 3 spaces before service window, and 1 space after service window.</p> <p>One (1) reservoir parking space may be reduced by Waiver.</p>	<p>Reservoir parking spaces shall be required as follows:</p> <p>Minimum reservoir parking spaces required shall be 1 space at window, 3 spaces before service window, and 1 space after service window.</p> <p>One (1) reservoir parking space may be reduced by Waiver. May be allowed by Warrant subject to the requirements of Article 6, Section 6.3.</p>	<p>Reservoir parking spaces shall be required as follows:</p> <p>Minimum reservoir parking spaces required shall be 1 space at window, 3 spaces before service window, and 1 space after service window.</p> <p>One (1) reservoir parking space may be reduced by Waiver. May be allowed by Warrant subject to the requirements of Article 6, Section 6.3.</p>
LARGE SCALE RETAIL	Subject to the requirements of Section 6.3.	Subject to the requirements of Section 6.3.	Subject to the requirements of Section 6.3.
OPEN AIR RETAIL	<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 Zones.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of on-site restroom facilities.</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 Zones.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of on-site restroom facilities.</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 Zones.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of on-site restroom facilities.</p>
ADULT DAYCARE	<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>	<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>	<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	Residential Facilities not allowed.	Residential Facilities not allowed.	Residential Facilities not allowed.
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 Zones.</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>



ARTICLE 6. TABLE 13 SUPPLEMENTAL REGULATIONS (CONTINUED)

AS ADOPTED - APRIL 2013

D - DISTRICT

	D1 - WORK PLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
DENSITY (UPA)	36 UNITS PER ACRE	N/A	N/A
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>Vehicular entrance must be within 300 feet of arterial road.</p>		
INDUSTRIAL USES	<p>It is intended that the provision of Industrial Products and Services be permissible, as appropriate, within the D1 Zone. The D1 Zone allows limited Residential Uses and is generally intended to contain light industrial Uses.</p> <p>The D1 Zone generally allows Industrial, Commercial and Office activities which serve the needs of other businesses, may require extensive loading facilities and often benefit from proximity to Industrial areas. This Zone also includes the following Uses: wholesaling, warehousing, light assemblage and distribution and minor repairs and fabrication of materials and equipment. Residential Use is limited.</p> <p>This type of Zone specifically excludes the following activities:</p> <ul style="list-style-type: none"> <li>Any uses that involve the manufacturing processing generation or storage of materials that constitute a physical or health hazard in quantities in excess of those found in the Florida Building Code, Section 307 – High-Hazard Group H.</li> </ul>	<p>It is intended that the provision of Industrial Products and Services be permissible within the D2 Zone. The heavier Industrial Uses are limited to the D2 Zone.</p>	<p>It is intended that the provision of Industrial Products and Services be permissible within the D3 Zone. The heavier Industrial Uses are limited to the D2 Zone.</p> <p>The D3 Zone allows all Industrial activities such as manufacturing, processing, assembly, auto-related and storage activities and restricts activities generating adverse impacts such as such as excessive amounts of noise, fumes, illumination and hazardous wastes. This Zone shall generally be located where directly served by major transportation facilities and shall be buffered from Residential areas.</p>
CONTAINER YARDS	<p>Container yards and any facilities for the outdoor storage, stacking and processing of containers intended for shipment. Permissible only by Exception.</p> <ul style="list-style-type: none"> <li>No more than 3 containers shall be stacked vertically</li> <li>A 10 to 15 foot high wall Setback a minimum of 10 feet from the Property Line must surround the property.</li> <li>All Setback yards must be appropriately landscaped.</li> <li>Security floodlights must be shielded or deflected from surrounding Residential neighborhoods so as to prevent light spillover.</li> <li>All crane operations are limited to daylight hours between 8:00 am and 6:00 pm.</li> <li>Appropriate measures are required to minimize any adverse effect of use including noise generation; dust; vibrations; street capacity and maneuverability; traffic and negative visual impact.</li> </ul>	<p>Container yards and any facilities for the outdoor storage, stacking and processing of containers intended for shipment. Permissible only by Exception.</p> <ul style="list-style-type: none"> <li>No more than 3 containers shall be stacked vertically</li> <li>A 10 to 15 foot high wall Setback a minimum of 10 feet from the Property Line must surround the property.</li> <li>All Setback yards must be appropriately landscaped.</li> <li>Security floodlights must be shielded or deflected from surrounding Residential neighborhoods so as to prevent light spillover.</li> <li>All crane operations are limited to daylight hours between 8:00 am and 6:00 pm.</li> <li>Appropriate measures are required to minimize any adverse effect of use including noise generation; dust; vibrations; street capacity and maneuverability; traffic and negative visual impact.</li> </ul>	<p>Container yards and any facilities for the outdoor storage, stacking and processing of containers intended for shipment. Permissible only by Exception.</p> <ul style="list-style-type: none"> <li>No more than 3 containers shall be stacked vertically</li> <li>A 10 to 15 foot high wall Setback a minimum of 10 feet from the Property Line must surround the property.</li> <li>All Setback yards must be appropriately landscaped.</li> <li>Security floodlights must be shielded or deflected from surrounding Residential neighborhoods so as to prevent light spillover.</li> <li>All crane operations are limited to daylight hours between 8:00 am and 6:00 pm.</li> <li>Appropriate measures are required to minimize any adverse effect of use including noise generation; dust; vibrations; street capacity and maneuverability; traffic and negative visual impact.</li> </ul>

PERMITTING PROCESS DIAGRAM

PD Planning Department  
 CRC Coordinated Review Committee  
 PZAB Planning Zoning and Appeals Board

