NOTE
The following is an analysis of Ordinance 11000, the current zoning ordinance of the City of Miami. This analysis of the existing code is intended to illustrate the present regulatory framework which has established expectations for building development in Miami. This analysis will in turn inform the drafting of the new form based code and facilitate the transition from old to new.
The analysis of these regulations does not address all aspects of the existing Zoning Ordinance, as that is hardly possible. For instance Special Districts provide a variety of modifiers to the basic zoning categories described which are too numerous to completely illustrate below. Special provisions contained in the special districts include: increases in FAR; height restrictions; specialized parking provisions, and open space requirements; among others.

DEFINITIONS
Throughout the analysis section certain terms of art appear in bold text. Below is an explanation for these terms.

NLA (Net Lot Area):
The total area within the lot lines, excluding any street rights-of-way or other required dedications.

GLA (Gross Lot Area):
The net area of the lot, as defined herein, plus half of adjoining street rights-of-way and seventy (70’) feet of any other public open space such as parks, lakes, rivers, bays, public transit right-of-way and the like. For areas included in applicable Special Districts (SD-5, 6, 7, 10, 11, 14, 16), the gross lot area shall include net area of the lot plus half of adjoining street rights-of-way and ninety (90’) feet of any other public open space such as parks, lakes, rivers, bays, public transit right-of-way and the like. In both cases, where such space adjoins lots on two (2) adjacent sides, the area thus added shall include the area required to complete the gap otherwise left at the intersection.

FAR (Floor Area Ratio):
The amount of floor area that may be developed on a given property expressed as a multiplier of the GLA (gross lot area). The ratio of floor area per GLA.

PROW (Public Right of Way):
Land under direct jurisdiction of a governmental agency designated for improvement, or improved, as a means for public mobility.

BUILDABLE AREA:
The portion of a lot remaining after required yards have been provided. Buildings may be placed in any part of the buildable area, but limitations on percent of the lot which may be covered by buildings may require open space within the buildable area.

LDR (Low Density Residential):
Low density residential districts include (R-1) single family residential and (R-2) duplex residential.
OTHER NOTES
Due to space and formatting considerations, the analyses sheets below contain abridged provisions pertaining to height and open spaces. Their complete captions are contained below.

R-4 Multifamily High Density Residential
HEIGHT:
- For buildings which abut a right-of-way of less than one hundred (100) feet in width, the maximum height of a building at the base building line is equal to the sum of the right-of-way plus the two (2) front setbacks on either side of the right-of-way or one hundred twenty (120) feet, whichever is greater. Portions of buildings above that point (the maximum height of a building at the base building line) shall not exceed a height as delineated by a forty-five (45) degree inward sloping plane measured by a ratio of one (1) foot horizontal and one (1) foot vertical except in lots with multiple street frontages, where this additional setback applies to frontage on arterials and collectors only.
- For buildings which abut a right-of-way of one hundred (100) feet or more in width, the maximum height of a building at its base building line is two hundred forty (240) feet; portions of buildings above that point (two hundred forty (240) feet in height) shall not exceed a height as delineated by a sixty (60) degree inward-sloping plane measured by a ratio of one (1) foot horizontal and two (2) feet vertical measured from said point.

O Office
HEIGHT:
- For buildings which abut a right-of-way of less than one hundred (100) feet in width, the maximum height of a building at the base building line is equal to the sum of the right-of-way plus the two (2) front setbacks on either side of the right-of-way or one hundred twenty (120) feet, whichever is greater. Portions of buildings above that point (the maximum height of a building at the base building line) shall not exceed a height as delineated by a forty-five (45) degree inward sloping plane measured by a ratio of one (1) foot horizontal and one (1) foot vertical except in lots with multiple street frontages, where this additional setback applies to frontage on arterials and collectors only.
- For buildings which abut a right-of-way of one hundred (100) feet or more in width, the maximum height of a building at its base building line is two hundred forty (240) feet; portions of buildings above that point (two hundred forty (240) feet in height) shall not exceed a height as delineated by a sixty (60) degree inward-sloping plane measured by a ratio of one (1) foot horizontal and two (2) feet vertical measured from said point.

C1 Restricted Commercial
HEIGHT:
- Maximum height of a building at the base building line is equal to the sum of the right-of-way plus the two (2) front setbacks on either side of the right-of-way or one hundred twenty (120) feet, whichever is greater. Portions of buildings above that height shall set back one (1) additional foot per each foot in height, except in lots with multiple street frontages where this additional setback applies to frontage on arterials and collectors only.

C2 Liberal Commercial
HEIGHT:
- Maximum height of a building at the base building line is equal to the sum of the right-of-way plus the two (2) front setbacks on either side of the right-of-way or one hundred twenty (120) feet, whichever is greater. Portions of buildings above that height shall set back one (1) additional foot per each foot in height, except in lots with multiple street frontages where this additional setback applies to frontage on arterials and collectors only.

CBD
OPEN SPACE:
- In addition to required yards, a minimum of one (1) square foot of open space or residential recreation space shall be provided for every fifty (50) square feet of floor area over fifty thousand (50,000) square feet. Such open space and/or residential recreation space shall be approved by Class II Special Permit and shall conform to the Design Guides and Standards for Open Space and Residential Recreation Space.
ASSUMPTIONS
For consistency in the analysis, the following assumptions are made:

- Dwelling units in multifamily residential districts (R-3 and higher density) are calculated at 1,200 sf as a standard unit size, for all density calculations.

- Parking stalls are drawn individually as 10 ft wide and 20 ft deep.

- In parking garages, parking stalls are assumed to occupy 300 sf; this includes that portion of the driveway immediately behind them.

- Ground floors which contain parking are only calculated at 50% parking efficiency since it is assumed that the remaining 50% will be devoted to vertical circulation, loading and other utility related functions.

- Ground floors are typically assumed to be 15 ft in height due to clearance requirements for loading.

- Floors above the ground floor are typically assumed to be ten feet in height.

- Hallways, balconies, wall depth and other items not counting towards floor area are omitted in all calculations.
### R-1 SINGLE-FAMILY RESIDENTIAL

**INTENT**
- Areas designated as single-family residential allow single-family structures with a density of up to one (1) unit on a typical lot. This category allows a maximum density of nine (9) units per net acre.
- The typical lot size has minimum dimensions of fifty (50') feet of frontage by one hundred (100') feet of depth, except under the SD-18 overlay for larger lots.
- Allowed within this district, and subject to specific limitations, are supporting services such as places of worship, primary and secondary schools, daycare and community based residential facilities.

**DISTRICT REGULATIONS**

| LOT AREA (sf) | min | 5,000 sf |
| LOT WIDTH (ft) | min | 50 ft |
| LOT COVERAGE (footprint) | max | 0.4 x GLA |
| FRONTAGE REQUIREMENTS | N/A |
| FLOOR AREA RATIO - (FAR) | max | 0.6 x GLA |
| GREEN SPACE (open space) | min | 0.15 x GLA |
| DENSITY (units/acre) | max | 9 units per net acre |

**SETBACKS**
- FRONT (ft) | min | 20' |
- SIDE (ft) | min | 20/10 accessory structure |
- REAR (ft) | min | 20/10 accessory structure |

**PARKING REQUIREMENTS**
- 2 spaces / unit |

**PRINCIPAL BUILDING HEIGHT**
- max | 25 ft |

**ACCESSORY STRUCTURE HEIGHT**
- max | 25 ft |

**CASE DATA** (Standard-Size/ Single-Frontage Lot)

| NET LOT AREA - (NLA) | 5,000 sf |
| GROSS LOT AREA - (GLA) | 6,250 sf |
| FLOOR AREA RATIO - (FAR) | 3,750 sf |
| LOT COVERAGE | 2,500 sf |
| BUILDABLE AREA | 2,400 sf |
| GREEN SPACE | 937.5 sf |

**YARDS**
- FRONT (sf) | 1,000 sf |
- SIDES (sf) | 600 sf |
- REAR (sf) | 1,000 sf |

**LOT COVERAGE**
- 2,500 sf |

**FLOOR AREA RATIO - (FAR)**
- 3,750 sf |

### ANALYSIS
- The standard lot configuration for R-1 is 50' x 100' which yields 5,000 sf of NLA and 7,500 sf of GLA.
- Based on the assumptions of a 50' PROW and a single frontage lot, the LOT COVERAGE is 2,500 sf which exceeds the BUILDABLE AREA of 2,400 sq ft. The FAR allotment of 3,750 sf makes a two (2) story structure necessary in order to optimize development.
- In many neighborhoods the prevalence of one story houses combined with need for additional dwelling space results in illegal additions encroaching into required yards (exceed the FAR allotment) as well as the creation of additional illegal dwelling units.
- A full build-out of the footprint allowed produces narrow side yards.
- The typical lot size has minimum dimensions of fifty (50') feet of frontage by one hundred (100') feet of depth.
- Allowed within this district, and subject to specific limitations, are supporting services such as places of worship, primary and secondary schools, daycare and community based residential facilities.

### R-2 TWO-FAMILY RESIDENTIAL

**INTENT**
- Areas designated as two-family or duplex residential allow the construction of up to two-units (either attached or detached) on a typical lot. This category allows a maximum density of eighteen (18) units per net acre.
- The typical lot size has minimum dimensions of fifty (50') feet of frontage by one hundred (100') feet of depth.
- Allowed within this district, and subject to specific limitations, are supporting services such as places of worship, primary and secondary schools, daycare and community based residential facilities.

**DISTRICT REGULATIONS**

| LOT AREA (sf) | min | 5,000 sf |
| LOT WIDTH (ft) | min | 50 ft |
| LOT COVERAGE (footprint) | max | 0.4 x GLA |
| FRONTAGE REQUIREMENTS | N/A |
| FLOOR AREA RATIO - (FAR) | max | 0.6 x GLA |
| GREEN SPACE (open space) | min | 0.15 x GLA |
| DENSITY (units/acre) | max | 18 units per net acre |

**SETBACKS**
- FRONT (ft) | min | 20' |
- SIDE (ft) | min | 5' |
- REAR (ft) | min | 20/10 accessory structure |

**PARKING REQUIREMENTS**
- 2 spaces / unit |

**PRINCIPAL BUILDING HEIGHT**
- max | 25 ft |

**ACCESSORY STRUCTURE HEIGHT**
- max | 25 ft |

**CASE DATA** (Standard-Size/ Single-Frontage Lot)

| NET LOT AREA - (NLA) | 5,000 sf |
| GROSS LOT AREA - (GLA) | 6,250 sf |
| FLOOR AREA RATIO - (FAR) | 3,750 sf |
| LOT COVERAGE | 2,500 sf |
| BUILDABLE AREA | 2,400 sf |
| GREEN SPACE | 938 sf |

**YARDS**
- FRONT (sf) | 1,000 sf |
- SIDES (sf) | 600 sf |
- REAR (sf) | 1,000 sf |

**LOT COVERAGE**
- 2,500 sf |

**FLOOR AREA RATIO - (FAR)**
- 3,750 sf |

### ANALYSIS
- The standard lot configuration for R-2 is 50' x 100' which yields 5,000 sf of NLA and 7,500 sf of GLA.
- Based on the assumptions of a 50' PROW and a single frontage lot, the LOT COVERAGE is 2,500 sq ft which exceeds the BUILDABLE AREA of 2,400 sq ft. The FAR allotment of 3,750 sf makes a two (2) story structure necessary in order to optimize development.
- The typical lot size has minimum dimensions of fifty (50') feet of frontage by one hundred (100') feet of depth.
- Allowed within this district, and subject to specific limitations, are supporting services such as places of worship, primary and secondary schools, daycare and community based residential facilities.
- Duplexes are often built without garages placing the four required parking spaces in the front yard. Front yard parking of four cars backing out onto the street results in paving of the sidewalk which also preempts on-street parking. Excessive paving and the reduction of public parking in the PROW are a negative characteristic of R-2 zoning.
R-3  MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL

INTENT
- Areas designated as multi-family medium density residential allow single-family, duplex and multifamily structures up to and including low-rise apartment structures. This category allows a maximum density of sixty five (65) units per net acre.
- Allowed within this district, and subject to specific limitations, are supporting services such as places of worship, primary and secondary schools, daycare, community based residential facilities and convenience establishments.

DISTRICT REGULATIONS

<table>
<thead>
<tr>
<th>LOT AREA (sf)</th>
<th>min</th>
<th>5,000 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT WIDTH (ft)</td>
<td>min</td>
<td>50 ft</td>
</tr>
<tr>
<td>LOT COVERAGE (footprint)</td>
<td>max</td>
<td>0.4 x GLA</td>
</tr>
<tr>
<td>FRONTAGE REQUIREMENTS</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>FLOOR AREA RATIO - (FAR)</td>
<td>max</td>
<td>0.75 x GLA</td>
</tr>
<tr>
<td>GREEN SPACE (open space)</td>
<td>min</td>
<td>0.15 x GLA</td>
</tr>
<tr>
<td>DENSITY (units/acre)</td>
<td>max</td>
<td>65 units per net acre</td>
</tr>
</tbody>
</table>

SETBACKS
- FRONT (ft) | min | 20 ft |
- SIDE (ft) | min | 10 ft |
- REAR (ft) | min | 10' / 20 abutting LDR |

PARKING REQUIREMENTS
- 1/1 bd - 2/2&3 bd - 3/4 bd - 1/10 du guests

PRINCIPAL BUILDING HEIGHT | max | 50 ft |

CASE DATA (Standard-Size/ Single-Frontage Lot)

- NET LOT AREA - (NLA) 5,000 sf
- GROSS LOT AREA - (GLA) 6,250 sf
- FLOOR AREA RATIO - (FAR) 4,487.5 sf
- LOT COVERAGE 2,500 sf
- BUILDABLE AREA 2,100 sf
- GREEN SPACE 937.5 sf
- YARDS
  - FRONT (sf) | 1,000 sf |
  - SIDES (sf) | 400 sf |
  - REAR (sf) | 500 sf |

ANALYSIS
- R-3 maintains the minimum lot size for the low density residential districts (R-1 & R-2); FAR increases by 20% and DENSITY increases by 72% while the BUILDABLE AREA decreases by 12.5% due to setback changes.
- It should be noted that there is no category allowing for densities between 18 units per acre and 65 units per acre.
- Based on the assumptions of a 50’ PROW and a single frontage lot; the LOT COVERAGE is 2,500 sf which exceeds the BUILDABLE AREA of 2,100 sf. Providing more than 3 dwelling units is difficult due to FAR constraints, this discourages lot aggregation.
- R-3 typically yields an open and paved ground floor with a residential program located in a building elevated “on stilts”. There is no requirement for a habitable liner to screen parking from the street.
- Parking becomes a critical concern in R-3 greatly favoring one bedroom units at the expense of larger units desirable for households numbering 3 or more people. Parking constraints limit the density as multilevel parking is impossible on small lots.

R-4  MULTI-FAMILY HIGH DENSITY RESIDENTIAL

INTENT
- This residential designation allows single-family, duplex and multifamily structures up to and including high-rise apartment structures with a maximum density of one hundred fifty (150) units per net acre.
- Allowed within this district, and subject to specific limitations, are supporting services such as places of worship, primary and secondary schools, daycare, community based residential facilities and convenience establishments.

DISTRICT REGULATIONS

<table>
<thead>
<tr>
<th>LOT AREA (sf)</th>
<th>min</th>
<th>20,000 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT WIDTH (ft)</td>
<td>min</td>
<td>100 ft</td>
</tr>
<tr>
<td>LOT COVERAGE (footprint)</td>
<td>max</td>
<td>0.4 x GLA</td>
</tr>
<tr>
<td>FRONTAGE REQUIREMENTS</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>FLOOR AREA RATIO - (FAR)</td>
<td>max</td>
<td>1.72 x GLA</td>
</tr>
<tr>
<td>GREEN SPACE (open space)</td>
<td>min</td>
<td>0.15 x GLA</td>
</tr>
<tr>
<td>DENSITY (units/acre)</td>
<td>max</td>
<td>150 units per net acre</td>
</tr>
</tbody>
</table>

SETBACKS
- FRONT (ft) | min | 20 ft |
- SIDE (ft) | min | 10 ft |
- REAR (ft) | min | 10' / 20 abutting LDR |

PARKING REQUIREMENTS
- 1/1 bd - 2/2&3 bd - 3/4 bd - 1/10 du guests

BUILDING HEIGHT | max | 120’ + 45’ - 240’ + 60’

CASE DATA (Standard-Size/ Single-Frontage Lot)

- NET LOT AREA - (NLA) 20,000 sf
- GROSS LOT AREA - (GLA) 25,000 sf
- FLOOR AREA RATIO - (FAR) 43,000 sf
- LOT COVERAGE 10,000 sf
- BUILDABLE AREA 12,400 sf
- GREEN SPACE 3,750 sf
- YARDS
  - FRONT (sf) | 4,000 sf |
  - SIDES (sf) | 1,400 sf |
  - REAR (sf) | 1,800 sf |

ANALYSIS
- R-4’s district regulations quadruple the minimum lot size of (R-1, R-2 & R-3); FAR increases by 57% and the BUILDABLE AREA increases by 33%; while increasing the DENSITY by 56%.
- The leap between medium density residential and high density residential is sizable both in density and FAR.
- With the intensity of R-4, parking structures emerge as prominent features. The on-site parking requirement has no provision for masking or screening and with no limitation on their location parking structures often have an adverse impact on the overall appearance of the site and on adjacent properties.
- Retal and commercial uses are restricted to on-site patrons only.
- District regulations (in particular FAR provisions) impede development reaching, or even reasonably approaching, the intended density of 150 units per acre; this encourages lot aggregation and the pursuit of development bonuses.
**O OFFICE**

**INTENT**
- The office category allows structures used as permanent and transitory residential facilities such as hotels and motels, general office uses, clinics and laboratories and limited commercial activities incidental to principal uses, limited services and supporting facilities such as auditoriums, libraries, convention facilities, places of worship, and primary and secondary schools may also be allowed, and mixed residential-office uses.
- Where office and residential uses are on the same premises or in the same building, access and facilities shall be so separated and such additional safeguards shall be provided as to protect security and privacy for residential occupants.

<table>
<thead>
<tr>
<th>DISTRICT REGULATIONS</th>
<th>MAXIMUM</th>
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</thead>
<tbody>
<tr>
<td>LOT AREA (sf)</td>
<td>20,000 sf</td>
</tr>
<tr>
<td>LOT WIDTH (ft)</td>
<td>No Minimum</td>
</tr>
<tr>
<td>LOT COVERAGE (footprint) max</td>
<td>100 ft</td>
</tr>
<tr>
<td>FRONTAGE REQUIREMENTS</td>
<td>No maximum set forth</td>
</tr>
<tr>
<td>FLOOR AREA RATIO (FAR) max</td>
<td>Unlimited</td>
</tr>
<tr>
<td>GREEN SPACE (open space)</td>
<td>0.15 x GLA</td>
</tr>
<tr>
<td>DENSITY (units/acre) max</td>
<td>150 units per acre</td>
</tr>
<tr>
<td>SETBACKS min</td>
<td></td>
</tr>
<tr>
<td>FRONT (ft)</td>
<td>10' (O) / 20' (R)</td>
</tr>
<tr>
<td>SIDE (ft)</td>
<td>10' (O) abt dist (O) / 10' (R)</td>
</tr>
<tr>
<td>REAR (ft)</td>
<td>10' abt dist (O) / 20' abt LDR (R)</td>
</tr>
<tr>
<td>PARKING REQUIREMENTS</td>
<td>1/300 GFA (O) / 1 Res.1/1 bd - 2/283 bd - 3/4 bd - 1/10 du (gUESTS) - Lot. 1/2 lu</td>
</tr>
<tr>
<td>BUILDING HEIGHT max</td>
<td>Unlimited (O) / 120' + 45' + 240' + 60' (R)</td>
</tr>
</tbody>
</table>

**CASE DATA**
- **NET LOT AREA - NLA (sf)**: 20,000 sf
- **GROSS LOT AREA - GLA (sf)**: 25,000 sf
- **FLOOR AREA RATIO (FAR)**: 43,000 sf
- **LOT COVERAGE (sf)**: 14,400 (O) / 12,600 (R)
- **GREEN SPACE (sf)**: 3,750 sf

**YARDS**
- **FRONT (sf)**: 2,000 (O) / 4,000 (R)
- **SIDES (sf)**: 1,600 (O) / 1,200 (R)
- **REAR (sf)**: 2,000 (O) / 2,000 (R)

**ANALYSIS**
- **BUILDABLE AREA INCREASES** but **LOT COVERAGE REMAINS the same**.
- **Office space is not required**, thus if the market should bear it, entire **O districts** could be developed residually thus reducing the potential employment base. Given the density and intensity allowed in **O**, in the aggregate, a significant population base and workforce exist which may sustain the implementation of numerous retail and commercial uses, these however are restricted to on-site patrons only, with no exterior access.
- **Parking requirements have no provision for masking or screening and with no limitation on their location parking structures often have an adverse impact on the overall appearance of the site and on adjacent properties**.
- **O’s district regulations** are more favorable for the development of lodging uses than those of **R-4** due to the reduced parking requirements set forth by **O**.

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**CBD CENTRAL BUSINESS DISTRICT**

**INTENT**
- **CBD** commercial category is intended to apply to the central commercial, financial and office core of the metropolitan area.
- **CBD** allows a mix of uses ranging from high-density multifamily residential to high-intensity office uses with retail uses on the lower floors of structures, and all activities included in the **O, R-4, and G/F designations**.
- **Residential facilities (except for rescue missions) alone or in combination with other uses are allowable to a maximum density of one thousand (1,000) units per net acre.**
- **Intensity of uses within this district is generally higher than that allowed in any other area of the city.**

<table>
<thead>
<tr>
<th>DISTRICT REGULATIONS</th>
<th>MAXIMUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA (sf)</td>
<td>No Minimum</td>
</tr>
<tr>
<td>LOT WIDTH (ft)</td>
<td>50' ft</td>
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<tr>
<td>LOT COVERAGE (footprint) max</td>
<td>No maximum set forth</td>
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<td>FRONTAGE REQUIREMENTS</td>
<td>Unlimited</td>
</tr>
<tr>
<td>FLOOR AREA RATIO (FAR) max</td>
<td>Unlimited</td>
</tr>
<tr>
<td>OPEN SPACE min</td>
<td>1 sf per 50 sf above 50,000 sf</td>
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<tr>
<td>DEPTH (units/acre) max</td>
<td>1,000 units per acre</td>
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<tr>
<td>YARDS (ft) min</td>
<td>3' ft</td>
</tr>
<tr>
<td>PARKING REQUIREMENTS min</td>
<td>1/1,000 GFA (O) / 1/10 du lodging unit</td>
</tr>
<tr>
<td>BUILDING HEIGHT max</td>
<td>Unlimited</td>
</tr>
</tbody>
</table>

**CASE DATA**
- **NET LOT AREA - NLA (sf)**: 84,000 sf
- **GROSS LOT AREA - GLA (sf)**: 116,000 sf
- **BUILDABLE AREA (sf)**: 78,200 sf
- **OPEN SPACE (sf)**: 65,233 sf
- **YARDS (sf)**: 5,800 sf

**ANALYSIS**
- **CBD** does not set forth a minimum lot size. The lot selected for this analysis is representative of some in the Miami downtown area and intended to yield development which can take full advantage of CBD regulations.
- **CBD** removes most development limits in order to allow maximum density and intensity as well as a broad integration of uses.
- **Open space does not have to be provided on the ground floor**, this allows for well defined corridors as building footprints can occupy the entire buildable area of the block.
- **Parking requirements are reduced to a minimum in order to foster utilization of mass transport as well as a shared parking strategy**.
- **While the intent is dense urbanism, this category is silent on the need for garage screening, frequent pedestrian entries and continuous retail frontages.**

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**REV. 07.31.06**

**MIA M21**

**DRAFT IN PROGRESS**
C-1  RESTRICTED COMMERCIAL

INTENT
- The restricted commercial category allows structures used as any type of residential facility except for rescue missions, to a maximum density equivalent to R-4, subject to the same limiting conditions; any activity included in the O office designation, commercial marinas and living quarters on vessels with specific limitations, and mixed-use commercial activities which generally serve the daily retailing and service needs of the public, typically requiring easy access by pedestrians and private automobiles.
- This category is located preferably in areas directly served by arterial or collector roadways, or directly accessible via mass transportation system.

DISTRICT REGULATIONS

| LOT AREA (sf) | min | 5,000 sf |
| PERIOD | 100 ft |
| LOT COVERAGE (footprint) | max | 0.4 x GLA / 0.6 x GLA (CR)* |
| FRONTAGE REQUIREMENTS | N/A |
| FLOOR AREA RATIO - (FAR) | max | 1.72 x GLA |
| GREEN SPACE (open space) | min | 10.0 x GLA |
| DENSITY (units/acre) | max | 150 units per net acre |

SETBACKS
- FRONT (ft) | min | 10' |
- SIDE (ft) | min | 0' or same as abutting district |
- REAR (ft) | min | 10' or same as abutting district |

PARKING REQUIREMENTS
- 1/300 GFA - 1/100 GFA restaurants / (R) 1/1 bd - 2/2.5 bd - 3/4 bd + - 1/10 du (guests) - Lodg. 1/2 lu |
- BUILDING HEIGHT | max | Unlimited - 120' + 45' |

* (CR) By Class II Special Permit with habitable liner along 65% of front.

CASE DATA

| NET LOT AREA - (NLA) | 5,000 sf |
| GROSS LOT AREA - (GLA) | 6,250 sf |
| FLOOR AREA RATIO - (FAR) | 10,750 sf |
| LOT COVERAGE (sf) | 3,500 sf / 3,750 sf (CR) |
| BUILDABLE AREA (sf) | 4,000 sf |
| GREEN SPACE | 3,750 sf |
| YARDS | 3/4 bd+ |
| FRONT (sf) | 500 sf |
| SIDES (sf) | 0 sf |
| REAR (sf) | 500 sf |

ANALYSIS
- C-1 returns to the 5,000 sf minimum area and 50' minimum width for commercial development. Parking becomes a critical concern in C-1.
- The limited space yielded by the small lot size greatly favors surface parking lots at the front of the lot, pushing the building towards the back and thus creating a barren and uninviting street frontage.
- Parking constraints limit the intensity of floor area as multilevel parking is impossible on small lots. Even with an open and paved ground floor assigned entirely to parking, only 30% of the available FAR can be realized. This makes development in C-1 reliant on lot aggregation.
- There is no requirement in C-1 for a habitable liner to screen parking from the street. Conditional incentives are provided for development proving liners but these are rendered ineffective based on the parking-related hindrances captured above.
- C-1 properties with alley access can be configured to take advantage of the full frontage of the property without interruption for vehicle ingress and egress. This yields a more efficient and more pedestrian-friendly frontage as a result. (see far right example above)

C-2  LIBERAL COMMERCIAL

INTENT
- The liberal commercial category allows commercial activities which serve the needs of other businesses, require extensive loading facilities, and often benefit from proximity to industrial areas. The district is also intended to attract a mix of office with retail uses. Hotels, motels, rescue missions and residential facilities of a density equal to R-3 or R-4 are the only residential uses allowed in this district.
- The district permits four (4) types of uses which distinguish C-1 from C-2, including wholesaling, light assemblage, secondhand merchandise sales and other outdoor sales.

DISTRICT REGULATIONS

| LOT AREA (sf) | min | 10,000 sf |
| PERIOD | 100 ft |
| LOT COVERAGE (footprint) | max | 0.40 x GLA |
| FRONTAGE REQUIREMENTS | N/A |
| FAR | max | 1.72 x GLA |
| GREEN SPACE (open space) | min | 0.10 x GLA |
| DENSITY (units/acre) | max | 0.60 x GLA / 0.90 x GLA (CR)* |

SETBACKS
- FRONT (ft) | min | 0' |
- SIDE (ft) | min | 0' |
- REAR (ft) | min | 10' or abutting district |

PARKING REQUIREMENTS
- 1/300 GFA - 1/100 GFA restaurants / (R) 1/1 bd - 2/2.5 bd - 3/4 bd + - 1/10 du (guests) - Lodg. 1/2 lu |
- BUILDING HEIGHT | max | Unlimited - 120' + 45' |

* Residential development is conditional and subject to a Special Exception Permit. No LDR development is allowed in C-2.

CASE DATA

| NET LOT AREA - (NLA) | 10,000 sf |
| GROSS LOT AREA - (GLA) | 12,500 sf |
| FLOOR AREA RATIO - (FAR) | 21,500 sf |
| LOT COVERAGE (sf) | 7,500 sf |
| BUILDABLE AREA (sf) | 9,000 sf |
| GREEN SPACE | 1,250 sf |
| YARDS | 1/10 du |
| FRONT (sf) | 0 sf |
| SIDES (sf) | 0 sf |
| REAR (sf) | 1,000 sf |

ANALYSIS
- C-2 increases the minimum lot size to 10,000 sf and the lot frontage requirement to 100 ft. The lot size and frontage standards are adequate for the sorts of uses contemplated in the intent statement given their large footprints as well as loading and parking needs.
- While multilevel parking is feasible in a 10,000 sf lot, four (4) levels of parking would be needed at minimum to satisfy the required parking for full FAR. This, in turn, relegates commercial space to the fifth floor and above.
- There is no requirement in C-2 for a habitable liner to screen parking from the street.
C/I: GOVERNMENT AND INSTITUTIONAL

INTENT
- The government/institutional category allows the development of facilities for federal, state and local government activities, major public or private health, recreational, cultural, religious, or educational activities, major transportation facilities, public utilities, and public and private cemeteries.
- Other uses (e.g., Residential) are allowed to a maximum density and intensity equivalent to the least intense abutting zoning district, subject to the same limiting conditions.

DISTRICT REGULATIONS

LOT AREA (sf)     min 20,000 sf / (R)*
LOT WIDTH (ft)    min 100 ft / (R)*
LOT COVERAGE (footprint) max 0.4 x GLA / (R)*
FRONTAGE REQUIREMENTS N/A
FLOOR AREA RATIO - (FAR) max 1.72 x GLA / (R)*
GREEN SPACE (open space) min 0.15 x GLA / (R)*
DENSITY units/acre max (R)*

SETBACKS
- FRONT (ft) min 10' (O) / (R)*
- SIDE (ft) min 10' abt dst (O) / (R)*
- REAR (ft) min 10' abt dst (O) / (R)*

PARKING REQUIREMENTS min (O) 1/350 GFA / (R) 1/1

BUILDING HEIGHT max Unlimited / (R)*

CASE DATA (Standard-Size / Single-Frontage Lot)

NET LOT AREA - (NLA) 20,000 sf
GROSS LOT AREA - (GLA) 25,000 sf
FLOOR AREA RATIO - (FAR) 43,000 sf
LOT COVERAGE (sf) 10,000 sf
BUILDABLE AREA (sf) 14,400 (O) / (R)*
GREEN SPACE 3,750 sf
YARDS
- FRONT (sf) 2,000 (O) / (R)*
- SIDES (sf) 1,600 (O) / (R)*
- REAR (sf) 2,000 (O) / (R)*

ANALYSIS
- G/I provides the highest intensity (FAR and height) available in the zoning ordinance (1.72 x GLA) for governmental and institutional uses without regard for contextuality. This generates great apprehension about the development and redevelopment potential for any given G/I zoned property.
- There is a broad range of governmental and institutional uses of varied scales and configurations, from major sports facilities to neighborhood police stations allowed in G/I; thus this is a very permissive zoning category.

* (R) For residential uses: As per the least intense abutting zoning district.

I: INDUSTRIAL

INTENT
- The industrial category applies to manufacturing, processing, assembly and storage activities; and generally limits activities to those which do not generate excessive amounts of noise, smoke, fumes, illumination, traffic, hazardous wastes, or negative visual impact and may involve the discharge of effluents beyond those generally discharged into sanitary sewer systems.
- These districts shall generally be located where directly served by major transportation facilities, and buffered from residential areas.

DISTRICT REGULATIONS

LOT AREA (sf) min 5,000 sf
LOT WIDTH (ft) min 50 ft
LOT COVERAGE (footprint) max 0.60 x GLA
FRONTAGE REQUIREMENTS N/A
FLOOR AREA RATIO max 1.72 x GLA
GREEN SPACE (open space) min 0.10 x GLA
DENSITY units/acre max None

SETBACKS
- FRONT (ft) min 0' or abutting district
- SIDE (ft) min 0' or abutting district
- REAR (ft) min 0' or abutting district

PARKING REQUIREMENTS min 1/1,000 GFA

BUILDING HEIGHT max 120' or 10 stories whichever is less

CASE DATA (Standard-Size / Single-Frontage Lot)

NET LOT AREA - (NLA) 5,000 sf
GROSS LOT AREA - (GLA) 6,250 sf
FLOOR AREA RATIO - (FAR) 10,750 sf
LOT COVERAGE (sf) 3,750 sf
BUILDABLE AREA (sf) 5,000 sf
GREEN SPACE 625 sf
YARDS
- FRONT (sf) 0 sf
- SIDES (sf) 0 sf
- REAR (sf) 1,000 sf

ANALYSIS
- I (Industrial) reverts to a 5,000 sf minimum lot size; this is counterintuitive since the footprint needed by the uses allowed in the I district tend to be as large if not larger than those in C-2. In conjunction with the large footprint ample space is needed for parking and especially loading areas.
- In order to achieve full FAR development a minimum of three (3) stories is needed of which the upper stories are of limited application for industrial uses.
- Small lot sizes create reliance on land aggregation in order to make proper industrial use of the land. Small industrial lots take on a character more appropriately termed “light industrial”, often incompatible with the heavier uses contemplated by the I district.
- The implementation of alleys would greatly improve the utilization of industrial sites as well as the functionality and appearance of their street frontage.
- There is no requirement in I for a useable liner to screen parking from the street.
INTRODUCTION

EXISTING CODE ANALYSIS

SD-9 BISCAYNE BOULEVARD SPECIAL DISTRICT
HEIGHT REGULATIONS

CATEGORY

Lots < 150’ in depth
Abutting R-3 or more intense district
Non-residential development
Rear setback 5’
Height setback measure point at 40’
Height limit 85’

CATEGORY

Lots ≥ 150’ in depth
Abutting LDR (R-1 or R-2)
Non-residential development
Rear setback 10’
Height setback measure point at 40’
Height limit 85’
INTRODUCTION

EXISTING CODE ANALYSIS
SD-9 BISCAYNE BOULEVARD SPECIAL DISTRICT
HEIGHT REGULATIONS

CATEGORY
Lots < 150' in depth
Abutting R-3 or more intense district
Residential development
Rear setback 5'
Height setback measure point at 40'
Height limit 95'

CATEGORY
Lots ≥ 150' in depth
Abutting LDR (R-1 or R-2)
Residential development
Rear setback 10'
Height setback measure point at 40'
Height limit 95'
INTRODUCTION

EXISTING CODE ANALYSIS

SD-9 BISCAYNE BOULEVARD SPECIAL DISTRICT
HEIGHT REGULATIONS

CATEGORY

Lots < 150' in depth
Abutting LDR (R-1 or R-2)
Designated North SD-9 Area
Rear setback 5'
Height setback measure point at 25'
Height limit 120'

CATEGORY

Lots ≥ 150' in depth
Abutting R-3 or more intense
Designated North SD-9 Area
Rear setback 10'
Height setback measure point at 40'
Height limit 120'

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INTRODUCTION

EXISTING CODE ANALYSIS

SD-9 BISCAYNE BOULEVARD SPECIAL DISTRICT
HEIGHT REGULATIONS

CATEGORY
Lots < 150’ in depth
Abutting R-3 or more intense district
Designated North SD-9 Area
Rear setback 5’
Height setback measure point at 40’
Height limit 120’

CATEGORY
Lots ≥ 150’ in depth
Abutting LDR (R-1 or R-2)
Designated North SD-9 Area
Rear setback 10’
Height setback measure point at 25’
Height limit 120’

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