



/ PLANNING DEPARTMENT

ENTITLEMENT REFORM

Outdoor Dining / 4COP

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ARTICLE 6: SUPPLEMENT REGULATIONS

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6.3.2.2 Outdoor Dining

~~Outdoor Dining may be allowed on private property within open space, or partially open space including Plazas, Courtyards, Pedestrian Passages, and Roof Terraces only when associated with a Food Service or Alcohol Service Establishment, as provided for in this Section. All tables, seating, furnishings, and other such associated material must be completely removable within twenty-four (24) hours. Outdoor Dining areas that contain up to fifty percent (50%) of the overall establishment's seating capacity, may not count towards Floor Area and Floor Lot Ratio calculations.~~

~~Outdoor Dining areas containing seating in an amount greater than fifty percent (50%) of the overall establishment's seating capacity shall be counted toward Floor Area and Floor Lot Ratios and require parking per this Code, except within established Parking Trust Fund areas. Parking shall be calculated based on the total area occupied by the Outdoor Dining and according to the Miami 21 Code or applicable section of the City Code.~~

~~Outdoor Dining is subject to all other provisions of City ordinances including but not limited to noise regulations per Chapter 36, alcohol regulations per Chapter 4, and Certificate of Use regulations per Chapter 2 of the City Code, as amended. A Certificate of Use reflecting the Outdoor Dining use must be obtained.~~

- ~~a. Outdoor Dining is permitted, By Right, subject to meeting all the following conditions:
 1. The property requesting the Outdoor Dining is located within the Downtown Development Authority ("DDA") boundaries, as defined in Section 14-27 of the City Code.
 2. The property requesting the Outdoor Dining does not abut T3-R, T3-L, T3-O, T4-R, T5-R, or T6-R parcels pursuant to the Miami 21 Zoning Atlas;
 3. The Outdoor Dining is located on a property of no less than five thousand (5,000) square feet of lot area;
 4. The Outdoor Dining is located wholly within the private property;
 5. If the Outdoor Dining area is located between the Building and Frontage Line, a minimum five-foot wide clear pedestrian path must be maintained at all times.~~



- ~~6. The Outdoor Dining does not contain seating in an amount greater than 50% of the overall establishment's seating capacity.~~
 - ~~7. The Outdoor Dining is not located on a Roof Terrace or above the first retail floor level.~~
- ~~b. Outdoor Dining may be permitted by process of Warrant in the event that one (1) or more of the By Right conditions above are not met.~~

General Standards

1. All Outdoor Dining shall conform to the following general standards:
 - a. Outdoor Dining may be allowed on private property within open space, or partially open space, including Plazas, Courtyards, Pedestrian Passages, and Roof Terraces, only when associated with a Food Service or Alcohol Service Establishment, as provided for in this Section.
 - b. All non-fixed tables, seating, furnishings, and other such associated material shall be completely removed within twenty-four (24) hours when applicable official public safety notice has been issued to do so.
 - c. Outdoor Dining areas containing seating in an amount greater than fifty percent (50%) of the overall establishment's seating capacity shall:
 - i. Be counted toward Floor Area; and
 - ii. Require parking per this Code, except within established Parking Trust Fund areas where the parking may be provided by payment per Chapter 35 of the City Code. Parking shall be calculated based on the total area occupied by the Outdoor Dining and according to the Miami 21 Code or applicable section of the City Code.
 - d. Outdoor Dining is subject to all other provisions of City ordinances, including but not limited to noise regulations per Chapter 36, alcohol regulations per Chapter 4, and Certificate of Use regulations per Chapter 2 of the City Code, as amended.



- e. Outdoor Dining that is located between the Building and Frontage Line, shall maintain a minimum six-foot wide clear pedestrian path at all times measured from the back of curb.
- f. All Outdoor Dining in the Miami Modern / Biscayne Boulevard Historic District requires a Warrant.
- g. Not have perimeter structures (fences, railings, planters, etc) that restrict pedestrian circulation or discourage the public use of the arcade.
- h. Locate all kitchen equipment within the primary restaurant.

Additional regulations:

1. Prior to operating Outdoor Dining the following additional regulations shall be adhered to:
 - a. Obtain a Building permit, a Certificate of Occupancy, and a Certificate of Use reflecting the Outdoor Dining Use.
 - b. Approval of Outdoor Dining is subject to accessibility and life safety standards reviewed at time of Building permit.
 - c. Any Outdoor Dining located in the Public Right-of-Way shall require a Sidewalk Café permit per Chapter 54 of the City Code.



Process:

1. Outdoor Dining shall be by Right when the following criteria are met:

<u>Scale of Outdoor Dining</u>	<u>By Right Criteria</u>
a. <u>Small (20 or fewer seats):</u>	<ol style="list-style-type: none">1. <u>Greater than 150 feet from the T3, T4-R, T5-R, and T6-R parcels, except when located within the Downtown Development Authority (“DDA”) boundary, Special Districts and/or Entertainment Districts (as described in Chapter 4, Sections 4-5 and 4-6 of the City Code of Ordinances).</u>2. <u>Located on the Ground Level.</u>3. <u>Wholly contained within the first and/or second layer.</u>



<p>b. <u>Large (Greater than 20 seats)</u></p>	<ol style="list-style-type: none">1. <u>Located within a TOD, Transit Corridor, the Downtown Development Authority (“DDA”) boundary, and/or Special Districts and Entertainment Districts (as described in Chapter 4, Sections 4-5 and 4-6 of the City Code of Ordinances).</u>2. <u>Greater than 250 feet from the T3, T4-R, T5-R, and T6-R parcels, except when located within Special Districts and Entertainment Districts.</u>3. <u>Located on the Ground Floor</u>4. <u>Wholly contained within the first and/or second layer.</u>
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- a. When the above criteria are not met, approval shall be by process of Warrant.
- b. Existing Alcohol Service Establishments requiring an Exception or Warrant to allow for the Use shall be required to obtain a new special permit in order to expand the Use to include the Outdoor Dining.
- c. Applications for Outdoor Dining requiring a Warrant or Exception shall include:
 1. Boundary survey signed and sealed within the year by a State of Florida licensed surveyor;
 2. Layout (site plan) of the location of:
 - i. the outdoor dining area, the square footage, and the number of tables, chairs (including number and type of chairs), benches, and other furniture;
 - ii. pedestrian ingress and egress;



- iii. location of refuse containers;
 - iv. location of outdoor speakers; and
 - v. other elements necessary to illustrate the proposed Outdoor Dining Use and area;
3. All drawings must be titled, indicate orientation, and be at an acceptable scale.
- d. The application shall be reviewed for compliance with this Code. The review shall consider the intent of the Transect, the guiding principles of the Miami 21 Code, and the manner in which the proposed Use will operate given its specific location and proximity to less intense Uses. The review shall also apply Article 4, Table 12, Design Review Criteria, as applicable.

6.1 INTENT AND EXCLUSIONS

Table 13: T4 - GENERAL URBAN ZONE

T4	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	36 UNITS PER ACRE	36 UNITS PER ACRE	36 UNITS PER ACRE
DWELLING UNIT	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.
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	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by



T4	RESTRICTED	LIMITED	OPEN
	Ordinance #10932, adopted October 24, 1991.	Ordinance #10932, adopted October 24, 1991.	Ordinance #10932, adopted October 24, 1991.
BOAT HOUSE	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.
BOAT SLIP	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%
DOCKS PIERS	<p>Extension of docks or Piers into Biscayne Bay are limited to 35 feet . Further extension of docks or Piers into Biscayne Bay permitted by Exception, when required by applicable agency.</p> <p>Extension of docks or Piers into other waterways limited to 10 feet or 10% of waterway width, whichever is less. Further extensions permitted by Exception, when required by applicable agency.</p> <p>Only private pleasure craft may be docked or moored on property adjacent to T3-R, T4-R, T5-R, T6-R.</p>	<p>Extension of docks or Piers into Biscayne Bay are limited to 35 feet . Further extension of docks or Piers into Biscayne Bay permitted by Exception, when required by applicable agency.</p> <p>Extension of docks or Piers into other waterways limited to 10 feet or 10% of waterway width, whichever is less. Further extensions permitted by Exception, when required by applicable agency.</p> <p>Only private pleasure craft may be docked or moored on property</p>	<p>Extension of docks or Piers into Biscayne Bay are limited to 35 feet . Further extension of docks or Piers into Biscayne Bay permitted by Exception, when required by applicable agency.</p> <p>Extension of docks or Piers into other waterways limited to 10 feet or 10% of waterway width, whichever is less. Further extensions permitted by Exception, when required by applicable agency.</p> <p>Only private pleasure craft may be docked or moored on property adjacent to</p>



T4	RESTRICTED	LIMITED	OPEN
	Dock/ Pier Setbacks: 10 feet from any Abutting property Vessel setback: 5 feet from any Abutting property. Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.	adjacent to T3-R, T4- R, T5-R, T6-R. Dock/ Pier Setbacks: 10 feet from any Abutting property Vessel setback: 5 feet from any Abutting property. Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.	T3-R, T4-R, T5-R, T6-R. Dock/ Pier Setbacks: 10 feet from any Abutting property Vessel setback: 5 feet from any Abutting property. Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.
COMMUNITY RESIDENCES 1-6 RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
COMMUNITY RESIDENCES 7-14 RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
COMMUNITY FACILITY	<ol style="list-style-type: none"> 1. Use must be permitted by the Property's underlying Future Land Use Map Designation. 2. Evidence must be provided that the Use was approved at a public 	7.	



T4	RESTRICTED	LIMITED	OPEN
	<p>hearing under the applicable requirements of a previous Zoning Ordinance.</p> <p>3. The nature and character of the Use is substantially the same conditions as was originally approved.</p> <p>4. The existing Building may be repaired, modified, altered, enlarged and/or expanded into a new Structure on an adjacent Lot so long as a minimum of 50% of the perimeter walls of the existing Building are preserved. The combined Lots may not exceed the maximum Lot Size provided under Article 5,</p>		



T4	RESTRICTED	LIMITED	OPEN
	<p>Section 5.4 of this Code.</p> <p>5. The property must be only a museum facility owned and operated by a governmental agency (including the City) and/or a nonprofit corporation in existence for a minimum of 30 years.</p> <p>6. Where the Community Facility use abuts existing residential uses, a buffer consisting of a six (6) foot wall, or shrubs which normally grow to a minimum height of six (6) feet shall be provided along the shared property line with the residential use.</p>		



T4	RESTRICTED	LIMITED	OPEN
ADULT FAMILY CARE HOME 1-5 RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
HOME OFFICE	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of Home Office shall be 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be used</p>	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of Home Office shall be 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p>	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of Home Office shall be 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p>



T4	RESTRICTED	LIMITED	OPEN
	<p>which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>
LIVE WORK		<p>Shall be located within ground floor or Liner units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>Shall be located within ground floor or Liner units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>



T4	RESTRICTED	LIMITED	OPEN
<p>BED AND BREAKFAST</p>	<p>As per City Code Chapter 23 - contributing structures, thematically related historic resources, and individually designated structures may be granted approval by Special Certificate of Appropriateness by the Historic Environmental and Preservation Board.</p>		
<p>DRIVE-THROUGH AND DRIVE-IN</p>			<p>May only be permitted by Warrant.</p> <p>Available only when site's Primary Frontage is along a County designated primary arterial road. Whenever possible, all ingress and egress to and from the site shall be from a County designated primary arterial road. Principal Frontage access may be allowed. Reservoir parking spaces shall be required as follows: One (1) at window, three (3) before service</p>



T4	RESTRICTED	LIMITED	OPEN
			window, one (1) after service window.
ADULT DAYCARE		For 6 to 9 adults: Minimum of 350 sq feet of indoor activity area.	For 6 to 9 adults: Minimum of 350 sq feet of indoor activity area.
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.
<u>CHILDCARE</u>	<p>For 6 to 10 children maximum: Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. 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>For 6 to 10 children maximum: Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. 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>For 6 to 10 children maximum: Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. 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>



T4	RESTRICTED	LIMITED	OPEN
FOOD SERVICE ESTABLISHMENT		<p>Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled “Alcoholic Beverages.”</p> <p>Establishments under 2,500 2,500 2,000 square feet of service area Floor Area and have less than 120 seating capacity with a valid 4COP alcohol beverage license shall require a Warrant</p>	<p>Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled “Alcoholic Beverages.”</p> <p>Establishments under 2,500 2,500 2,000 square feet of service area Floor Area and have less than 120 seating capacity with a valid 4COP alcohol beverage license shall require a Warrant.</p>
ALCOHOL SERVICE ESTABLISHMENT		<p>Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled “Alcoholic Beverages.”</p> <p>Establishments occupying more than 5,000 square feet of Floor Area shall require an Exception with approval by the City Commission. Establishments located within an Entertainment District as defined</p>	<p>Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled “Alcoholic Beverages.”</p> <p>Establishments occupying more than 5,000 square feet of Floor Area shall require an Exception with approval by the City Commission. Establishments located within an Entertainment District as defined</p>



T4	RESTRICTED	LIMITED	OPEN
		within Section 4-9 of the City Code shall not be subject to an Exception permit.	within Section 4-9 of the City Code shall not be subject to an Exception permit.
INFRASTRUCTURE AND UTILITIES	<p>Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall:</p> <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and 3. comply with Article 4, Table 12 Design Review Criteria, as applicable. 	<p>Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall:</p> <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and 3. comply with Article 4, Table 12 Design Review Criteria, as applicable. 	<p>Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall:</p> <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and 3. comply with Article 4, Table 12 Design Review Criteria, as applicable.



Table 13: T5 - URBAN CENTER ZONE

<u>T5</u>	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
DENSITY (UPA)	65 UNITS PER ACRE *	65 UNITS PER ACRE *	65 UNITS PER ACRE *
ADULT DAYCARE		For 6 to 9 adults: Minimum of 350 square feet of indoor activity area.	For 6 to 9 adults: Minimum of 350 square feet of indoor activity area. For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.
ADULT FAMILY CARE HOME 1-5 RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
ALCOHOL SERVICE ESTABLISHMENT		Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages". Establishments occupying more than 5,000 square feet of Floor Area shall require an Exception with approval by the City Commission. Establishments	Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages". Establishments occupying more than 5,000 square feet of Floor Area shall require an Exception with approval by the City Commission. Establishments



<u>T5</u>	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
		located within an Entertainment District as defined within Section 4-9 of the City Code shall not be subject to an Exception permit.	located within an Entertainment District as defined within Section 4-9 of the City Code shall not be subject to an Exception permit.
AUTO RELATED COMMERCIAL			Car Wash: Subject to City Code Chapter 23 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. 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. Gas Stations: Subject to City Code Chapter 23



<u>T5</u>	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
			<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. 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.</p> <p>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>Vehicle Rental Facilities:</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental</p>



<u>T5</u>	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
			<p>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 member and 1 space for each 8 vehicles stored on the premises.</p> <p>All access to site shall 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</p>



<u>T5</u>	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
			<p>spillover onto Abutting properties.</p> <p>On-site vehicle service must be conducted indoors and is limited to minor repairs and maintenance.</p> <p>Auto Sales:</p> <p>For new Buildings, the display of vehicles and sales transactions must be located indoors. Building disposition, configuration, and all applicable standards must meet the minimum requirements defined in Article 5.</p>
<p>BOATS HOUSEBOAT HOUSE BARGE</p>	<p>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 10-24-1991.</p>	<p>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 10-24-1991.</p>	<p>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 10-24-1991.</p>
<p>BOAT HOUSE</p>	<p>Maximum size: 20 feet wide, 40 feet long, 15 feet high.</p>	<p>Maximum size: 20 feet wide, 40 feet long, 15 feet high.</p>	<p>Maximum size: 20 feet wide, 40 feet long, 15 feet high.</p>



<u>T5</u>	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
BOAT SLIP	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%
CHILDCARE	<p>Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. 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. Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>	<p>Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. 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. Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>	<p>Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. 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. Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>
CO-LIVING UNIT		<p>Each Co-Living Unit shall have a maximum of six (6) Co-Living Rooms.</p> <p>Each Co-Living Unit shall have a minimum of fifty (50) square feet of shared</p>	<p>Each Co-Living Unit shall have a maximum of six (6) Co-Living Rooms.</p> <p>Each Co-Living Unit shall have a minimum of fifty (50) square feet of shared unit</p>



<u>T5</u>	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
		<p>unit space per Co-Living Room including full kitchen facilities, and direct access to the outside or a common hall.</p> <p>A minimum of ten percent (10%) of the gross floor area of the Co-Living use shall consist of Shared Amenity Space outside Co-Living Units.</p> <p>Circulation corridors or lobbies under five hundred (500) square feet shall not be considered Shared Amenity Space. Residential amenities may be combined with Lodging amenities. Commercial uses shall not be considered Shared Amenity Space.</p> <p>An operational plan shall be required to include the following: All Co-Living Units within a building shall be operated and managed by one (1) centralized operator. A dedicated employee of the</p>	<p>space per Co-Living Room including full kitchen facilities, and direct access to the outside or a common hall.</p> <p>A minimum of ten percent (10%) of the gross floor area of the Co-Living use shall consist of Shared Amenity Space outside Co-Living Units.</p> <p>Circulation corridors or lobbies under five hundred (500) square feet shall not be considered Shared Amenity Space. Residential amenities may be combined with Lodging amenities. Commercial uses shall not be considered Shared Amenity Space.</p> <p>An operational plan shall be required to include the following: All Co-Living Units within a building shall be operated and managed by one (1) centralized operator. A dedicated employee of the</p>



<u>T5</u>	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
		<p>operating entity shall be available 24 hours a day to respond to resident needs or other issues that may arise. Said employee must be available to respond in person, if necessary. The building shall contain a registration desk and a lobby.</p> <p>Onsite laundry facilities shall be provided.</p>	<p>operating entity shall be available 24 hours a day to respond to resident needs or other issues that may arise. Said employee must be available to respond in person, if necessary. The building shall contain a registration desk and a lobby.</p> <p>Onsite laundry facilities shall be provided.</p>
COMMUNITY RESIDENCES 1-6 RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
COMMUNITY RESIDENCES 7-14 RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
COMMUNITY SUPPORT FACILITY	<p>Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements:</p> <p>Maximum number of residents 50.</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and</p>	<p>Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements:</p> <p>Maximum number of residents 50.</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and</p>	<p>Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements:</p> <p>Maximum number of residents 50.</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and</p>



<u>T5</u>	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
	<p>another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed Facility or Assisted Living Facility and any T3 or T4-R Zone.</p>	<p>another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4-R Zone.</p>	<p>another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4-R Zone.</p>
<p>DOCKS PIERS</p>	<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>Only private pleasure crafts may be docked or moored on property adjacent to T3-R, T4-R, T5-R, T6-R.</p>	<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>Only private pleasure craft may be docked or moored on property adjacent to T3-R, T4-R, T5-R, T6-R.</p>	<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>Only private pleasure craft may be docked or moored on property adjacent to T3-R, T4-R, T5-R, T6-R.</p>



T5	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
	<p>Dock / Pier Setbacks: 10 feet from any Abutting property</p> <p>Vessel setback: 5 feet from any Abutting property.</p> <p>Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.</p>	<p>Dock / Pier Setbacks: 10 feet from any Abutting property</p> <p>Vessel setback: 5 feet from any Abutting property.</p> <p>Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.</p>	<p>Dock / Pier Setbacks: 10 feet from any Abutting property</p> <p>Vessel setback: 5 feet from any Abutting property.</p> <p>Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.</p>
<p>DRIVE-THROUGH AND DRIVE-IN</p>			<p>Reservoir parking spaces shall be required as follows:</p> <p>One (1) at service window, minimum three (3) before the service window, minimum one (1) after the service window.</p> <p>The above Reservoir parking spaces shall not obstruct access to parking spaces.</p>
<p>DWELLING UNIT</p>	<p>Micro Dwelling Unit: 275 square feet min. Permitted by Right if fully contained within the Second Layer of a Podium Liner above the first Story.</p>	<p>Co-Living Room: 180 square feet min. and 400 square feet max. Only permitted within the UCDB, CI-HD, NRD-1 and NRD-2 areas.</p>	<p>Co-Living Room: 180 square feet min. and 400 square feet max. Only permitted within the UCDB, CI-HD, NRD-1 and NRD-2 areas.</p>



<u>T5</u>	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
	<p>Prohibited on a Lot abutting T3.</p> <p>Efficiency Dwelling Unit: 400 square feet min.</p> <p>One bedroom Dwelling Unit: 550 square feet min.</p> <p>Two bedroom Dwelling Unit: 650 square feet min.</p>	<p>Micro Dwelling Unit: 275 square feet min. Permitted within a TOD area and NRD-1 by process of Warrant. Permitted by Right if fully contained within the Second Layer of a Podium Liner above the first Story. Prohibited on a Lot Abutting T3.</p> <p>Efficiency Dwelling Unit: 400 square feet min.</p> <p>One bedroom Dwelling Unit: 550 square feet min.</p> <p>Two bedroom Dwelling Unit: 650 square feet min.</p>	<p>Micro Dwelling Unit: 275 square feet min. Permitted within a TOD area and NRD-1 by process of Warrant. Permitted by Right if fully contained within the Second Layer of a Podium Liner above the first Story. Prohibited on a Lot Abutting T3.</p> <p>Efficiency Dwelling Unit: 400 square feet min.</p> <p>One bedroom Dwelling Unit: 550 square feet min.</p> <p>Two bedroom Dwelling Unit: 650 square feet min.</p>
<p>FOOD SERVICE ESTABLISHMENT</p>		<p>Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages."</p> <p>Establishments under 2,500 2,000 square feet of service area Floor Area and have less than 120 seating capacity with a valid 4COP alcohol</p>	<p>Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages."</p> <p>Establishments under 2,500 2,000 square feet of service area Floor Area and have less than 120 seating capacity with a valid 4COP alcohol</p>



T5	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
		beverage license shall require a Warrant	beverage license shall require a Warrant
HOME OFFICE	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of Home Office shall be 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be</p>	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of Home Office shall be 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be</p>	<p>Shall be located wholly within Dwelling Unit.</p> <p>Maximum size of Home Office shall be 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be used</p>



T5	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
	used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property. Certificate of Use required.	used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property. Certificate of Use required.	which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property. Certificate of Use required.
INFRASTRUCTURE AND UTILITIES	Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall: <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and 3. comply with Article 4, Table 12 Design Review 	Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall: <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and 3. comply with Article 4, Table 12 Design Review 	Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall: <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and 3. comply with Article 4, Table 12 Design Review



T5	<u>RESTRICTED</u>	<u>LIMITED</u>	<u>OPEN</u>
	Criteria, as applicable.	Criteria, as applicable.	Criteria, as applicable.
4.			
LIVE WORK		Shall be located within ground floor or Liner units. Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records. Live Work occupations limited to those allowed in Transect Zone. No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property. Certificate of Use required.	Shall be located within ground floor or Liner units. Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records. Live Work occupations limited to those allowed in Transect Zone. No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property. Certificate of Use required.
OPEN AIR RETAIL		Access to site must be from a major Thoroughfare. Distance separation of any Open Air Retail shall be a	Access to site must be from a major Thoroughfare. Distance separation of any Open Air Retail shall be a



T5	RESTRICTED	LIMITED	OPEN
		minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone. Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM. Provision of paving striping for stalls and parking spaces. Provision of onsite restroom facilities.	minimum of 75 feet measured from any property within T3, T4-R, T5-R, or T6-R Zone. Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM. Provision of paving striping for stalls and parking spaces. Provision of onsite restroom facilities.
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.
PUBLIC STORAGE FACILITY			

* Or as modified in Article 4, Diagram 9

Table 13: T6 - URBAN CORE ZONE

T6	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 – 1,000 UNITS PER ACRE *
ADULT DAYCARE		Allowed by Warrant per Article 4 Table 3.	Allowed by Warrant per Article 4 Table 3.



T6	RESTRICTED	LIMITED	OPEN
		For 6 to 9 adults: Minimum of 350 square feet of indoor activity area.	For 6 to 9 adults: Minimum of 350 square feet of indoor activity area. For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.
ADULT FAMILY CARE HOME 1-5-RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
ALCOHOL SERVICE ESTABLISHMENT		Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages." Establishments occupying more than 5,000 square feet of Floor Area shall require an Exception with approval by the City Commission. Establishments located within an Entertainment District as defined within Section 4-9 of the City Code shall not	Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages." Establishments occupying more than 5,000 square feet of Floor Area shall require an Exception with approval by the City Commission. Establishments located within an Entertainment District as defined within Section 4-9 of the City Code shall not



T6	RESTRICTED	LIMITED	OPEN
		be subject to an Exception permit.	be subject to an Exception permit.
AMUSEMENT RIDE			<p>Amusement Rides are permissible by Exception with City Commission approval, subject to review pursuant to Article 4, Table 12 of this Code and additional standards as follows:</p> <ol style="list-style-type: none"> 1. Limited permissibility as Accessory Structures, ancillary to a Waterfront Specialty Center. 2. Limited to master planned sites, intended and improved for public access which qualify as a regional destination. 3. Framed by liner buildings or Civic Open Space meeting minimum standards of this Code. 4. Strobe or other exterior lighting which flashes or blinks, including the ride, are prohibited.



T6	RESTRICTED	LIMITED	OPEN
			<p>5. All project exterior lighting, located more than forty (40) feet above finished grade, shall be 3,000K or less.</p> <p>6. Illumination may not exceed a maximum brightness level of 0.3 foot candles above ambient light as measured at a distance of 250 feet from the Use, supported by written certification from the manufacturer.</p> <p>7. Except for any FAA-required lighting, power to all lighting shall be shut off by 2:00 a.m.</p> <p>8. Any sound or noise generated shall abide by all restrictions set forth in Chapter 36 of the City Code and are not eligible for exemptions thereof.</p>
<p>AUTO RELATED COMMERCIAL</p>		<p>Car Wash: Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking</p>	<p>Car Wash: Subject to City Code Chapter 23 Self-service, semiautomatic, and automatic dragline</p>



T6	RESTRICTED	LIMITED	OPEN
		<p>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>Gas Stations:</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</p>	<p>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>Gas Stations:</p> <p>Subject to City Code Chapter 23</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.</p>



T6	RESTRICTED	LIMITED	OPEN
		<p>allowed. All repairs, change of tires, greasing/lubricating shall be conducted within building.</p> <p>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>Vehicle Rental Facilities:</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</p>	<p>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.</p> <p>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>Vehicle Rental Facilities:</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</p>



T6	RESTRICTED	LIMITED	OPEN
		<p>stored on the premises.</p> <p>All access to site shall 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>Auto Sales:</p> <p>For new Buildings, the display of vehicles and sales transactions must be located indoors.</p> <p>Building disposition, configuration, and all applicable standards</p>	<p>vehicle facilities 1 parking space per staff and 1 space for each 8 vehicles stored on the premises.</p> <p>All access to site shall 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>Auto Sales:</p> <p>For new Buildings, the display of vehicles and sales transactions must be</p>



T6	RESTRICTED	LIMITED	OPEN
		must meet the minimum requirements defined in Article 5.	located indoors. Building disposition, configuration, and all applicable standards must meet the minimum requirements defined in Article 5.
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 10-24-1991.	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 10-24-1991.	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 10-24-1991.
BOAT HOUSE	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.	Maximum size: 20 feet wide, 40 feet long, 15 feet high.
BOAT SLIP	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%	Maximum coverage of waterfront setback: 35%
CHILDCARE	Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor	Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor	Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor



T6	RESTRICTED	LIMITED	OPEN
	<p>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. Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>	<p>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. Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>	<p>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. Minimum of 1 drop off parking space for every 10 children. Vehicular entrance must be within 300 feet of arterial road.</p>
<p>CO-LIVING UNIT</p>		<p>Each Co-Living Unit shall have a maximum of six (6) Co-Living Rooms.</p> <p>Each Co-Living Unit shall have a minimum of fifty (50) square feet of shared unit space per Co-Living Room including full kitchen facilities, and direct access to the outside or a common hall.</p> <p>A minimum of ten percent (10%) of the gross floor area of the Co-Living use shall consist of Shared Amenity Space outside Co-Living Units.</p>	<p>Each Co-Living Unit shall have a maximum of six (6) Co-Living Rooms.</p> <p>Each Co-Living Unit shall have a minimum of fifty (50) square feet of shared unit space per Co-Living Room including full kitchen facilities, and direct access to the outside or a common hall.</p> <p>A minimum of ten percent (10%) of the gross floor area of the Co-Living use shall consist of Shared Amenity Space outside Co-Living Units.</p>



T6	RESTRICTED	LIMITED	OPEN
		<p>Circulation corridors or lobbies under five hundred (500) square feet shall not be considered Shared Amenity Space. Residential amenities may be combined with Lodging amenities. Commercial uses shall not be considered Shared Amenity Space.</p> <p>An operational plan shall be required to include the following: All Co-Living Units within a building shall be operated and managed by one (1) centralized operator. A dedicated employee of the operating entity shall be available 24 hours a day to respond to resident needs or other issues that may arise. Said employee must be available to respond in person, if necessary. The building shall contain a registration desk and a lobby.</p>	<p>Circulation corridors or lobbies under five hundred (500) square feet shall not be considered Shared Amenity Space. Residential amenities may be combined with Lodging amenities. Commercial uses shall not be considered Shared Amenity Space.</p> <p>An operational plan shall be required to include the following: All Co-Living Units within a building shall be operated and managed by one (1) centralized operator. A dedicated employee of the operating entity shall be available 24 hours a day to respond to resident needs or other issues that may arise. Said employee must be available to respond in person, if necessary. The building shall contain a registration desk and a lobby.</p>



T6	RESTRICTED	LIMITED	OPEN
		Onsite laundry facilities shall be provided.	Onsite laundry facilities shall be provided.
COMMUNITY RESIDENCES 1-6-RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
COMMUNITY RESIDENCES 7-14-RESIDENTS	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.	Subject to the requirements of Section 6.2.
COMMUNITY SUPPORT FACILITY	<p>Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed Facility and any T3 or T4 R Zone.</p>	<p>Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4-R Zone.</p>	<p>Assisted Living Facilities: Allowed by Exception and are subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet between proposed facility and another existing facility.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4-R Zone.</p>
DOCKS PIERS	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	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	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



T6	RESTRICTED	LIMITED	OPEN
	<p>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>Only private pleasure craft may be docked or moored on property Adjacent to T3-R, T4-R, T5-R, T6-R.</p> <p>Dock/ Pier setbacks: 10 feet from any Abutting property</p> <p>Vessel setback: 5 feet from any Abutting property.</p> <p>Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.</p>	<p>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>Only private pleasure craft may be docked or moored on property Adjacent to T3-R, T4-R, T5-R, T6-R.</p> <p>Dock/ Pier setbacks: 10 feet from any Abutting property</p> <p>Vessel setback: 5 feet from any Abutting property.</p> <p>Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.</p>	<p>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>Only private pleasure craft may be docked or moored on property Adjacent to T3-R, T4-R, T5-R, T6-R.</p> <p>Dock/ Pier setbacks: 10 feet from any Abutting property</p> <p>Vessel setback: 5 feet from any Abutting property.</p> <p>Prohibited uses or appurtenances: davits in excess of 3 ton capacity, commercial vessels, commercial boat ramps, and commercial hauling and fueling.</p>



T6	RESTRICTED	LIMITED	OPEN
<p>DRIVE-THROUGH AND DRIVE-IN</p>			<p>Reservoir parking spaces shall be required as follows:</p> <p>One (1) at service window, minimum three (3) before the service window, minimum one (1) after the service window.</p> <p>The above Reservoir parking spaces shall not obstruct access to parking spaces.</p>
<p>DWELLING UNIT</p>	<p>Micro Dwelling Unit: 275 square feet min. Permitted within a TOD area and NRD-1 by process of Warrant. Permitted by Right if fully contained within the Second Layer of a Podium Liner above the first Story. Prohibited on a Lot Abutting T3.</p> <p>Efficiency Dwelling Unit: 400 square feet min.</p> <p>One bedroom Dwelling Unit: 550 square feet min.</p> <p>Two bedroom Dwelling Unit: 650 square feet min.</p>	<p>Co-Living Room: 180 square feet minimum and 400 square feet maximum. Only permitted within the UCDB, CI-HD, NRD-1 and NRD-2 areas.</p> <p>Micro Dwelling Unit: 275 square feet min. Permitted within a TOD area and NRD-1 by process of Warrant. Permitted by Right if fully contained within the Second Layer of a Podium Liner above the first Story. Prohibited on a Lot Abutting T3.</p>	<p>Co-Living Room: 180 square feet minimum and 400 square feet maximum. Only permitted within the UCDB, CI-HD, NRD-1 and NRD-2 areas.</p> <p>Micro Dwelling Unit: 275 square feet min. Permitted within a TOD area and NRD-1 by process of Warrant. Permitted by Right if fully contained within the Second Layer of a Podium Liner above the first Story. Prohibited on a Lot Abutting T3.</p>



T6	RESTRICTED	LIMITED	OPEN
		Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.
FOOD SERVICE ESTABLISHMENT		Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages." Establishments under 2,500 <u>2,000</u> square feet of <u>service area</u> Floor Area and have <u>less than 120 seating capacity</u> with a valid 4COP alcohol beverage license shall require a Warrant	Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages." Establishments under 2,500 <u>2,000</u> square feet of <u>service area</u> Floor Area and <u>have less than 120 seating capacity</u> with a valid 4COP alcohol beverage license shall require a Warrant
HELICOPTER LANDING SITE	Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:	Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:	Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements:



T6	RESTRICTED	LIMITED	OPEN
	<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>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>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>
HOME OFFICE	Shall be located wholly within Dwelling Unit.	Shall be located wholly within Dwelling Unit.	Shall be located wholly within Dwelling Unit.



T6	RESTRICTED	LIMITED	OPEN
	<p>Maximum size of home office shall not exceed 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal</p>	<p>Maximum size of home office shall not exceed 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal</p>	<p>Maximum size of home office shall not exceed 25% of the size of the Dwelling Unit based on county property records.</p> <p>Home Office occupations limited to individual tutoring; non-amplified individual instrument instruction; authors and composers; artists; designers; seamstresses; tailors; and uses similar in impact. Office uses, excluding medical and dental offices.</p> <p>Maximum of one client at a time.</p> <p>Maximum of two staff members, one of which must reside on premises.</p> <p>Hours of operation limited to Monday through Saturday 8:00 AM to 6 PM.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal</p>



T6	RESTRICTED	LIMITED	OPEN
	<p>senses off the property.</p> <p>Certificate of Use required.</p>	<p>senses off the property.</p> <p>Certificate of Use required.</p>	<p>senses off the property.</p> <p>Certificate of Use required.</p>
<p>INFRASTRUCTURE AND UTILITIES</p>	<p>Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall:</p> <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and 3. comply with Article 4, Table 12 Design Review Criteria, as applicable. 	<p>Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall:</p> <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and 3. comply with Article 4, Table 12 Design Review Criteria, as applicable. 	<p>Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall:</p> <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and 3. comply with Article 4, Table 12 Design Review Criteria, as applicable.
<p>LARGE SCALE RETAIL</p>			<p>Subject to the requirements of Section 6.3.</p>



T6	RESTRICTED	LIMITED	OPEN
LIVE WORK		<p>Shall be located within ground floor or Liner Units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>	<p>Shall be located within ground floor or Liner Units.</p> <p>Maximum size of work occupation shall not exceed 50% of the size of the Dwelling Unit based on county property records.</p> <p>Live Work occupations limited to those allowed in Transect Zone.</p> <p>No equipment or process shall be used which creates undue noise, vibration, glare, fumes, or odors detectable to normal senses off the property.</p> <p>Certificate of Use required.</p>
OPEN AIR RETAIL		<p>Subject to the following additional requirements:</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</p>	<p>Subject to the following additional requirements:</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</p>



T6	RESTRICTED	LIMITED	OPEN
		<p>property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces. Provision of onsite restroom facilities.</p>	<p>property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces. Provision of onsite restroom facilities.</p>
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.
PUBLIC STORAGE FACILITY			
REGIONAL ACTIVITY COMPLEX			<p>Regional Activity Complex: Allowed by Exception with City Commission approval and are subject to the following additional requirements:</p> <p>Regional Activity Complexes are not allowed in Transect Zones T6-8 and T6-12.</p> <p>Minimum distance requirement of 1,000</p>



T6	RESTRICTED	LIMITED	OPEN
			<p>feet between proposed facility and any T3 or T4 Zones.</p> <p>Transect regulations pertaining to Building Disposition, and Building Configuration shall be considered referential guidelines for Regional Activity Complexes. Any exemption from these guidelines must comply with the following criteria:</p> <ol style="list-style-type: none"> 1. exemptions shall be justified by functional requirements connected to the uses proposed; and 2. exemptions shall be reduced to the minimum required to achieve the required functionality; and 3. exemptions in the aggregate shall be evaluated for compliance with the Transect’s intent regarding intensity and scale; and 4. exemptions shall be evaluated for compliance with



T6	RESTRICTED	LIMITED	OPEN
			criteria set forth in Article 4, Table 12, as applicable; and 5. specific findings shall be made by the Planning Director regarding the nature and extent of each proposed exemption and said findings shall be contained in the recommendation report for the Exception which may be considered as substantial and competent evidence by the PZAB and City Commission respectively.

Table 13: C - CIVIC

C	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
DENSITY (UPA)	N/A	DENSITY OF ABUTTING ZONE	150 UNITS PER ACRE
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,	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932,	Occupancy of private pleasure crafts and houseboats or house barges shall not be allowed except for those specifically grandfathered and regulated by Ordinance #10932,



C	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
	adopted October 24, 1991.	adopted October 24, 1991.	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 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 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>
OPEN AIR RETAIL	<p>Subject to the following additional requirements:</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</p>	<p>Subject to the following additional requirements:</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</p>	<p>Subject to the requirements of Section 6.3.4</p>



C	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
	<p>from any property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</p> <p>Provision of paving striping for stalls and parking spaces.</p> <p>Provision of on-site restroom facilities.</p>	<p>measured from any property within T3, T4-R, T5-R, or T6-R Zone.</p> <p>Operation limited to weekends and legal holidays for a maximum of 3 consecutive days between the hours of 7:00 AM and 7:00 PM.</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: Minimum of 350 square feet of indoor activity area.</p> <p>For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.</p>	<p>For 6 to 9 adults: Minimum of 350 square feet of indoor activity area.</p> <p>For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.</p>
COMMUNITY SUPPORT FACILITY		<p>Assisted Living Facilities: Allowed by Exception and are subject to the</p>	



C	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
		following additional requirements: Minimum distance requirement of 2,500 feet between proposed facility and another existing facility. Minimum distance requirement of 1000 feet between proposed facility and any T3 or T4-R Zone.	
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	Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements: 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.	Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements: 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.	Helicopter landing sites as regulated by federal and state law may be permitted by Warrant subject to the following additional requirements: 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.



C	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
	<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>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>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>
CHILDCARE	<p>Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor play area be less</p>	<p>Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor play area be less</p>	<p>Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. A minimum outdoor play area shall be provided for one half of license capacity. In no event shall any outdoor play area be less</p>



C	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
	<p>than 450 square feet. The minimum standard of outdoor play area does not apply for children under one year of age.</p>	<p>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>	<p>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>
<p>CO-LIVING</p>			<p>Each Co-Living Unit shall have a minimum of fifty (50) square feet of shared unit space per Co-Living Room including full kitchen facilities and direct access to the outside or a common hall.</p> <p>A minimum of ten percent (10%) of the gross floor area of the Co-Living use shall consist of Shared Amenity Space outside Co-Living Units.</p> <p>Circulation corridors or lobbies under five hundred (500) square feet shall not be considered Shared Amenity Space.</p> <p>Residential amenities</p>



C	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
			<p>may be combined with Lodging amenities. Commercial uses shall not be considered Shared Amenity Space.</p> <p>An operational plan shall be required to include the following: All Co-Living Units within a building shall be operated and managed by one centralized operator. A dedicated employee of the operating entity shall be available 24 hours a day to respond to resident needs or other issues that may arise. Said employee must be available to respond in person, if necessary. The building shall contain a registration desk and a lobby.</p> <p>Onsite laundry facilities shall be provided.</p>
MAJOR SPORTS FACILITY		Modifications in Setbacks up to a maximum of fifty percent (50%) of the	



C	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
		<p>required Setbacks may be approved by Waiver when Liner Uses are provided along parking Structures.</p> <p>Commercial Uses may exceed twenty-five percent (25%) of the Building area by Warrant.</p>	
REGIONAL ACTIVITY COMPLEX		<p>Regional Activity Complex: Allowed by Exception with City Commission approval and are subject to the following additional requirements:</p> <p>Regional Activity Complexes are not allowed in Transect Zones T6-8 and T6-12.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4 Zones.</p> <p>Transect regulations pertaining to Building Disposition, and Building Configuration shall be considered referential guidelines</p>	<p>Regional Activity Complex: Allowed by Exception with City Commission approval and are subject to the following additional requirements:</p> <p>Regional Activity Complexes are not allowed in Transect Zones T6-8 and T6-12.</p> <p>Minimum distance requirement of 1,000 feet between proposed facility and any T3 or T4 Zones.</p> <p>Transect regulations pertaining to Building Disposition, and Building Configuration shall be considered referential guidelines</p>



C	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
		for Regional Activity Complexes. Any exemption from these guidelines must comply with the following criteria: 1. exemptions shall be justified by functional requirements connected to the uses proposed; and 2. exemptions shall be reduced to the minimum required to achieve the required functionality; and 3. exemptions in the aggregate shall be evaluated for compliance with the Transect’s intent regarding intensity and scale; and 4. exemptions shall be evaluated for responsiveness to criteria set forth in Article 4, Table 12, as applicable; and 5. specific findings shall be made by the Planning Director regarding the nature and extent of each	for Regional Activity Complexes. Any exemption from these guidelines must comply with the following criteria: 1. exemptions shall be justified by functional requirements connected to the uses proposed; and 2. exemptions shall be reduced to the minimum required to achieve the required functionality; and 3. exemptions in the aggregate shall be evaluated for compliance with the Transect’s intent regarding intensity and scale; and 4. exemptions shall be evaluated for compliance with criteria set forth in Article 4, Table 12, as applicable; and 5. specific findings shall be made by the Planning Director regarding the nature and extent of each



C	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
		proposed exemption and said findings shall be contained in the recommendation report for the Exception which may be considered as substantial and competent evidence by the PZAB and City Commission respectively.	proposed exemption and said findings shall be contained in the recommendation report for the Exception which may be considered as substantial and competent evidence by the PZAB and City Commission respectively.
INFRASTRUCTURE AND UTILITIES	Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall: <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and 	Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall: <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and 	Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall: <ol style="list-style-type: none"> 1. comply with the underlying Principal Building Setbacks; and 2. be designed with architectural treatment and landscaping to enhance their appearance; and



C	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
	3. comply with Article 4, Table 12 Design Review Criteria, as applicable.	3. comply with Article 4, Table 12 Design Review Criteria, as applicable.	3. comply with Article 4, Table 12 Design Review Criteria, as applicable.

Table 13: D - DISTRICT

D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
DENSITY (UPA)	36 UNITS PER ACRE	DENSITY OF LOWEST ABUTTING ZONE NEAREST TO SUBJECT PROPERTY NOT TO EXCEED 65 DWELLING UNITS PER ACRE	DENSITY OF LOWEST ABUTTING ZONE NEAREST TO SUBJECT PROPERTY NOT TO EXCEED 65 DWELLING UNITS PER ACRE
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	Extension of docks and Piers into Biscayne Bay are limited to 35 feet.	Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by	Extension docks and Piers into Biscayne Bay are limited to 35 feet. However, by



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	<p>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>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>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>Car Wash: Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after.</p>	<p>Car Wash: Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after.</p>	<p>Car Wash: Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after.</p>



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	<p>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>Gas Stations:</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,</p>	<p>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>Gas Stations:</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,</p>	<p>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>



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	<p>change of tires, greasing/lubricating shall be conducted within building.</p> <p>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>Vehicle Rental Facilities:</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</p>	<p>change of tires, greasing/lubricating shall be conducted within building.</p> <p>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>Vehicle Rental Facilities:</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</p>	



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	<p>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>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>ADULT ENTERTAINMENT ESTABLISHMENT</p>		<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</p>	



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
		<p>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>	
<p>DRIVE-THROUGH AND DRIVE-IN</p>	<p>Reservoir parking spaces shall be required as follows:</p>	<p>May be allowed by Warrant subject to</p>	<p>May be allowed by Warrant subject to</p>



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	<p>Minimum reservoir parking spaces required shall be 1 space at the service window, 3 spaces before service window, and 1 space after service window.</p> <p>The above Reservoir parking spaces shall not obstruct access to parking spaces.</p>	<p>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 the service window, 3 spaces before service window, and 1 space after service window.</p> <p>The above Reservoir parking spaces shall not obstruct access to parking spaces.</p>	<p>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 the service window, 3 spaces before service window, and 1 space after service window.</p> <p>The above Reservoir parking spaces shall not obstruct access to parking spaces.</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>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>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>



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	Provision of on-site restroom facilities.	Provision of on-site restroom facilities.	Provision of on-site restroom facilities.
ADULT DAYCARE	For 6 to 9 adults: Minimum of 350 square feet of indoor activity area. For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.	For 6 to 9 adults: Minimum of 350 square feet of indoor activity area. For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.	For 6 to 9 adults: Minimum of 350 square feet of indoor activity area. For 10 or more adults: Minimum of 35 square feet of indoor activity area per adult.
COMMUNITY SUPPORT FACILITY	Community Residences and similar Home/Facilities not allowed. Assisted Living Facilities meeting Community Support Facility thresholds in Section 6.2 are allowed by Warrant and are subject to the following additional requirements: Each room shall not have more than two (2) residents. Minimum distance requirement of 3,000 feet between proposed facility and	Residential Facilities not allowed.	Residential Facilities not allowed.



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	another existing facility.		
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>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>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>



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	<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>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>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>CHILDCARE</p>	<p>Minimum of 35 square feet of usable indoor floor space per child on license. Minimum of 45 square feet of usable outdoor play area per child. 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>		



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
CO-LIVING	<p>Each Co-Living Unit shall have a minimum of fifty (50) square feet of shared unit space per Co-Living Room including full kitchen facilities and direct access to the outside or a common hall.</p> <p>A minimum of ten percent (10%) of the gross floor area of the Co-Living use shall consist of Shared Amenity Space outside Co-Living Units.</p> <p>Circulation corridors or lobbies under five hundred (500) square feet shall not be considered Shared Amenity Space. Residential amenities may be combined with Lodging amenities. Commercial uses shall not be considered Shared Amenity Space.</p> <p>An operational plan shall be required to include the following: All Co-Living Units within a building shall</p>		



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	<p>be operated and managed by one centralized operator. A dedicated employee of the operating entity shall be available 24 hours a day to respond to resident needs or other issues that may arise. Said employee must be available to respond in person, if necessary. The building shall contain a registration desk and a lobby.</p> <p>Onsite laundry facilities shall be provided.</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</p>	<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>Concrete Batching Plants may be allowed by Warrant and subject to the requirements of Section 6.5.1.</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</p>



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	<p>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"> • 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. 		<p>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>



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
CREW QUARTERS	Crew Quarters shall be reviewed by process of Warrant. The proposed Crew Quarters shall receive comments from the Miami River Commission prior to Warrant Final Decision.	Crew Quarters shall be reviewed by process of Warrant. The proposed Crew Quarters shall receive comments from the Miami River Commission prior to Warrant Final Decision.	Crew Quarters shall be reviewed by process of Warrant. The proposed Crew Quarters shall receive comments from the Miami River Commission prior to Warrant Final Decision.
CONTAINER YARDS	Container yards and any facilities for the outdoor storage, stacking and processing of containers intended for shipment. Permissible only by Exception. <ul style="list-style-type: none"> • No more than 3 containers shall be stacked vertically • A 10 to 15 foot high wall Setback a minimum of 10 feet from the Property Line must surround the property. • All Setback yards must be appropriately landscaped. • Security floodlights must be shielded or deflected from surrounding Residential 	Container yards and any facilities for the outdoor storage, stacking and processing of containers intended for shipment. Permissible only by Exception. <ul style="list-style-type: none"> • No more than 3 containers shall be stacked vertically • A 10 to 15 foot high wall Setback a minimum of 10 feet from the Property Line must surround the property. • All Setback yards must be appropriately landscaped. • Security floodlights must be shielded or deflected from surrounding Residential 	Container yards and any facilities for the outdoor storage, stacking and processing of containers intended for shipment. Permissible only by Exception. <ul style="list-style-type: none"> • No more than 3 containers shall be stacked vertically • A 10 to 15 foot high wall Setback a minimum of 10 feet from the Property Line must surround the property. • All Setback yards must be appropriately landscaped. • Security floodlights must be shielded or deflected from surrounding



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	<p>neighborhoods so as to prevent light spillover.</p> <ul style="list-style-type: none"> • All crane operations are limited to daylight hours between 8:00 am and 6:00 pm. • 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. 	<p>neighborhoods so as to prevent light spillover.</p> <ul style="list-style-type: none"> • All crane operations are limited to daylight hours between 8:00 am and 6:00 pm. • 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. 	<p>Residential neighborhoods so as to prevent light spillover.</p> <ul style="list-style-type: none"> • All crane operations are limited to daylight hours between 8:00 am and 6:00 pm. • 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.
<p>FOOD SERVICE ESTABLISHMENT</p>		<p>Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages."</p> <p>Establishments under 2,500 <u>2,000</u> square feet of <u>service area</u> Floor Area and have less than 120 seating capacity with a valid 4COP alcohol beverage license</p>	<p>Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages."</p> <p>Establishments under 2,500 <u>2,000</u> square feet of <u>service area</u> Floor Area and have less than 120 seating capacity with a valid 4COP alcohol beverage license</p>



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
		shall require a Warrant	shall require a Warrant
ALCOHOL SERVICE ESTABLISHMENT		<p>Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages."</p> <p>Establishments occupying more than 5,000 square feet of Floor Area shall require an Exception with approval by the City Commission. Establishments located within an Entertainment District as defined within Section 4-9 of the City Code shall not be subject to an Exception permit.</p>	<p>Establishments with a valid alcohol beverage license shall be subject to Chapter 4 of the City Code, entitled "Alcoholic Beverages."</p> <p>Establishments occupying more than 5,000 square feet of Floor Area shall require an Exception with approval by the City Commission. Establishments located within an Entertainment District as defined within Section 4-9 of the City Code shall not be subject to an Exception permit.</p>
PUBLIC STORAGE FACILITY	<p>Allowed By Warrant and subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet radius between proposed facility and another existing facility.</p>	<p>Allowed By Warrant and subject to the following additional requirements:</p> <p>Minimum distance requirement of 2,500 feet radius between proposed facility and another existing facility.</p>	



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	<p>Waiver for reduction in distance requirement is not permissible.</p> <p>Shall have ground floor retail, manufacturer-enabled retail, or industrial uses along principal frontage. A minimum of 50% of the proposed ground floor uses shall be unrelated to the Public Storage Facility.</p> <p>Shall be referred to the Urban Development Review Board (UDRB).</p> <p>Provide bulk waste disposal on-site available to clients, subject to review by the Solid Waste Director or designee. Facility may be liable for illegal dumping if proven that illegal dumping originated from the specific Public Storage Facility within a one (1) mile radius of the facility.</p>	<p>Waiver for reduction in distance requirement is not permissible.</p> <p>Shall have ground floor retail, manufacturer-enabled retail, or industrial uses along principal frontage. A minimum of 50% of the proposed ground floor uses shall be unrelated to the Public Storage Facility.</p> <p>Shall be referred to the Urban Development Review Board (UDRB).</p> <p>Provide bulk waste disposal on-site available to clients, subject to review by the Solid Waste Director or designee. Facility may be liable for illegal dumping if proven that illegal dumping originated from the specific Public Storage Facility within a one (1) mile radius of the facility.</p>	



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
<p>LODGING</p>	<p>Hotels are allowed by Right in the D1 Zone except for properties identified in Appendix PA-1 of the Miami Comprehensive Neighborhood Plan, then such Hotel Uses are allowed only if the properties are located on the north side of the Lower River and approved by Warrant.</p>	<p>Lodging Uses are permissible by Exception with City Commission approval subject to review pursuant to Article 4, Table 12 of this Code and compliance with the following:</p> <p>A recorded covenant with the City acknowledging that the zoning of the property is Industrial; that the Lodging Use has been introduced into the pre-existing Industrial District Zone; and the Owner assumes risks associated with introducing a Lodging Use into such a District.</p>	<p>Lodging Uses are permissible by Exception with City Commission approval subject to review pursuant to Article 4, Table 12 of this Code and compliance with the following:</p> <ol style="list-style-type: none"> 1. A recorded covenant with the City acknowledging that the zoning of the property is Industrial; that the Lodging Use has been introduced into the pre-existing Industrial District Zone; and the Owner assumes risks associated with introducing a Lodging Use into such a District as well as acknowledging and accepting the presence of the existing Working Waterfront 24-hour operations as permitted. 2. Lodging Uses in the D3 Transect Zone are limited to the north side of the area known as the



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
			<p>“Lower River” as established in the Miami River Corridor Infill Plan and Miami River Greenway Action Plan, defined as the area from Biscayne Bay to the Fifth Street Bridge.</p> <p>3. Pursuant to Section 342.07, Florida Statutes, Lodging Uses in this Transect Zone must provide access for water-dependent commercial and recreational activities for the public such as public access to the Riverwalk, public docks, marinas, or other water- related amenities afforded by the waterfront location.</p>
<p>INFRASTRUCTURE AND UTILITIES</p>	<p>Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall:</p> <ol style="list-style-type: none"> 1. comply with the underlying 	<p>Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall:</p> <ol style="list-style-type: none"> 1. comply with the underlying 	<p>Walls and Fences may extend up to a maximum height of ten (10') feet by Right and up to a maximum height of twenty (20') feet by Warrant. Said Walls and Fences shall:</p> <ol style="list-style-type: none"> 1. comply with the underlying



D	D1 - WORKPLACE	D2 - INDUSTRIAL	D3 - WATERFRONT INDUSTRIAL
	<p>Principal Building Setbacks; and</p> <p>2. be designed with architectural treatment and landscaping to enhance their appearance; and</p> <p>3. comply with Article 4, Table 12 Design Review Criteria, as applicable.</p>	<p>Principal Building Setbacks; and</p> <p>2. be designed with architectural treatment and landscaping to enhance their appearance; and</p> <p>3. comply with Article 4, Table 12 Design Review Criteria, as applicable.</p>	<p>Principal Building Setbacks; and</p> <p>2. be designed with architectural treatment and landscaping to enhance their appearance; and</p> <p>3. comply with Article 4, Table 12 Design Review Criteria, as applicable.</p>