

MIAMI RIVER SPECIAL AREA PLAN

Miami River will be a mixed use development bound on the North by the Miami River, on the South by SW 7 Street, on the East by SW 2nd Avenue, and on the West by SW 3rd Avenue. The project will consist of five (5) phases of development, which will include four sixty-story towers, two three-story structures, and an active public riverwalk (“the Project”). The Project will feature recreational and commercial working waterfront, commercial, office, residential and lodging uses.

The Project’s focal point is the Miami River and the public riverwalk promenade, which extends from the Property into the City of Miami’s Jose Marti Park. Each phase is designed to be unique and attractive from any vantage, however, special treatment is reserved for the Miami River facades. In particular, the developer is proposing to activate the riverfront with public access boats slips, recreational and commercial working waterfront establishments, and public gathering spaces, including an outdoor theater with wall-cast opportunity, roundabouts, and sculptures. Verdant landscaping including green roofs, cohesive hardscaping and street furniture, and public amenities will create a sense of place that residents, patrons and visitors will flock to, both by land and river. The unique working waterfront vistas will be enjoyed by boaters and pedestrians alike, ultimately creating a sense of vibrancy along the Miami River Corridor.

Additionally, the developer is proposing a host of public improvements to the Project area, the SAP area and its surrounding environs. These improvements include creating a new public riverwalk promenade that extends from the SW 2nd Avenue Bridge through Jose Marti Park as well as significant improvements to existing public open space areas at both Jose Marti Park and the Miami Riverside Center, across the Miami River. New amenities include the creation of streetscapes with pedestrian and cyclist access throughout the Special Area Plan (“SAP”) area, significant improvements to Jose Marti Park, and the creation of public gathering spaces along the Miami River and throughout the Project area. The cohesive design of the proposed public amenities and semi-public low-rise structures abutting the Miami River will create a sense of place for residents and visitors alike. Further, the developer is proposing to encourage access of the project both by land and water. This includes proposed improvements to I-95, SW 7 Street, and SW 3 Avenue; the introduction of an additional access way to the Miami River, through the center of the developer's property, referred to as 2.5 Avenue; and the establishment of an on-site City of Miami Trolley stop. From the Miami River, the developer is proposing to permit public mooring access to the permitted slips within the project, which will provide boaters with direct access to the retail, restaurant, and riverwalk amenities immediately adjacent to the Miami River. The developer is also proposing a water taxi stop, which will provide residents, patrons and visitors without access to private watercraft an opportunity to access the project from the river and encourage transit from Bayside and Marlins Stadium. The Project will become a destination that benefits the Miami River Corridor and also the City’s residents who will enjoy the increased access and vistas to the Miami River.

The development goals include:

- Activate the riverfront with a beautiful and cohesive riverwalk which pedestrian and cyclist enjoyment, as well as neighborhood connectivity;
- Facilitate sustainable redevelopment within the downtown area;
- Promote civic, economic, and cultural activities along the Miami River; and
- Improve safety within the Riverfront area and its environs through lighting and activation of SAP spaces.

MIAMI RIVER SPECIAL AREA PLAN: REGULATING PLAN

1.1 DEFINITIONS OF TERMS

Buildout: The construction sequence of building components on a particular site. For the Miami River SAP, Phase I consists of construction of the tower on the northwest portion of the SAP, Phase 2 consists of the construction of two three-story structures and an active riverwalk, Phase 3 the construction of a second tower on the southwest portion of the SAP, while Phases 4 and 5 consist of the construction of towers on the northeast and southeast portions of the SAP, respectively. Phases 3, 4, and 5 do not need to occur sequentially.

Design Guidelines: Plans, drawings, and diagrams which accompany and illustrate the intent of this Regulating Plan.

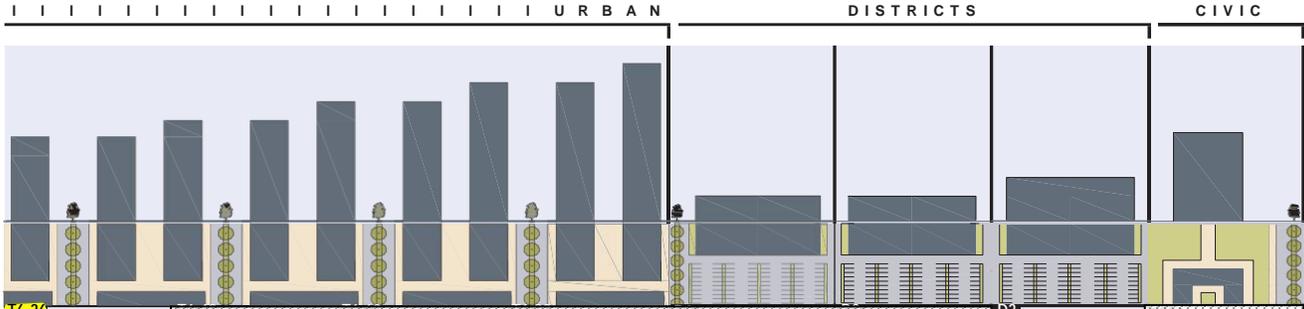
Maximum Floorplate Envelope: Configuration of the use of floor plates will change dependent upon tenant leasing plan. Certain areas of the floor plates may be leased while others may not be built out leaving additional open air space. The space plan or use of the floor plate envelope may be modified based upon future leasing and use, up to the maximum envelope described in this Regulating Plan.

Regulating Plan: Modifications of the underlying Miami 21 Transect Zone regulations for the lots included in this SAP.

SAP: The Miami River Special Area Plan specifically described in this Regulating Plan and the accompanying Design Guidelines.

SAP Permit: an administrative permit issued by the Planning Director approving a modification to the provisions of this Regulating Plan and/or Miami River SAP Chapter 163 Development Agreement of more than ten percent (10%) or any deviation deemed to be a major modification by the Planning Director. A modification to the development program, Miami River SAP Chapter 163 Development Agreement, or Miami River SAP Public Benefits Bonus Program shall not, in and of itself, be deemed a major modification. SAP Permits must be consistent with the guiding principles of Miami 21. Any application for a SAP Permit must be submitted to the Planning Department and follow the Warrant procedure delineated in Article 7 of Miami 21. Any changes of less the ten percent (10%) or any deviation deemed to be a minor modification by the Planning Director may be administratively approved by the Zoning Administrator without a SAP Permit through a determination or submitted to the Office of Zoning and follow the Waiver procedure delineated in Article 7 of Miami 21.

Shared Street: a private right of way designed for shared pedestrian and vehicular uses. Shared streets shall include amenities which emphasize and enhance the pedestrian experience, including attractive landscape elements, hardscape elements, and streetscape features inclusive of traffic calming elements.



LOT OCCUPATION				
a. Lot Area	5,000 sf. min.			10,000 s.f. min.
b. Lot Width	100 ft. min.			100 ft. min.
c. Lot Coverage	80% max.** 95% max.**			90% max
d. Floor Lot Ratio (FLR)	a.12 or b.22 / 40% additional Public Benefit ***			
e. Frontage at front Setback	70% min.			None
f. Open Space Requirements	10% Lot Area min.			5% Lot Area min.
g. Density	150 du/ac.*			
BUILDING SETBACK				
a. Principal Front	10 ft. min.			5 ft. min.**
b. Secondary Front	10 ft. min.			5 ft. min.**
c. Side	0 ft. min.**			0 ft. min.**
d. Rear	0 ft. min.**			0 ft. min.**
OUTBUILDING SETBACK				
a. Principal Front				
b. Secondary Front				
c. Side				
d. Rear				
PRIVATE FRONTAGES				
a. Common Lawn	prohibited			prohibited
b. Porch & Fence	prohibited			prohibited
c. Terrace or L.C.	prohibited			permitted
d. Forecourt	permitted			permitted
e. Sloop	permitted			permitted
f. Shopfront	permitted (T6-36 L, T6-36 O)			permitted
g. Gallery	permitted **			permitted **
h. Arcade	permitted **			permitted **
BUILDING HEIGHT (Stories)				
a. Principal Building	2 min. 36 max.			none 8 max.
b. Outbuilding				
c. Benefit Height Abutting T6, T5 & T4 only	24 max.**			

* Or as modified in [Article 4, Diagram 9 of this Regulating Plan](#)
 ** Note: Refer to [Article 5 of this Regulating Plan](#) for Specific Transect Zone Regulations.
 *** Note: Bonus shall not be available for T6 properties abutting T3 properties (refer to Article 3)

ARTICLE 4. TABLE 3 BUILDING FUNCTION USES: MODIFICATION FOR MIAMI RIVER SAP AREA

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

R Allowed By Right
W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)
E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)
Boxes with no designation signify Use prohibited.

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

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

** AZ: Density of lowest Abutting Zone

DENSITY (UPA)		D3 - WATERFRONT INDUSTRIAL
RESIDENTIAL		N/A
LODGING		
OFFICE		<p>Office Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 3 parking spaces for every 1,000 sf of office space. • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) <u>as of right by process of Waiver, except when site is within 500 feet of T3.</u> • Parking may be provided by ownership or lease offsite within 1000 feet <u>and in Transect Zone D by process of Waiver.</u> • Loading - See Article 4, Table 5 of <u>this Regulating Plan.</u>
COMMERCIAL		<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 3 parking spaces for every 1,000 sf of commercial space, except for Public Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces. • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5, except for Public Storage Facilities. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) <u>as of right by process of Waiver, except when site is within 500 feet of T3.</u> • Parking may be provided by ownership or lease offsite within 1000 feet <u>and in Transect Zone D by process of Waiver.</u> • Loading - See Article 4, Table 5 of <u>this Regulating Plan.</u>

MIAMI RIVER SAP: ARTICLE 4. TABLE 4 DENSITY, INTENSITY AND PARKING

D - DISTRICT

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

		D3 - WATERFRONT INDUSTRIAL
DENSITY (UPA)		N/A
EDUCATIONAL		<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 2 parking spaces for every 1,000 sf of educational Use. • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) as of right by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver. • Loading - See Article 4, Table 5 of this Regulating Plan.
INDUSTRIAL		<p>Industrial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Please refer to Article 6 for additional specific requirements. • Minimum of 1 parking spaces for every 1,000sf of Industrial Use, except for Commercial Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces. • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5, except for Public Storage Facilities. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) as of right by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet and in Transect Zone D by process of Waiver. • Loading - See Article 4, Table 5 of this Regulating Plan.

MIAMI RIVER SAP: ARTICLE 4. TABLE 4 DENSITY, INTENSITY AND PARKING

T6 - URBAN CORE ZONE

DENSITY (UPA)		OPEN	
RESIDENTIAL		150 – 1,000 UNITS PER ACRE *	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1.5 parking spaces per Dwelling Unit. • Minimum of 1 additional visitor parking space for every 10 Dwelling Units. • Live-work - Work component shall provide parking as required by the non-residential use in addition to parking required for the Dwelling Unit. • Adult Family-Care Homes- Minimum 1 space per staff member and 1 space per 4 residents. • Community Residence- Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit(s). • Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%), as of right <u>by process of Waiver, except when T6 is within 500 feet of T3.</u> • In T6-60 & T6-80, parking for residential Uses located within 1,000 feet of a Metrorail or Metromover station shall not be required. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 of this Regulating Plan.
LODGING		Lodging Uses are permissible as listed in Table 3.	<ul style="list-style-type: none"> • Minimum of 1 parking space for every 2 lodging units. • Minimum of 1 additional visitor parking space for every 15 lodging units. • Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%), as of right <u>by process of Waiver, except when T6 is within 500 feet of T3.</u> • Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 of this Regulating Plan.
OFFICE		Office Uses are permissible as listed in Table 3.	<ul style="list-style-type: none"> • Minimum of 3 parking spaces for every 1,000 square feet of office use, except in T6-24, T6-36 and T6-48, a minimum of 1 parking space for every 800 square feet of office use shall be provided • In T6-60 and T6-80, a minimum of 1 parking space for every 1,000 square feet of office use shall be provided • Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%), as of right <u>by process of Waiver, except when T6 is within 500 feet of T3.</u> • Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 of this Regulating Plan.

* Or as modified in Diagram 9

DENSITY (UPA)		OPEN	
COMMERCIAL		150 UNITS PER ACRE *	<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • A maximum area of 55,000 square feet per establishment, except for Public Storage Facilities. • Minimum of 3 parking spaces for every 1,000 square feet of commercial use, except for Public Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces. • Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5, except for Public Storage Facilities. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Auto-related - Drive-Thru or Drive-In Facilities - See Article 6. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%), <u>as of right by process of Waiver, except when T6 is within 500 feet of T3.</u> • Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 of this Regulating Plan.
CIVIC		<p>Civic Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1 parking space for every 5 seats of assembly uses. • Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required. • Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 of this Regulating Plan. 	
CIVIL SUPPORT		<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1 parking space for every 1000 square feet of Civil Support Use. • Minimum of 1 parking space for every 5 seats of assembly use. • Minimum of 1 parking space for every 5 slips of marine use. • Adult Daycare - Minimum of 1 space per staff member. • Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 of this Regulating Plan. 	

* Please refer to Diagram 9

MIAMI RIVER SAP: ARTICLE 4. TABLE 4 DENSITY, INTENSITY AND PARKING

T6 - URBAN CORE ZONE

DENSITY (UPA)		OPEN
EDUCATIONAL		<p>150 UNITS PER ACRE *</p> <p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 2 parking spaces for every 1,000 square feet of Educational Use. • Schools – Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12 or College/University. • Childcare Facilities- Minimum of 1 space for the owner/ operator and 1 space for each employee, and 1 drop-off space for every 10 clients cared for. • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 of this Regulating Plan.

MIAMI RIVER SAP: ARTICLE 4. TABLE 5 BUILDING FUNCTION: PARKING AND LOADING

SHARED PARKING STANDARDS

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

RESIDENTIAL	with	RESIDENTIAL	1
LODGING		LODGING	1.1
OFFICE		OFFICE	1.1
COMMERCIAL		COMMERCIAL	1.2
RESIDENTIAL		LODGING	1.4
LODGING		OFFICE	1.4
OFFICE		COMMERCIAL	1.7
COMMERCIAL		RESIDENTIAL	1.7
RESIDENTIAL		LODGING	1.2
LODGING		OFFICE	1.3
OFFICE		COMMERCIAL	1.2
COMMERCIAL		RESIDENTIAL	1.2

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

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

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

OFF-STREET PARKING STANDARDS

ANGLE OF PARKING	ACCESS AISLE WIDTH		
	ONE WAY TRAFFIC SINGLE LOADED	ONE WAY TRAFFIC DOUBLE LOADED	TWO WAY TRAFFIC DOUBLE LOADED
90	22.3 ft	22.3 ft	22.3 ft
60	12.8 ft	11.8 ft	19.3 ft
45	10.8 ft	9.5 ft	18.5 ft
Parallel	10 ft	10 ft	20 ft

Standard stall: 8.5 ft x 18 ft minimum

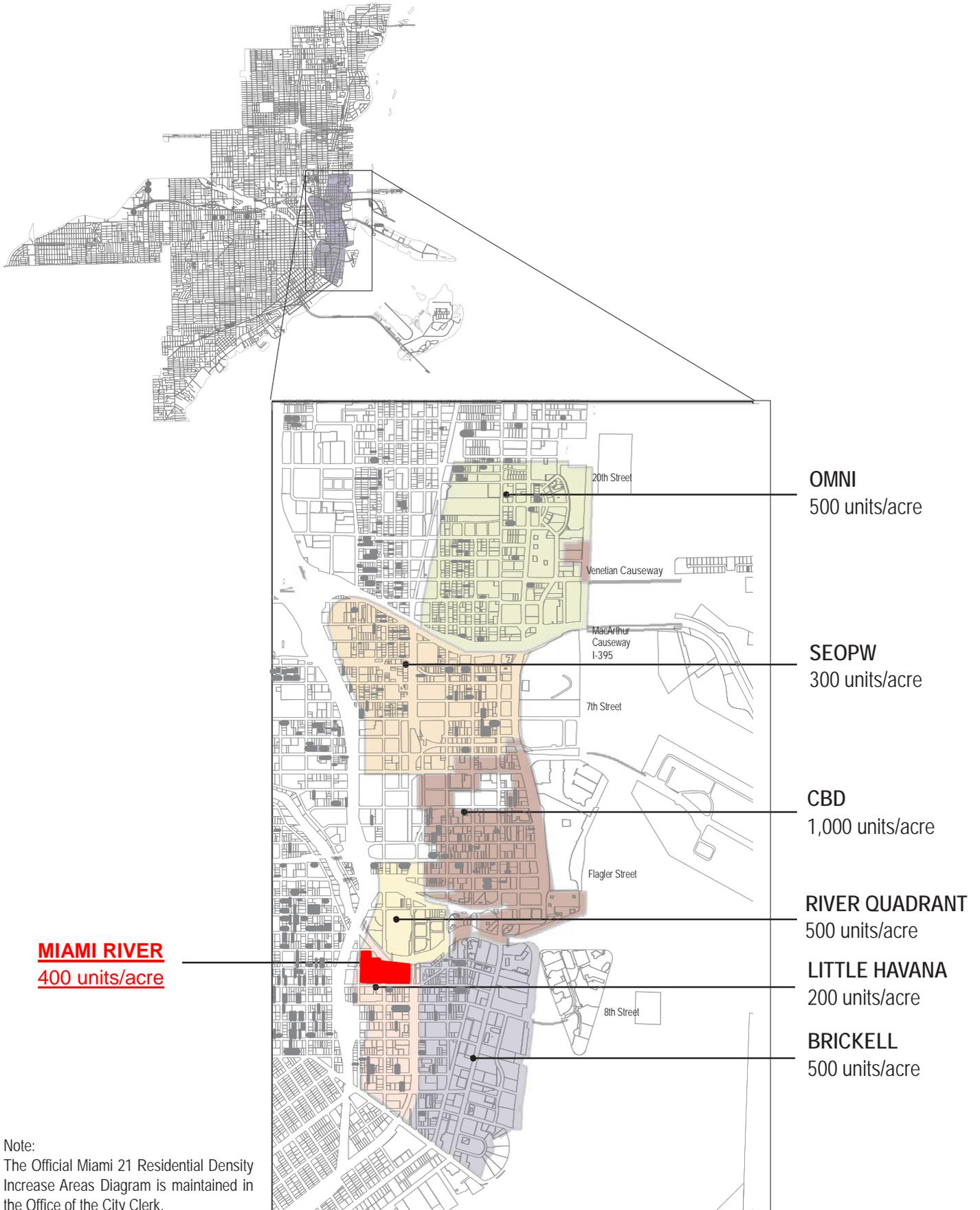
- Driveways shall have a minimum of 10 feet of paved width of a one-way drive and 20 feet for a two-way drive for parking area providing 10 or more stalls.
- Pedestrian entrances shall be at least 3 feet from stall, driveway or access aisle.
- Allowable slopes, paving, and drainage as per Florida Building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

LOADING BERTH STANDARDS	T5, T6, CS, CI-HD & CI	DISTRICT	NOTES
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RESIDENTIAL*	From 25,000 sf to 500,000 sf			Berth Types Residential*: 200 sf = 10 ft x 20 ft x 12 ft Commercial**: 420 sf = 12 ft x 35 ft x 15 ft Industrial***: 660 sf = 12 ft x 55 ft x 15 ft * Residential loading berths shall be set back a distance equal to their length. ** 1 Commercial berth may be substituted by 2 Residential berths *** 1 Industrial berth may be substituted by 2 Commercial berths. <u>Industrial berths may be located on in on-street loading areas provided deliveries are made within dedicated hours of operation: 6am to 11am.</u> A required Industrial or Commercial loading berth may be substituted by a Commercial or Residential loading berth, by Waiver, if the size, character, and operation of the Use is found to not require the dimensions specified and the required loading berth dimension could not otherwise be provided according to the regulations of this Code.
	Berth Size	Loading Berths		
	420 sf	1 per first 100 units		
	200 sf	1 per each additional 100 units or fraction of 100.		
Greater than 500,000 sf				
Berth Size	Loading Berths			
660 sf	1 per first 100 units			
200 sf	1 per each additional 100 units or fraction of 100.			
LODGING	From 25,000 sf to 500,000 sf		From 25,000 sf to 500,000 sf	
	Berth Size	Loading Berths	Berth Size	Loading Berths
	420 sf	1 per 300 rooms	420 sf	1 per 300 rooms
	200 sf	1 per 100 rooms	200 sf	1 per 100 rooms
Greater than 500,000 sf		Greater than 500,000 sf		
Berth Size	Loading Berths	Berth Size	Loading Berths	
660 sf	1 per 300 rooms	660 sf	1 per 300 rooms	
200 sf	1 per 100 rooms	200 sf	1 per 100 rooms	
OFFICE COMMERCIAL** INDUSTRIAL***	From 25,000 sf to 500,000 sf		From 25,000 sf to 500,000 sf	
	Berth Size	Loading Berths	Berth Size	Loading Berths
	420 sf	1st	420 sf	1st
	420 sf	2nd	420 sf	2nd
	420 sf	3rd	420 sf	3rd
	420 sf	4th	420 sf	4th
	Greater than 500,000 sf		Greater than 500,000 sf	
	Berth Size	Loading Berths	Berth Size	Loading Berths
660 sf	1 /	660 sf	1 /	
Area		Area		
25K sf - 50K sf		25K sf - 50K sf		
50K sf - 100K sf		50K sf - 100K sf		
100K sf - 250K sf		100K sf - 250K sf		
250K sf - 500K sf		250K sf - 500K sf		

ARTICLE 4. DIAGRAM 9 RESIDENTIAL DENSITY INCREASE AREAS

REFER TO MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN



Note:
The Official Miami 21 Residential Density Increase Areas Diagram is maintained in the Office of the City Clerk.

BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area	10,000 s.f. min.
b. Lot Width	30 ft min.
c. Lot Coverage	90% max.
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	None
f. Open Space	5% Lot Area min.
9. Density	N/A

BUILDING SETBACK

a. Principal Front	5 ft. min.
b. Secondary Front	5 ft. min.
c. Side	0 ft. min. or abutting zone
d. Rear	0 ft. min. or abutting zone
e. Abutting Side or Rear T5 & T6	0 ft. min. 1 st through 6 th Story
Abutting Side or Rear T4	6 ft. min. 1 st through 3 rd Story 26 ft. min. above 3 rd Story
Abutting Side or Rear T3	6 ft. min. 1 st through 2 nd Story 26 ft. min. above 3 rd Story
f. <u>Waterfront (supersedes other Setback requirements)</u>	<u>50 ft. min. for enclosed structures.</u> <u>25 ft. min for open terraces, stairs, and balconies.</u>

BUILDING CONFIGURATION

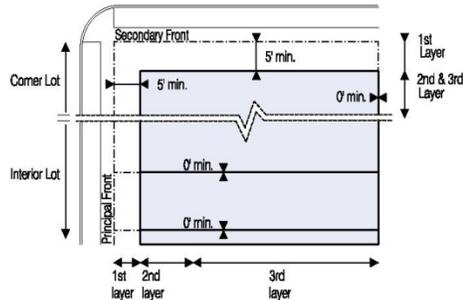
FRONTAGE

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

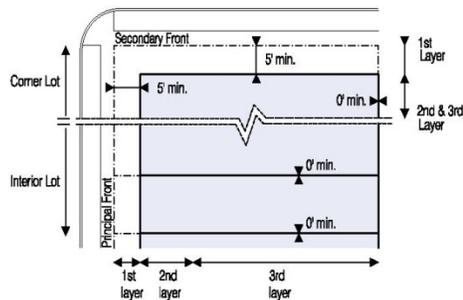
BUILDING HEIGHT

a. Min. Height	None
b. Max. Height	8 Stories max.
c. Max. Benefit Height	N/A

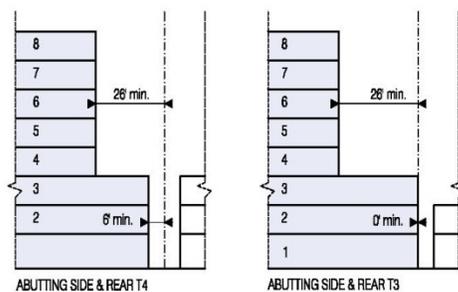
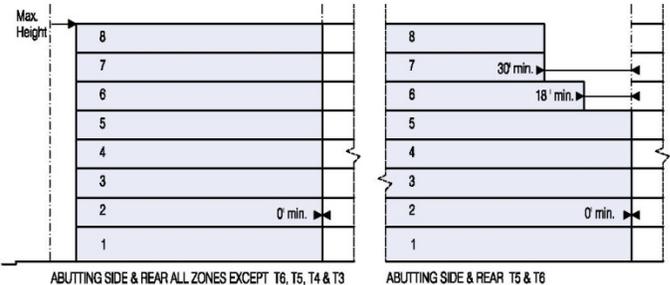
BUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



5.10 WATERFRONT INDUSTRIAL DISTRICT ZONES (D3)

5.10.1 Building Disposition (D3)

- a. Newly platted Lots shall be dimensioned according to Illustration 5.10 of this Regulating Plan.
- b. Lot coverage by Building shall not exceed that shown in Illustration 5.10 of this Regulating Plan.
- c. A Building shall be disposed in relation to the boundaries of its Lot according to Illustration 5.10 of this Regulating Plan.
- d. One or more Buildings may be built on each Lot as shown in Illustration 5.10 of this Regulating Plan.
- e. Setbacks for Buildings shall be as described in the City of Miami Charter, Section 3(mm) and Illustration 5.10 of this SAP Regulating Plan ~~shown in Article 4, Table 2 and Illustration 5.10~~.

5.10.2 Building Configuration (D3)

- a. Development within Private Frontages shall comply with Illustration 5.10.
- b. Encroachments shall be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback, except as may be further allowed by Chapter 54 of the City Code; cantilevered balconies, bay windows, and roofs may encroach up to a three (3) feet depth of the Setback, except for Waterfront Setbacks. Waterfront setbacks shall be as described in Illustration 5.10 of this Regulating Plan. Other cantilevered portions of the Building shall maintain the required Setback. At the Second Layer, no encroachments are permitted except that Facade components promoting energy efficiency such as shading and screening devices that are non-accessible may encroach a maximum of three (3) feet.
- c. Galleries and Arcades shall be a minimum fifteen (15) feet deep and may encroach up to one hundred percent (100%) of the depth of the Setback, ~~and may be required as a part of a Special Area Plan.~~ Galleries and Arcades shall may occupy up to fifty percent (50%) of Waterfront not be applied to waterfront Ssetbacks as shown in the Design Guidelines.
- d. Except for the Waterfront Frontage, all storage, utility and infrastructure elements including service areas, Loading space, transformers, telephone boxes, garbage cans, dumpsters, condensers, meters, backflow preventers, siamese connections and the like shall be located within the Second or Third Layer and concealed from view from any Frontage or Sidewalk by Streetscreens, and opaque gates. Loading and service entries shall be accessed from Alleys when available.
- e. Vehicular entries, Loading space and service areas shall be permitted on Principal Frontages.
- f. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as required in Illustration 5.10 of this Regulating Plan. Industrial uses requiring additional Height in D3 may be permitted by Waiver, subject to the Planning Director's agreement that the applicant has demonstrated that the use specifically requires the proposed Height.
- g. Mechanical equipment on a roof shall be enclosed by parapets of a minimum Height required to conceal mechanical equipment. Other ornamental Building features may extend above the

maximum Building Height. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to eight (8) feet. Extensions above the maximum Height for stair, elevator and mechanical enclosures or ornamental purposes only shall be permitted by process of Waiver.

- h. Streetscreens shall be between three and a half (3.5) and eight (8) feet in Height. The Streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- i. Parking, loading, service, utility, and storage areas and uses shall be screened from view of abutting zoning districts (other than D1 and D2 Zones), including shade trees spaced a minimum of thirty (30) feet on center. Screening shall not be required along the waterfront.

5.10.3 Building Function & Density (D3)

- a. Buildings shall conform to the Functions, Densities, and Intensities described in [Article 4, Tables 3 and 4 and Illustration 5.103.4 of this Regulating Plan.](#)

5.10.4 Parking Standards (D3)

- a. Vehicular parking shall be required as shown in [Article 4, Tables 4 and 5 of this Regulating Plan Article 4, Tables 3 and 4 and Illustration 5.10 and Article 6. Required parking may be provided provided by ownership, through a Covenant in Lieu of Unity of Title, or offsite lease within 1,000 feet of the proposed use.](#)
- b. On-street parking available along the Frontage Lines that correspond to each Lot shall be counted toward the parking requirement of the Building on the Lot.
- c. All parking, including open parking areas, covered parking, garages, Loading spaces and service areas shall be masked from the Frontage by a Streetscreen as illustrated in Article 4, Table 8 [of Miami 21](#). Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising the first-floor elevation of the First and Second Layers above that of the Sidewalk.
- d. Buildings mixing uses shall provide parking required for each Use. Shared Parking shall be calculated according to Article 4, Table 5 [of this SAP-Regulating Plan.](#)

5.10.5 Architectural Standards (D3)

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

5.10.6 Landscape Standards (D3)

- a. The First Layer as shown in [Illustration 3.1 Article 4, Table 6](#) shall be paved and landscaped [substantially in accordance with the Streetscapes as shown on pages L-6 through L-10 of Book](#)

~~2 of this -Regulating Plan to match the Public Frontage as shown in Article 8, Table C.~~

- b. Unpaved green space shall be a minimum five percent (5%) of the total Lot Area.

5.10.7 Ambient Standards (D3)

- a. Noise regulations shall be as established in the City Code.
- b. Average lighting levels measured at the Building Frontage shall not exceed 1.0 fc (foot-candles).
- c. Lighting of Building and Abutting Open Spaces shall be compatible with street lighting of Abutting public spaces as illustrated in Article 8 of Miami 21. Interior garage lighting fixtures shall not be visible from streets.
- d. The lighting fixtures of exposed rooftop parking shall be concealed by a parapet wall and shall not be seen from surrounding streets.

BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area	5,000 s.f. min.
b. Lot Width	100 ft min.
c. Lot Coverage	
- 1-8 Stories	85% max.
- Above 8 th Story	204,000 sq. ft. max. Floorplate for Residential & Lodging 30,000 sq. ft. max. Floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	T6-36a: 12 / 40% additional Public Benefit T6-36b: 22 / 40% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space	10% Lot Area min.
9. Density	400/150 du/ac max.*

BUILDING SETBACK

a. Principal Front	10 ft. min.; 20 ft. min. above 8 th Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 th Story
c. Side	0 ft. min.; 230 ft. min. above 8 th Story
d. Rear	0 ft. min.; 230 ft. min. above 8 th Story
e. Abutting Side or Rear T5	0 ft. min. 1 st through 5 th Story 10 ft. min. 6 th through 8 th Story 30 ft. min. above 8 th Story
f. Waterfront (supersedes other setback requirements)	50 ft. min. 1 st story 25 ft. min. 2 nd story and above

BUILDING CONFIGURATION

FRONTAGE

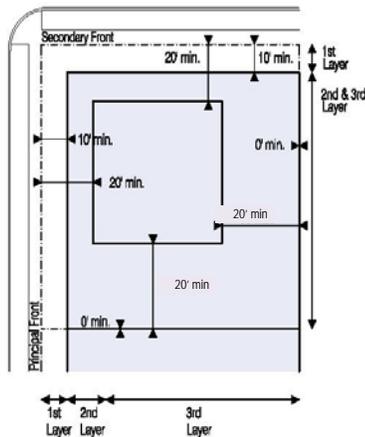
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-36 L and T6-36 O only)
9. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

BUILDING HEIGHT

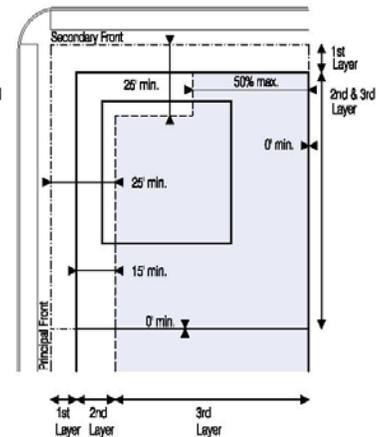
a. Min. Height	2 Stories
b. Max. Height	36 Stories
c. Max. Benefit Height	24 Stories Abutting all Transects Zones except T3

* Or as modified in Diagram 9

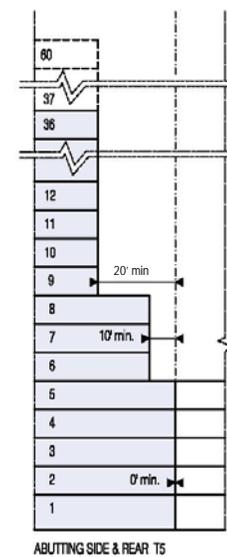
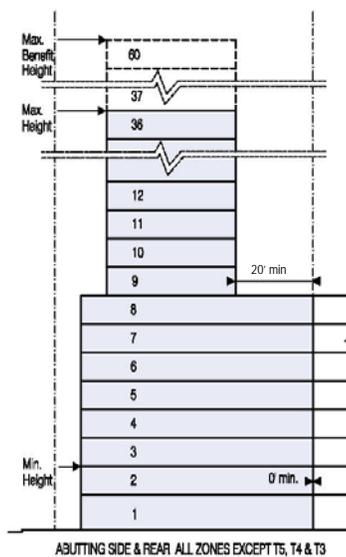
BUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



5.6 URBAN CORE TRANSECT ZONES (T6)

5.6.1 Building Disposition (T6)

- a. Newly platted Lots shall be dimensioned according to Illustration 5.6 [of this Regulating Plan](#).
- b. Lot coverage by any Building shall not exceed that shown in Illustration 5.6 [of this Regulating Plan](#).
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Illustration 5.6 [of this Regulating Plan](#).
- d. Buildings shall have their principal pedestrian entrances on a Frontage Line or from a courtyard at the Second Layer.
- e. For the minimum Height, Facades shall be built parallel to the Principal Frontage Line along a minimum of seventy percent (70%) of its length on the Setback Line as shown in Illustration 3.2. In the absence of Building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Façade to shield parking and service areas. In the case of two (2) or three (3) Principal Frontages meeting at Thoroughfare intersections, the Building corner may recede from the designated Setback up to twenty percent (20%) of the Lot length.
- f. At the first Story, Facades along a Frontage Line shall have frequent doors and windows; pedestrian entrances shall occur at a maximum spacing of seventy five (75) feet and vehicular entries shall occur at a minimum spacing of ~~thirty (30) feet~~ [fivethree and one half \(3.5\) sixty \(60\) feet](#) ~~unless approved by Waiver as shown in the Design Guidelines~~.
- g. Setbacks for Buildings shall be as shown in Illustration 5.6 [of this Regulating Plan](#). Where the property to be developed abuts a Structure other than a Sign, a Waiver may be granted so the proposed Structure matches the ground level dominant setback of the block and its context. Frontage Setbacks above the eighth floor for Lots having one (1) dimension measuring one hundred (100) feet or less may be a minimum of zero (0) feet by Waiver. For T6-36, T6-48, T6-60 and T6-80, the Frontage Setbacks above the eighth floor shall not be required for a Frontage facing a Civic Space or a Right-of-Way seventy (70) feet or greater in width. At property lines Abutting a lower Transect Zone the Setbacks shall reflect the transition as shown in Illustration 5.6 [of this Regulating Plan](#).
- h. Above the eighth floor, minimum building spacing sixty (60) feet, except that where the Building abuts T5, the sixty (60) feet required spacing shall be above the fifth floor. For T6-24, T6-36, T6-48, T6-60 and T6-80 Lots having one dimension one hundred (100) feet or less, side and rear Setbacks above the eighth floor may be reduced to a minimum of twenty (20) ~~feet by Waiver~~. For T6-36, T6-48, T6-60 and T6-80 above the eighth floor in the Second Layer, at a setback of ten (10) feet, an additional two stories of habitable space may extend a maximum sixty percent (60%) of the length of the street Frontages. For T6-24, T6-36, T6-48, T6-60 and T6-80 above the eighth floor an additional six feet of non-habitable space may be allowed without additional setback to accommodate depth of swimming pools, landscaping, transfer beams, and other structural and mechanical systems.
- i. For sites with three hundred and forty (340) feet Frontage length or more, a ~~C~~[Cross-Block](#) passage shall be provided as follows: If the Frontage Line of a site is at any point more than three hundred and forty (340) feet from a Thoroughfare intersection, the Building shall provide a cross-Block Pedestrian Passage. If the Frontage Line of a site is at any point six hundred and

fifty (650) feet from a Thoroughfare intersection, a vehicular ~~e~~Cross-Block passage or Shared Street shall be provided. Such a ~~C~~ross-Block Passage may be covered above the first floor by a maximum of fifty percent (50%) ~~twenty-five percent (25%)~~ of its length with Structures connecting Buildings, such as a terrace, pedestrian bridge, vehicular bridge, or enclosed parking. In T6-36, T6-48, T6-60 and T6-80 a Pedestrian Passage may be roofed and shall be lined with frequent doors and windows.

- j. A Shared Street shall emphasize the pedestrian experience while at the same time permit access for vehicles operating at low speeds. Vehicular and pedestrian areas shall exist at the same elevation and shall be demarcated by bollards and/or other attractive vehicular excluding design elements. The vehicular drive space shall be one-directional, a minimum of twelve (12) feet in width, and shall be lined by landscape and hardscape elements for pedestrian use and interaction. A Shared Street may be covered above the first floor by a maximum of sixty-five percent (65%) of its length with Structures connecting Buildings, such as terraces, pedestrian bridges, vehicular bridges, or enclosed parking. Maximum Lot size as shown in Illustration 3.2 may be increased by Exception for Uses that serve the Neighborhood.

5.6.2 Building Configuration (T6)

- a. Development within Private Frontages shall comply with Article 4, Table 6 of Miami 21, and Illustration 5.6 of this Regulating Plan, except that sidewalks shall be no more than six (6) feet wide. ~~Article 4, Tables 2 and 6 and Illustration 5.6.~~
- b. Above the ~~eighth~~ninth floor, the Building Floorplate dimensions shall be limited as follows:
1. 15,000 square feet maximum for Residential Uses in T6-8, T6-12 and T6-24
 2. ~~2048,000 square feet~~ maximum for Residential Uses in T6-36, T6-48, T6-60 and T6-80
 3. 30,000 square feet maximum for Commercial Uses and for parking
 4. ~~20480 feet~~ maximum length for Residential Uses
 5. 215 feet maximum length for Commercial Uses
- c. Encroachments shall be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback, except as may be further allowed by Chapter 54 of the City Code. Above the first Story, cantilevered balconies, bay windows, and roofs may encroach up to three (3) feet of the depth of the Setback. Architectural elements, screening, decorative façade components, pedestrian bridges, may encroach the full depth of setback and may encroach over public rights of way above twenty (20) feet. Other cantilevered portions of the Building shall maintain the required Setback. Above the eighth Story, no Encroachments are permitted, except that Facade components promoting energy efficiency such as shading and Screening devices that are non-accessible may encroach a maximum of three (3) feet.
- d. Galleries and Arcades shall be minimum fifteen (15) feet deep, may encroach one hundred percent (100%) of the depth of the Setback and shall overlap the whole width of the Sidewalk to within two (2) feet of the curb.
- e. All outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be located within the Second or Third Layer and concealed from view from any Frontage or Sidewalk by Liner Buildings, walls, Streetscreens, or opaque gates. These shall not be allowed as Encroachments.

- f. Loading and service entries shall be within the Third Layer and shall be accessed from Alleys when available, and otherwise from the Secondary Frontage, except as shown in the Design Guidelines. In accordance with the Design Guidelines such plans, loading shall be permitted on streets along Secondary frontages within clearly demarked loading zones, for use only between 6:00am and 11:00am. ~~Loading spaces and service areas shall be internal to the building. Where Lots have only Principal Frontages, vehicular entries, Loading Docks and service areas shall be permitted on Principal Frontages by Waiver.~~
- g. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 of this SAP Regulating Plan and be allocated as required in Illustration 3.25.6. First-floor elevation shall be at average Sidewalk grade. A first level Residential Function or Lodging Function should be raised a minimum of two (2) feet and a maximum of three and a half (3.5) feet above average Sidewalk grade. Existing one Story Structures shall be considered conforming and may be enlarged.
- h. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of twenty-five (25) feet with architectural treatment. ~~ten (10) feet~~ Other enclosures for housing stairs, elevators or mechanical equipment or for ornamental Building features may extend up to ten (10) feet above maximum height for T6-8 and T6-12, unless approved by Waiver. There shall be no limitation for ornamental element, stair, elevator or mechanical equipment extensions above maximum Height for T6-24, T6-36, T6-48, T6-60 and T6-80. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to fourteen (14) feet.
- i. All ground floor and roof top utility infrastructure and mechanical equipment shall be concealed from public view. At the building Frontage, all equipment such as backflow preventers, siamese connections, and the like shall be placed within the line of the Façade or behind the Streetscreen. On the roof a screen wall shall conceal all equipment except antennas from lateral view. Exhaust air fans and louvers may be allowed on the Façade only on the Secondary Frontages above the first floor.
- j. Streetscreens or fences shall be between three and a half (3.5) and eight (8) feet in Height and constructed of a material matching the adjacent building Façade or of masonry, wrought iron or aluminum. The Streetscreen may be replaced by a hedge. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. Streetscreens shall be located coplanar with the Building Façade Line. Streetscreens over three (3) feet high shall be fifty percent (50%) permeable or articulated to avoid blank walls.
- k. Within the Second and Third Layers, fences and walls shall not exceed a Height of eight (8) feet.
- l. The ground floor along all Primary Frontages shall contain Habitable Space.

5.6.3 Building Function & Density (T6)

- a. Buildings in T6 shall conform to the Functions, Densities, and Intensities described in Article 4, Table 3 and 4 and Illustration 5.6 of this Regulating Plan. Certain Functions as shown in Article 4, Table 3 of this Regulating Plan shall require approval by Warrant or Exception.
- b. The calculation of the FLR shall not apply to that portion of the building that is entirely below base flood elevation.

5.6.4 Parking Standards (T6)

- a. Vehicular parking and loading shall be required as shown in [Article 4, Tables 4 and 5 of this Regulating Plan](#).
- b. On-street parking available along the Frontage Lines that correspond to each Lot shall be counted toward the parking requirement of the Building on the Lot.
- c. Parking should be accessed by an Alley. Parking shall be accessed from the Secondary Frontage when available. Where Lots have only Principal Frontages, parking may be accessed from the Principal Frontages.
- d. Primary Frontage. All parking, including drop-off drives and porte-cocheres, open parking areas, covered parking, garages and service areas shall be located within the Third Layer and shall be masked from the Frontage by a Liner Building or Streetscreen as illustrated in Article 4, Table 8 [of Miami 21](#). Parking may extend into the Second Layer above the first (1) Story, by Waiver, if an art or glass treatment, of a design to be approved by the Planning Director, with the recommendation of the Urban Development Review Board, is provided for one hundred (100%) percent of that portion of the Pedestal Façade. Surface parking may extend into the Second Layer a maximum of twenty five percent (25%) of the length of the Primary Frontage up to a maximum of fifty (50) feet.
- e. Secondary Frontage. All Parking, open parking areas, covered parking, garages, Loading Spaces and service areas shall be located in the Second Layer and shall be masked from the Frontage by a Liner Building or Streetscreen for a minimum of fifty percent (50%) of the length of the front- age or height of the pedestal. Above ground Parking may extend into the Second Layer beyond fifty percent (50%) of the length of the frontage or height of the Pedestal if an art or glass treatment of a design to be approved by the Planning Director is provided for that portion of the pedestal facade.
- f. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising the first-floor elevation of the First and Second Layers above that of the sidewalk. Ramps to underground parking shall be within the Second or Third Layers.
- g. The vehicular entrance of a parking Lot or garage on a Frontage shall be no wider than thirty (30) feet and the minimum distance between vehicular entrances shall be a [minimum of three and a half \(3.5\) ~~sixty \(60\)~~ feet. Vehicular entrances must be arranged in a manner respectful of pedestrian conditions and as shown in the Design Guidelines.](#)
- h. Pedestrian entrances to all parking Lots and parking structures shall be directly from a Frontage Line. Underground parking structures should be entered by pedestrians directly from a Principal Building.
- i. Buildings mixing uses shall provide parking for each Use. Shared Parking shall be calculated according to [Article 4, Table 5 of this Regulating Plan](#).

5.6.5 Architectural Standards (T6)

- a. Temporary structures such as construction trailers, sales trailers, recreational vehicles and other temporary structures shall be allowed as per City Code and this SAP.

- b. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than seventy percent (70%) of the sidewalk-level Story. Security screens shall be seventy percent (70%) open.
- c. Roof materials should be light-colored, high Albedo or a planted surface and shall comply with Article 3, Section 3.13.2 [of Miami 21](#).
- d. The Façade of a parking garage that is not concealed behind a Habitable Liner and all Elevations shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited. The exposed top level of parking structures shall be covered a minimum of sixty percent (60%) with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.

5.6.6 Landscape Standards (T6)

- a. The First Layer as shown in Article 4, Table 8 [of Miami 21](#) shall be paved and landscaped to match the Public Frontage as shown in Article 8 [of Miami 21](#).
- b. Open Space shall be a minimum ten percent (10%) of the total Lot area. Ten percent (10%) of the Open Space provided in Second or Third Layer shall be landscaped.

5.6.7 Ambient Standards (T6)

- a. Noise regulations shall be as established in the City Code.
- b. Average lighting levels measured at the Building Frontage shall not exceed 20 fc (foot-candles).
- c. Lighting of building and contingent Open Spaces shall be compatible with street lighting of Abutting public spaces as illustrated in Article 8 of Miami 21. Interior garage lighting fixtures shall not be visible from streets.
- d. The lighting fixtures of exposed rooftop parking shall be concealed by a parapet wall and shall not be seen from surrounding streets.