



EASTSIDE RIDGE

SPECIAL AREA PLAN

DECEMBER 21ST, 2016

REGULATING PLAN

DRAFT – DECEMBER 21ST, 2016**EASTSIDE RIDGE****Boundaries and Property Description**

The area generally described as bounded by NE 54th Street on the north, the FEC Railway on the east, Block 3 of the Sabal Palm Plat recorded at Plat Book 46, Page 66 and NE 2nd Avenue on the West, and approximately 200 feet south of NE 52nd Street, also known as Blocks 1, 2, and 4 of the Sabal Palm Plat recorded at Plat Book 46, Page 66 of the Public Records of Miami-Dade County, Florida.

Effect of Designation

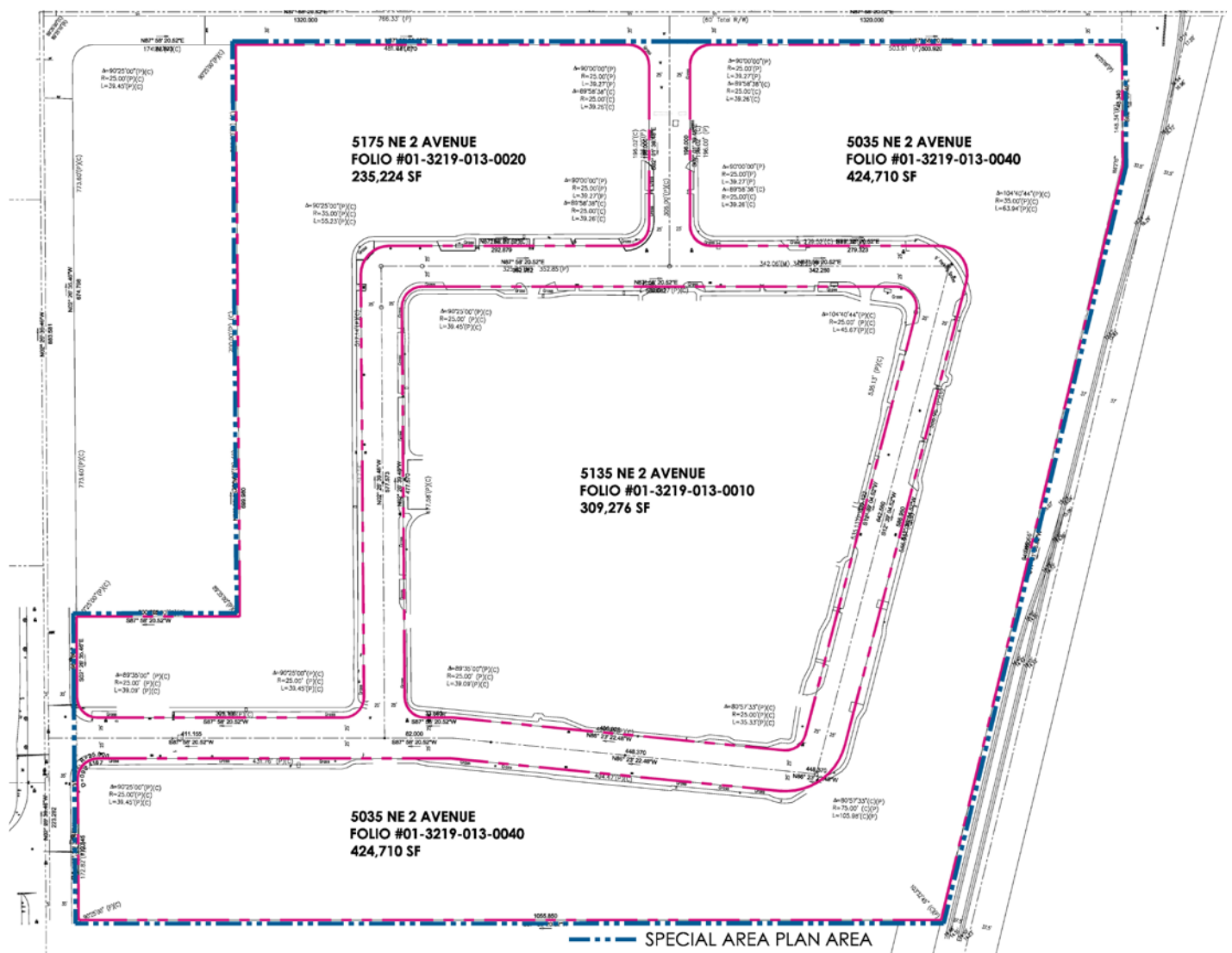
The effect of this Special Area Plan shall be to modify to the extent indicated herein:

- a. Transect regulations included within the Special Area Plan boundaries
- b. Other standards and regulations otherwise generally applicable under Miami 21 to those properties included within the Special Area Plan boundaries.

All non-conflicting sections of Miami 21 not modified herein shall be applicable to the development of property within the Special Area Plan

DRAFT – DECEMBER 21ST, 2016**EASTSIDE RIDGE SPECIAL AREA PLAN****Boundaries and Property Description**

The area subject to this SAP is generally described as bounded by NE 54th Street on the north, the FEC Railway on the east, Block 3 of the Sabal Palm Plat recorded at Plat Book 46, Page 66 and NE 2nd Avenue on the West, and approximately 200 feet south of NE 52nd Street, also known as Blocks 1, 2, and 4 of the Sabal Palm Plat recorded at Plat Book 46, Page 66 of the Public Records of Miami-Dade County, Florida ("SAP Area"). The boundaries of the SAP Area are depicted in Illustration 1.1. The SAP Area consists of those certain parcels specifically identified on Sheets A-12 and B-1 of the Design Guidelines.



ARTICLE 1. DEFINITIONS*

This Article defines terms used in this Appendix that are technical in nature or that might not be otherwise reflected in common usage of the word. Terms not defined herein shall have the meaning provided in Miami 21. The definitions listed below shall only apply within the SAP Area.

1.1 DEFINITIONS OF BUILDING FUNCTION: USES (Article 4, Table 3)**c. OFFICE**

This category is intended to encompass land Use functions predominantly related to business, professions, service or government.

Medical Facility: A Building or portion thereof used to provide medical services. Such facilities may include, but are not limited to diagnostic centers, urgent care, surgical suites, sleep centers, radiology, physical therapy, pharmaceutical laboratories, clinics, outpatient services, and similar medical uses, as well as related office space.*

Office: A Building or portion thereof used for conducting a business, profession, service, or government. Such facilities may include, but are not limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices, and exclude manufacturing activities.

f. CIVIL SUPPORT

Transit Facility: A facility providing accommodations by public, private, or nonprofit entities for the conveyance of persons from one place to another by means of a transportation system, including but not limited to: bus terminal, trolley or streetcar stop, railroad station, freight terminal, airport, helistop, seaport, or fixed-rail transit stop or platform, and park and ride facility.

* The Use does not include Hospitals, Nursing Homes, or Extended Care Facilities or other Facilities Licensed by the state of Florida to provide Health Hours Care or Medical Supervision for twenty -four (24) or more

1.2 DEFINITIONS OF TERMS

Frontage, Principal: ~~Primary Grid or A-Grid:~~ Frontage facing the public space such as a Thoroughfare of higher pedestrian importance (i.e., traffic volume, number of lanes, etc.). The Frontages assigned to A-Grid shall be the 70% minimum length within SAP. The Principal or Primary Frontage for each Building site is illustrated in the Frontage Diagram provided as D-4-D-8 of the Design Guidelines.

Frontage, Secondary: ~~Secondary Grid or B-Grid:~~ Frontage facing the public space such as a Thoroughfare that is of lesser pedestrian importance and is considered for automobile-oriented standards (i.e., parking lots, unlined parking decks, drive-throughs, traffic volume, number of lanes, etc.). The Frontages assigned to B-Grid shall not exceed the 30% maximum length within the SAP. The Secondary Frontage for each Building site is illustrated in the Frontage Diagram provided as D-4-D-8 of the Design Guidelines.

Design Guidelines: Plans, drawings and diagrams which accompany and illustrate the intent of this Regulating Plan. Commonly referred to as the “Concept Book.”

Development Agreement: That certain development agreement dated _____ between Eastridge, LLC and the City of Miami, and recorded at Book ____, Page ____ of the Official Records of Miami-Dade County, Florida, as may be amended from time to time.

Eastside Ridge Plaza: The Open-Space-area Civic Space Type located at the center of the SAP Area.

Eastside Ridge Station: A proposed fixed rail train station, stop or platform located within the SAP or within 1,000 feet of the SAP.

Regulating Plan: Modifications to the underlying Miami 21 Transect Zone regulations for the Lots or properties included in this SAP.

SAP: The Eastside Ridge Special Area Plan specifically described in this Regulating Plan and

ARTICLE 2. GENERAL PROVISIONS

2.1 PURPOSE AND INTENT

2.1.1 Title and Purpose

- a. This Appendix to Miami 21 shall be known as the “Eastside Ridge Special Area Plan” or the “Eastside Ridge SAP.” This Appendix is a part of Miami 21. This Appendix is declared to be in accord with the Miami Comprehensive Neighborhood Plan, as required by the Local Government Comprehensive Planning and Land Development Regulation Act, Section 163.3161 et seq., Florida Statutes (the “Comprehensive Plan”). A primary purpose of this Code Article is to implement the Comprehensive Plan.

2.1.2 Intent

The Eastside Ridge special area plan (the “SAP”) is intended to provide for a quality, transit-oriented activity node with a mix of uses including high-density Residential, Office, Retail, and other Civic and institutional uses that leverage the accessibility and proximity of a proposed train station or platform that would abut the SAP Area. The SAP will establish a functional Neighborhood along the fixed-rail system that is identifiable by significant Open Space including an FEC Greenway Connection, the proposed transit station, its Scale, and a framework of development regulations—including podium heights, Setbacks, and façade requirements—that will ensure the SAPs compatibility with its surroundings.

Open Space requirements at levels greater than typically required by Miami 21 are an especially important aspect of the SAP. These heightened requirements help balance the potential Scale of development that will grow necessary over time. Additionally, the proposed heightened Open Space requirements encourage Building sites and footprint configurations that help preserve mature tree resources that currently exist within the SAP’s boundaries.

To facilitate orderly phased development, Transects within the SAP have been arranged to smoothly transition with abutting Transects, and their specific characteristics have been modified slightly so that development can be concentrated in the middle of the SAP area. Density, Intensity, and Open Space are governed on an SAP-wide basis rather than on a site-specific basis. As development proceeds on individual Building sites, Dwelling and Lodging Units and/or floor area will be absorbed and the total number of Units and floor area permitted will be reduced. Larger Open Space areas are set at the commencement of development while smaller Open Space areas and smaller Open Space areas will be made available later. Remaining regulations, including all other Building Disposition requirements, are applied on a site specific basis on the identified sites. To accommodate the application of Density on the entirety of the SAP area, all land within the SAP shall be subject to a Declaration of Covenant in Lieu of Unity of Title.

The SAP's Building sites are intentionally large so as to leverage efficiencies with respect to Parking, mechanical areas, and other supportive infrastructure, including the integration of the SAP with the abutting road network and with a future train station. Large Building sites will allow for more creative variations in podium design along different frontages, so as to avoid monolithic podiums.

Public Thoroughfares are already in place. The thoroughfare plan proposes additional private drives and pedestrian pathways to encourage exploration of the entire Neighborhood and multiple points of access for future Buildings. Public and private thoroughfares will be enhanced with existing and new trees and will open to green spaces, hardscaped Open Spaces, and Cross Block Passages where appropriate. Allowable underground encroachments that traverse any portion of or all of a thoroughfare are allowed where appropriate to provide Parking facilities or amenities in connection with the proposed transit station.

In furtherance of its mission of fostering mixed uses including employment and civic opportunities, the SAP is intended to provide certain medically-oriented uses that serve the immediate area. These uses may include but are not limited to urgent care, ambulatory, outpatient, and surgical facilities, medical offices, rehabilitation centers, sleep centers, radiology and other diagnostic centers, and any other medical, dental or therapeutic uses. These Uses may occur on the ground floor, within podiums, or within towers that provide office uses. The SAP area is an ideal location for such supportive and complementary uses given its proximity to the burgeoning medical and research campus on the Jewish Health Systems Campus located immediately to the west.

2.1.3 Effect of Designation

The effect of this Regulating Plan shall be to modify to the extent indicated herein:

- a. Transect regulations included within the SAP boundaries
- b. Other standards and regulations otherwise generally applicable under Miami 21 to those properties included within the SAP boundaries.

All non-conflicting sections of Miami 21 not modified herein shall be applicable to the development of property within the SAP.

ARTICLE 3 – GENERAL TO ZONES

3.5 MEASUREMENT OF HEIGHT

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

3.6.9 Off-street Loading Requirements

- a. Off-street vehicular loading shall be required for all T5 and T6, ~~CS, CI, CI-HD and D~~ Zones, as shown on Article 4, Table 5 of this Regulating Plan and on D-11 of the Design Guidelines, and shall require no more than three (3) turning movements.
- b. Industrial berths may be located in on-street loading areas provided deliveries are made within dedicated hours of operation: 6 a.m. to 11 a.m.
- c. Loading berths may be provided on-street in designated spaces as shown in D-11 of the Design Guidelines."

3.8.2 Thoroughfares

- c. ~~All Thoroughfares should terminate at other Thoroughfares or driveways, to form a network. No cul-de-sacs are should be permitted but not required only when supported by natural site conditions. Thoroughfares that provide View Corridors shall not be vacated.~~
- d. c. In T5 and T6 Zones, Public and Private Frontages should be coordinated with a single consistent paving and landscape design theme as provided illustrated in Article 4, Table 6 and

~~Article 8~~ L-26-L-30 of the Design Guidelines.

3.8.3 Public Frontages

- a. Public Frontages should be designed as shown in ~~Article 4, Table 6~~ this SAP and allocated within Transect Zones as ~~specified~~ illustrated in D-4-D-8 of the Design Guidelines. ~~Article 4, Table 2.~~
- b. Within the Public Frontages, the arrangement of street trees and street lights should be as provided in D-4-D-8 and L-26-L-30 of the Design Guidelines. ~~Article 8.~~

3.14 PUBLIC BENEFITS PROGRAM

The intent of the Public Benefits Program established in this section is to allow bonus Building Height and FLR in T5 and T6 Zones ~~and bonus Building Height in D1 Zones~~ in exchange for the developer's contribution to specified programs that provide benefits to the public.

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

The bonus shall not be available to properties in a T5 or T6 Zone if the property abuts a T3 Zone ~~or in a T6-8 Zone if the property abuts a CS Zone.~~

1. T5: five Story maximum, bonus to six (6) Stories, FLR 6, bonus of twenty-five percent (25%) as more specifically set forth in Article 3, Table 1 of this Regulating Plan
2. T6-8a: eight (8) Story maximum, bonus to twelve (12) Stories, FLR 56; bonus of twenty-five percent (25%) as more specifically set forth in Article 3, Table 1 of this Regulating Plan
3. T6-8b: eight (8) Story maximum, bonus to sixteen (16) Stories, FLR 6; bonus of twenty-five percent (25%) as more specifically set forth in Article 3, Table 1 of this Regulating Plan
4. T6-12: twelve (12) Story maximum, bonus to twenty (28) Stories, FLR 86, bonus of ~~thirty~~ twenty-five percent (3025%) as more specifically set forth in Article 3, Table 1 of this Regulating Plan

Transect Zone Heights are fully described in Article 5 of this Regulating Plan.

The foregoing Height and FLR bonuses shall be permitted in exchange for specialized contributions unique to this SAP (i.e., heightened Open Space contributions and the development of a potential Eastside Ridge Station), and any of the Public Benefits provided under Miami 21 Section 3.14. Bonuses achievable through each means are more specifically described in Article 3, Table 2.

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	R U R A L				U R B A N			
	T1	T2	T3	T4	T5	T6-8	T6-12	T6-24
	NATURAL ZONE	RURAL ZONE	SUB-URBAN ZONE	CENTRAL URBAN ZONE	URBAN CENTER ZONE	URBAN CORE ZONES		
LOT OCCUPATION								
a. Lot Area			5,000 s.f. min.	1,400 s.f. - 20,000 s.f. **	1,200 s.f. - 40,000 s.f.**	5,000 s.f. min 40,000 s.f. max **	5,000 s.f. min. 70,000 s.f. max **	5,000 s.f. min. 100,000 s.f. max. **
b. Lot Width			50 ft. min.	16 ft. min / 50 ft. min.**	16 ft. min / 50 ft. min.**	50 ft. min.	50 ft. min.	50 ft. min.
c. Lot Coverage			50% max. 1st Floor 30% max. 2nd Floor for T3 R & T3L only	60% max.	80% max.	80% max.**	80% max.**	80% max.**
d. Floor Lot Ratio (FLR)						6' / 25% additional Public Benefit ****	6' / 25% additional Public Benefit ****	a. 7 / 30% additional Public Benefit or b. 16 / 40% additional Public Benefit ****
e. Frontage at front Setback				50% min.	70% min.**	70% min.**	70% min.**	70% min.
f. Green / Open Space Requirements			25% Lot Area min.	15% Lot Area min.	40 12% Lot Area min.	40 12% Lot Area min.	40 12% Lot Area min.	10% Lot Area min.
g. Density			9-18 du/acre max.**	36 du/acre max.	150 du /acre *	150 du /acre *	150 du /acre *	150 du /acre *
e. Civic Space					5% of aggregate area min*	5% of aggregate area min*	5% of aggregate area min*	
BUILDING SETBACK								
a. Principal Front			20 ft. min.	10 ft. min.	10 ft. min.	10 ft. min. 20 ft. min. above 8th Story	10 ft. min. 20 ft. min. above 8th Story	10 ft. min.
b. Secondary Front			10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min. 20 ft. min. above 8th Story	10 ft. min. 20 ft. min. above 8th Story	10 ft. min.
c. Side			5 ft. min.**	0 ft. min. / 5 ft. min.**	0 ft. min.**	0 ft. min. 30 ft. min. above 8th Story	0 ft. min. 30 ft. min. above 8th Story	0 ft. min.**
d. Rear			20 ft. min.	20 ft. min.	0 ft. min.**	0 ft. min.** 30 ft. min. above 8th Story	0 ft. min. 30 ft. min. above 8th Story	0 ft. min.**
OUTBUILDING SETBACK								
a. Principal Front			20 ft. min. (T3 L only)	30 ft. min.				
b. Secondary Front			10 ft. min. (T3 L only)	10 ft. min.				
c. Side			5 ft. min. (T3 L only)	0 ft. min. / 5 ft. min.				
d. Rear			5 ft. min. (T3 L only)	5 ft. min.				
PRIVATE FRONTAGES								
a. Common Lawn			permitted	permitted	prohibited	prohibited	prohibited	prohibited
b. Porch & Fence			permitted	permitted	prohibited	prohibited	prohibited	prohibited
c. Terrace or L.C.			prohibited	permitted	prohibited	prohibited	prohibited	prohibited
d. Forecourt			prohibited	permitted	permitted	permitted	permitted	permitted
e. Stoop			prohibited	permitted	permitted	permitted	permitted	permitted
f. Shopfront			prohibited	permitted (T4 L, T4 O)	permitted (T5 L, T5 O)	permitted (T6-8 L, T6-8 O)	permitted (T6-12 L, T6-12 O)	permitted (T6-24 L, T6-24 O)
g. Gallery			prohibited	prohibited	permitted **	permitted **	permitted **	permitted **
h. Arcade			prohibited	prohibited	permitted **	permitted **	permitted **	permitted **
BUILDING HEIGHT (Stories)								
a. Principal Building			2 max.	3 max.	2 min. 5 max.	2 min. a. 8 max. (T6-8a) b. 8 max. (T6-8b)	2 min. 12 max.	2 min. 24 max.
b. Outbuilding			2 max.	2 max.				
c. Benefit Height **** Abutting T6, T5 & T4 only & C					3 max.**	a. 4 max. or b. 8 max. ****	16 max.****	24 max.**
d. Bonus for Open Space (1 Story for Every 2% Above Site Wide Requirement)					1 max.	a. 4 max. (T6-8a) b. 4 max. (T6-8b)	4 max.	
e. Bonus Upon Construction Of The Eastside Ridge Station					None	a. None (T6-8a) b. 4 max. (T6-8b)	8 max.	
f. Public Benefits Per Section 3.14, Miami 21					1 max.	a. Up to 2 (T6-8a) b. Up to 2 (T6-8b)	Up to 4	
g. Max. Height Allowed (After All Bonuses)					6 max.	a. 12 max. (T6-8a) b. 16 max. (T6-8b)	28 max.	

* Calculated on an SAP Area-wide basis

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

*** Except that park or open-air civic uses are allowed fronting NE 2nd Avenue.

**** Bonus dependent on Bonus Provisions in Sections 5.6.8 and Table 5.6.

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

R Allowed By Right

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

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

Boxes with no designation signify Use prohibited.

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

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

** AZ: Density of lowest Abutting Zone

*** Permissible by Right through Establishment of Specialty Retail Center

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
RESIDENTIAL	<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. • 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%) by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<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%) 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 by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1.0 parking spaces per Dwelling Unit of 650 SF in area or less. • Minimum of 1.5 parking spaces per Dwelling Unit greater than 650 SF in area. • 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%) by process of SAP Permit Waiver, except when site is within 500 feet of T3. Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit or by up to fifty percent (50%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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
LODGING	<p>Lodging Uses are permissible as listed in Table 3.</p> <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 10 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%) 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 by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<p>Lodging Uses are permissible as listed in Table 3.</p> <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 10 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%) 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 by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<p>Lodging Uses are permissible as listed in Table 3.</p> <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 10 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%) by process of SAP Permit Waiver, except when site is within 500 feet of T3. Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit or by up to fifty percent (50%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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

* Please refer to Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
OFFICE		<p>Office Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • The first and second Story of the Principal Building and Office and Commercial Uses shall be less than 25% Building floor area total. • Minimum of 3 parking spaces for every 1,000 square feet of office 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%) 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 by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<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 square feet of office 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%) by process of SAP Permit Waiver, except when site is within 500 feet of T3. Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit or by up to fifty percent (50%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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
COMMERCIAL		<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • The first and second Story of the Principal Building and Office and Commercial Uses shall be less than 25% Building floor area total. • A maximum area of 55,000 square feet per establishment. • Minimum of 3 parking spaces for every 1,000 square feet of commercial 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%) 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 	<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. • 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 SAP Permit Waiver, except when site is within 500 feet of T3. Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit or by up to fifty percent (50%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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 • Commercial Auto-related, Drive-Thru or Drive-In Facilities - See Article 6.
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 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<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 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<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 SAP Permit Waiver, except when site is within 500 feet of T3. Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit or by up to fifty percent (50%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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

* Please refer to Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
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 800 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. • 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. • Loading - See Article 4, Table 5 	<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 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<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 SAP Permit Waiver, except when site is within 500 feet of T3: Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit or by up to fifty percent (50%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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
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 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. • 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. • Loading - See Article 4, Table 5 	<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 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<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 SAP Permit Waiver, except when site is within 500 feet of T3: Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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

* Please refer to Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
RESIDENTIAL	<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. • 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%) by process of Waiver, except when T6 is within 500 feet of T3. • 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 1,000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<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%) by process of Waiver, except when T6 is within 500 feet of T3. • 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 	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1.0 parking spaces per Dwelling Unit of 650 SF in area or less. • Minimum of 1.5 parking spaces per Dwelling Unit greater than 650 SF in area. • 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%) by process of SAP Permit Waiver, except when site is within 500 feet of T3. Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit or by up to fifty percent (50%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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 1,000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5
LODGING	<p>Lodging Uses are permissible as listed in Table 3.</p> <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 10 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%) 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 by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<p>Lodging Uses are permissible as listed in Table 3.</p> <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 10 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%) 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 by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<p>Lodging Uses are permissible as listed in Table 3.</p> <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%) by process of SAP Permit Waiver, except when site is within 500 feet of T3. Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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

* Please refer to Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
OFFICE		<p>Office Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • The Building area allowed for office use on each lot is limited to four Stories of the Principal Building and Office and Commercial Uses shall be less than 25% of Building floor area total. • Minimum of 3 parking spaces for every 1,000 square feet of office use. • 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%) 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 	<p>Office Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> • Minimum of 3 parking spaces for every 1,000 square feet of office use. • 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%) by process of SAP Permit Waiver, except when site is within 500 feet of T3: Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit or by up to fifty percent (50%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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
COMMERCIAL	<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Commercial establishments limited to a maximum area of 4,000 square feet each and shall be less than 25% building floor area total. • The Building area allowed for commercial use on each lot is limited to the first two Stories of the Principal Building. • Minimum of 3 parking spaces for every 1,000 square feet of commercial 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. • Loading - See Article 4, Table 5 	<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • The Building area allowed for Commercial Use on each lot is limited to two Stories of the Principal Building and Office and Commercial Uses shall be less than 25% of Building floor area total. • A maximum area of 55,000 square feet per establishment. • Minimum of 3 parking spaces for every 1,000 square feet of commercial 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%) 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 	<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%) by process of SAP Permit Waiver, except when site is within 500 feet of T3: Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit or by up to fifty percent (50%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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
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. • Loading - See Article 4, Table 5 	<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 	<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 SAP Permit Waiver, except when site is within 500 feet of T3: Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit or by up to fifty percent (50%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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

* Please refer to Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
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 800 square feet of Civil Support Use; or • Minimum of 1 parking space for every 5 seats of assembly use; or • Minimum of 1 parking space for every 5 slips of marine use; or • 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. • Loading - See Article 4, Table 5 	<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 	<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 SAP Permit Waiver, except when site is within 500 feet of T3: Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit or by up to fifty percent (50%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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
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 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. • 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. • Loading - See Article 4, Table 5 	<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 	<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 SAP Permit Waiver, except when site is within 500 feet of T3: Upon construction of the Eastside Ridge Station, parking ratio may be reduced by thirty percent (30%) by process of SAP Permit and payment into a transit enhancement Trust Fund, as established by Chapter 25 of the City Code. • 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

* Please refer to Diagram 9

SHARED PARKING STANDARDS

SHARING FACTOR

Function	with		Function
RESIDENTIAL			RESIDENTIAL
LODGING			LODGING
OFFICE *			OFFICE *
COMMERCIAL			COMMERCIAL

The diagram shows the sharing factor between different functions. The functions are Residential, Lodging, Office, and Commercial. The sharing factors are indicated by numbers in the diamond cells.

Left Diamond (Left Function \ Right Function):

	1	1	
14	17	17	14
12	13	12	13

Right Diamond (Left Function \ Right Function):

	1	1	
14	17	17	14
12	13	12	13

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.

*Education requirements may vary based on section 33-151.11 et seq or section 33-152 et seq of Miami-Dade County Code as applicable

OFF-STREET PARKING STANDARDS

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

Standard stall: 8.5 ft x 18 ft minimum

- Driveways shall have a minimum of 10 feet of paved width of a one-way drive and 20 feet for a two-way drive for parking area providing 10 or more stalls.
- Pedestrian entrances shall be at least 3 feet from stall, driveway or access aisle.
- Allowable slopes, paving, and drainage as per Florida Building Code.
- Off-street Parking facilities shall have a minimum vertical clearance of 7 feet. Where such a facility is to be used by trucks or loading Uses, the minimum clearance shall be 12 feet Residential and 15 feet Commercial and Industrial.
- Ingress vehicular control devices shall be located so as to provide a minimum driveway of 20 feet in length between the Base Building Line and dispenser.
- For requirements of parking lots, refer to Article 9 and the City of Miami Off-street Parking Guides and Standards.
- **Up to 25% of the parking requirement for any Building may be served by tandem or mechanical parking**

LOADING BERTH STANDARDS	T5, T6, CS, CI-HD & CI	DISTRICT	NOTES	
RESIDENTIAL*	From 25,000 sf to 500,000 sf of Habitable Space		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. 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 of Habitable Space		From 25,000 sf to 500,000 sf of Habitable Space Berth Size L o a d i n g Berths 420 sf 1 per 300 rooms 200 sf 1 per 100 rooms Greater than 500,000 sf Berth Size L o a d i n g Berths 660 sf 1 per 300 rooms 200 sf 1 per 100 rooms	
	Berth Size	Loading Berths		
	420 sf	1 per 300 rooms		
	200 sf	1 per 100 rooms		
Greater than 500,000 sf				
Berth Size	Loading Berths			
660 sf	1 per 300 rooms			
200 sf	1 per 100 rooms			
OFFICE COMMERCIAL** INDUSTRIAL***	From 25,000 sf to 500,000 sf of Habitable Space		From 25,000 sf to 500,000 sf of Habitable Space Berth Size L o a d i n g Berths Area 420 sf 1st 25K sf - 50K sf 420 sf 2nd 50K sf - 100K sf 420 sf 3rd 100K sf - 250K sf 420 sf 4th 250K sf - 500K sf Greater than 500,000 sf Berth Size Loading Berths Area 660 sf 1 / 500K sf	
	Berth Size	Loading Berths		Area
	420 sf	1st		25K sf - 50K sf
	420 sf	2nd		50K sf - 100K sf
	420 sf	3rd		100K sf - 250K sf
	420 sf	4th		250K sf - 500K sf
	Greater than 500,000 sf			
	Berth Size	Loading Berths		Area
660 sf	1 /	500K sf		

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

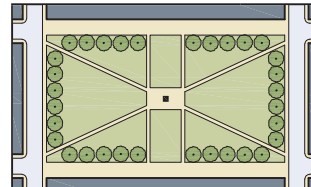
a. Park: A natural preserve available for unstructured and structured recreation programs. A Park may be independent of surrounding Building Frontages. Its landscape may be naturalistic and consist of paths and trails, meadows, woodland, sports fields and open shelters. Parks may be Conservation Areas,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



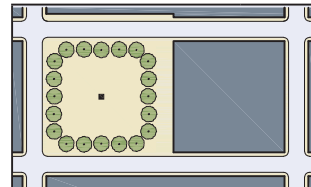
b. Green: An Open Space, available for unstructured recreation programs. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be one acre and the maximum shall be 4 acres.



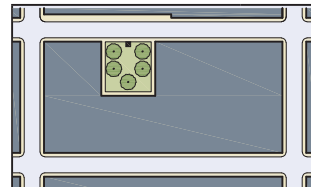
c. Square: An Open Space available for unstructured recreation programs and civic purposes. A Square is spatially defined by Building Frontages with streets on at least one Frontage. Its landscape shall consist of pavement, lawns and trees, formally disposed. Squares shall be located at the intersection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



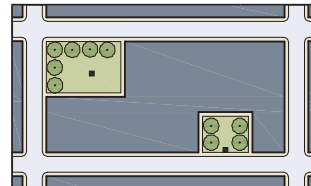
d. Plaza: An Open Space available for civic purposes and programmed activities. A Plaza shall be spatially defined by Building Frontages and may include street Frontages. Its landscape shall consist primarily of pavement and trees. Plazas shall be located at the intersection of important Thoroughfares.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



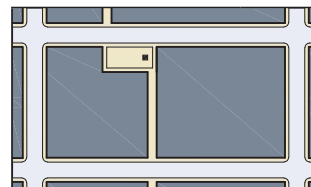
e. Courtyard / Garden: An Open Space spatially defined by Buildings and street walls, and visually accessible on one side to the street.



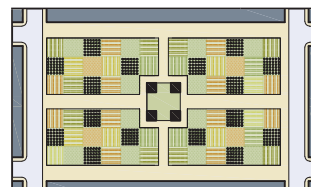
f. Playground: An Open Space designed and equipped for the recreation of children. A Playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within Parks and Greens. There shall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



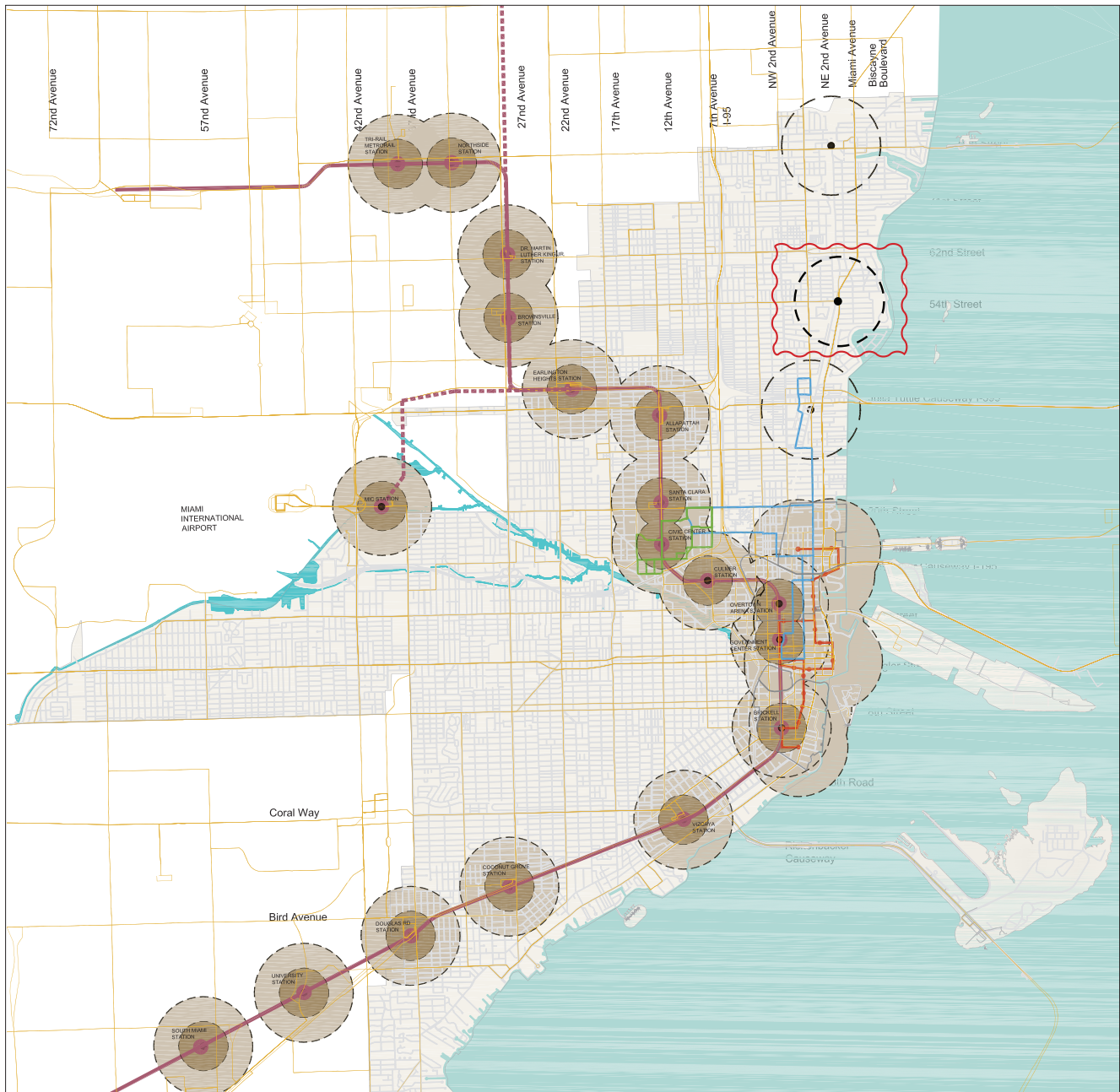
g. Pedestrian Passage: An Open Space connecting other public spaces, that is restricted to pedestrian use and limited vehicular access, of a minimum width of 20 feet. Building walls enfronting a Pedestrian Passage shall have frequent doors and windows. ~~In T-6-36, T-6-48, T-6-60 and T-6-80, a A Pedestrian Passage may be roofed.~~ Covered pedestrian passages shall have a minimum clear height of 20' in all T-6 zones. Covered Pedestrian passages in T5 Zones or in T6 Zones directly abutting a T5 Zone shall have a minimum of 15' clear height.



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



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Note: The Official Miami 21 TOD Diagram is maintained in the Office of the City Clerk.

- METRORAIL
- FUTURE METRORAIL
- METROMOVER
- BUS ROUTES
- STREETCAR
- HEALTH DISTRICT CIRCULATOR
- HEALTH DISTRICT STOPS
- FUTURE TRANSIT SHEDS
- 1/2 MILE TRANSIT SHED
- 1/4 MILE PEDESTRIAN SHED

ARTICLE 5 – SPECIFIC TO ZONES

5.5 URBAN CENTER TRANSECT ZONES (T5)

5.5.1 Building Disposition (T5)

- a. Newly platted Lots shall be dimensioned according to Illustration 5.5 of this Regulating Plan.
- b. Lot coverage by any Building shall not exceed that shown in Illustration 5.5 of this Regulating Plan.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Illustration 5.5 of this Regulating Plan.
- d. Buildings shall have their principal pedestrian entrances on a Frontage Line or from a ~~Courtyard at the Second Layer~~ Civic Space Type as depicted in Illustration 5.5 of this Regulating Plan.
- e. For the minimum Height, Facades shall be built parallel to the Principal Frontage Line as described in Illustration 5.5 of this Regulating Plan along a minimum of seventy percent (70%) of its length on the Setback Line as shown in Illustration 5.5 of this Regulating Plan. 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.
- 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 sixty (60) feet unless approved by ~~Waiver~~ SAP Permit.
- g. Setbacks for Buildings shall be as shown in Illustration 5.5 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.~~
- h. Cross-Block passages shall be provided as described in Sheet B-4 of the Design Guidelines. The location, configuration, width, clearance, and allowable use (pedestrian, vehicular, or both) of any cross-Block passage depicted in the diagram may be modified by SAP Permit with UDRB approval. For sites with three hundred and forty (340) feet Frontage length or more, a 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 cross-Block passage shall be provided. Covered Pedestrian passages in T5 Zones shall have a minimum of 15' clear height and shall not count toward the open space requirement.~~

- i. ~~Maximum Lot size as shown in Illustration 5.5 may be increased by Exception for Uses that serve the Neighborhood.~~

5.5.2 Building Configuration (T5)

- a. Development within Private Frontages shall comply with ~~Article 4, Tables 2 and 6 and~~ Illustration 5.5 of this Regulating Plan.
- 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. Above the first Story, cantilevered balconies, bay windows, roofs, or Facade components promoting energy efficiency, such as shading and Screening devices, that are non-accessible may encroach up to ~~three (3)~~ five (5) feet of the depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback.
- c. ~~Screen enclosures shall be located within the Second or Third Layer only and shall have a five (5) feet minimum side and rear Setback when Abutting T3 or T4.~~
- d. Loading and service entries shall be within the Third Layer and shall be accessed from Alleys when available, and otherwise from the Secondary Frontage. Where Lots have only Principal Frontages, vehicular entries, Loading spaces and service areas shall be permitted on Principal Frontages by ~~Waiver~~ SAP Permit.
- 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. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as required provided in Table 3.1 and Illustration 5.5 of this Regulating Plan. 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.

- g. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of five (5) feet. Other enclosures for housing stairs, elevators or mechanical equipment or for ornamental Building features may extend up to ten (10) feet above maximum Building height. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to fourteen (14) feet. Trellises may extend above the maximum Height up to eight (8) feet. ~~Extensions up to ten (10) feet above the maximum Height for stair, elevator or mechanical enclosures shall be limited to twenty (20%) of the roof area, unless approved by Waiver.~~
- h. 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 Street screen. 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.
- i. 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 Street screen may be replaced by a hedge. Street screens shall have openings no larger than necessary to allow automobile and pedestrian access. Street screens shall be located coplanar with the Building Façade Line. Street screens over three (3) feet high shall be fifty percent (50%) permeable or articulated to avoid blank walls.
- j. Within the Second and Third Layers, fences and walls shall not exceed a Height of eight (8) feet.

5.5.3 Building Function & Density (T5)

- a. Buildings in T5 shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.5. of this Regulating Plan. Certain Functions as shown in Article 4, Table 3 shall require approval by SAP Permit ~~Warrant or Exception~~. Consult Article 6 for any supplemental regulations.
- b. In T5 Zones, Medical Facilities shall occupy no more than 25% of the habitable ground floor area of any each individual Building.

5.5.4 Parking Standards (T5)

- 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. All parking, including drop-off drives and porte-cocheres, open parking areas, covered parking, garages, Loading Spaces and service areas shall be located within the Third ~~Second~~ Layer and shall be masked from the Frontage by a Liner Building or Street screen as illustrated in Article 4, Table 8. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising the first-floor elevation of the First and Second Layers above that of the sidewalk. Ramps to underground parking shall be within the Second or Third Layers. ~~Above ground parking may extend into the Second Layer a maximum of fifty percent (50%) of the length or Height of the Secondary Frontage.~~ 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. 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 sixty (60) feet, unless approved by ~~Waiver~~ SAP Permit.
- f. 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.
- g. Buildings mixing uses shall provide parking for each Use. Shared Parking shall be calculated according to Article 4, Table 5 of this Regulating Plan.

5.5.5 Architectural Standards (T5)

- a. Only permanent structures shall be allowed. Temporary structures such as mobile homes, construction trailers, travel trailers, recreational vehicles and other temporary structures shall not be allowed except as ~~per City Code and this code~~ provided in the phasing plans included in Sheet A-12 of the Design Guidelines, during construction, and in the City Code.
- b. The Facades on Retail Commercial or Office 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 this Code.
- 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.

5.5.6 Landscape Standards (T5)

- a. The First Layer as shown in Article 4, Table 8 shall be paved and landscaped to match the Public Frontage as shown in Miami 21, Article 8.
- b. Open Space shall be a minimum ~~ten~~ twelve percent (~~10~~12%) of the total Lot area within the SAP Area. Ten percent (10%) of the Open Space provided in Second or Third Layer shall be landscaped.

5.5.7 Ambient Standards (T5)

- 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. 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.; 40,000 s.f. max.
- With rear vehicular access	1,200 s.f. min.; 40,000 s.f. max.
b. Lot Width	50 ft. min.
- With rear vehicular access	16 ft. min.
c. Lot Coverage	80% max.*
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	70% min.
f. Open Space	10% Lot Area min.
g. Density	150 du/ac max.

BUILDING SETBACK

a. Principal Front	10 ft. min.***
b. Secondary Front	10 ft. min.***
c. Side	0 ft. min.
d. Rear	0 ft. min.
e. Abutting Side or Rear T4	0 ft. min
Abutting Side or Rear T3	N/A

BUILDING CONFIGURATION

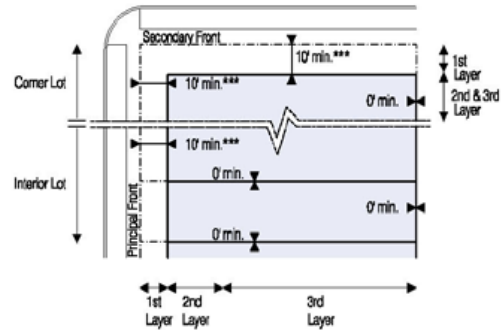
FRONTAGE

a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T5 L and T5 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

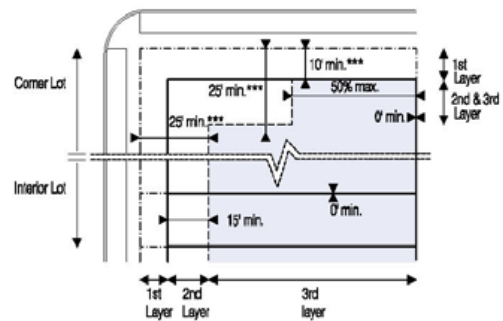
BUILDING HEIGHT

a. Min. Height	2 Stories
b. Max. Height	5 Stories
c. Max. Benefit Height	3 Stories (T5 O only) Abutting all Transect Zones except T3

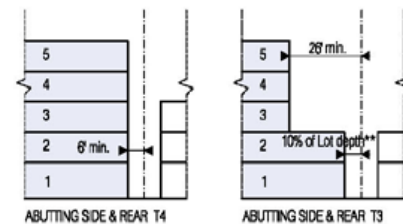
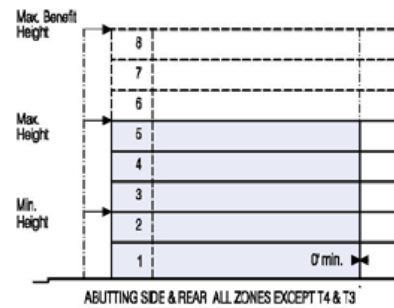
BUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



**10% of Lot depth for Lots more than 120' deep
6' min for Lots less than 120' deep

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~~ Civic Space Type as depicted in Illustration 5.6 of this Regulating Plan.
- e. For the minimum Height, Facades shall be built parallel to the Principal Frontage Line as described in Illustration 5.6 of this Regulating Plan along a minimum of seventy percent (70%) of its length on the Setback Line as shown in Illustration 5.6. 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 sixty (60) feet unless approved by ~~Waiver~~ SAP Permit.
- 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.~~
- h. Above the eighth floor, minimum building spacing is 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. ~~Cross-Block passages shall be provided as described in Sheet B-4 of the Design Guidelines. The location, configuration, width, clearance, and allowable use (pedestrian, vehicular, or both) of any cross-Block passage depicted in the diagram may be modified by SAP Permit. For sites with three hundred and forty (340) feet Frontage length or more, a 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 cross-Block passage shall be provided. Such a cross-Block Passage may be covered above the first floor by a maximum of twenty-five percent (25%) of its length with Structures connecting Buildings, such as a terrace, pedestrian bridge or vehicular bridge. 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. Covered Pedestrian passages shall have a minimum clear height of 20' in all T6 Zones. Covered Pedestrian passages in T5 Zones or in T6 Zones directly abutting a T5 Zone shall have a minimum of 15' clear height. Covered Pedestrian Passages shall not be considered Open Space.~~
- j. ~~Maximum Lot size as shown in Illustration 5.6 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, Tables 2 and 6 and~~ Illustration 5.6 of this Regulating Plan.
- b. Above the eighth floor, the Building Floorplate dimensions shall be limited as follows:
 1. ~~45,000~~ 22,000 square feet maximum for ninth and tenth story for Residential or Lodging Uses in T6-8 and T6-12 ~~and T6-24~~, provided that the ninth and tenth Stories of buildings on Blocks A and B may exceed 15,000 square feet for Residential or Lodging Uses only after review by the UDRB and the issuance of an SAP Permit.
 2. ~~48,000~~ 15,000 square feet maximum for eleventh story and above Residential Uses or Lodging uses in T6-8 and T6-12 ~~in T6-36, T6-48, T6-60 and T6-80~~, provided that the eleventh Story and above of building on Blocks A and B may exceed 18,000 square feet for Residential or Lodging Uses only after review by the UDRB and the issuance of an SAP Permit.

3. 30,000 square feet maximum for Commercial Uses, Office Uses and for parking
 4. ~~480~~ 350 feet maximum length for Residential or Lodging Uses in ninth and tenth story, provided that the length of the ninth and tenth Stories of buildings on Blocks A and B may exceed 180 feet for Residential or Lodging Uses only after review by the UDRB and the issuance of an SAP Permit.
 5. 215 feet maximum length for Residential Uses in eleventh story to eighteenth floor; 180 feet maximum from nineteenth story and above, provided that the length of the eleventh to eighteen Stories of buildings on Blocks A and B may exceed 180 feet for Residential or Lodging Uses only after review by the UDRB and the issuance of an SAP Permit.
 6. 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, roofs, or Facade components promoting energy efficiency, such as shading and Screening devices, that are non-accessible may encroach up to ~~three (3)~~ five (5) feet of the depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback. ~~Above the eighth Story when additional setbacks are required as detailed in Illustration 5.6, Facade components promoting energy efficiency such as shading and Screening devices, that are non-accessible or balconies may encroach a maximum of three (3)~~ five (5) feet into setback area.
 - d. 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.
 - e. Loading and service entries shall be within the Third Layer and shall be accessed from Alleys when available, and otherwise from the Secondary Frontage. 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~~ SAP Permit.
 - f. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as required provided in Table 3.1 and Illustration 5.6 of this Regulating Plan. 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.

- g. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of 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, unless approved by ~~Waiver~~ SAP Permit. There shall be no limitation for ornamental element, stair, elevator or mechanical equipment extensions above maximum Height for T6-12, ~~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.
- h. 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 Street screen. 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.
- i. Street screens 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 Street screen may be replaced by a hedge. Street screens shall have openings no larger than necessary to allow automobile and pedestrian access. Street screens shall be located coplanar with the Building Façade Line. Street screens over three (3) feet high shall be fifty percent (50%) permeable or articulated to avoid blank walls.
- j. Within the Second and Third Layers, fences and walls shall not exceed a Height of eight (8) feet.
- k. The ground floor along all 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, Tables 3 and 4 and Illustration 5.6. of this Regulating Plan. Certain Functions as shown in Article 4, Table 3 shall require approval by SAP Permit ~~Warrant or Exception~~. Consult Article 6 for any supplemental regulations.
- b. The calculation of the FLR shall not apply to that portion of ~~the a~~ Building with a floor slab that is entirely below base flood elevation or the crown of the adjacent road, whichever is higher.
- c. In T6-8a and T6-12 Zones, Medical Facilities shall occupy no more than 25% of the habitable ground floor area of any each individual Building. In T6-8b, Medical Facilities shall occupy no more than 60% of the habitable ground floor area of any each individual Building.

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, Loading Spaces and service areas shall be located within the Third ~~Second~~ Layer and shall be masked from the Frontage by a Liner Building or Street screen as illustrated in Article 4, Table 8. Parking may extend into the Second Layer above the first (1) Story, by SAP Permit 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 Third Layer and shall be masked from the Frontage by a Liner Building ~~habitable space, decorative screening, or landscaped element approved by the Planning Director~~ or Streetscreen for a minimum of fifty percent (50%) of the length of the frontage 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, by Waiver, 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 sixty (60) feet, unless approved by ~~Waiver~~ SAP Permit.
- 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. Only permanent structures shall be allowed. Temporary structures such as mobile homes, construction trailers, travel trailers, recreational vehicles and other temporary structures shall not be allowed except as ~~per City Code and this code~~ provided in the phasing plans included in Sheet A-11 of the Design Guidelines, during construction, and in the City Code.
- b. The Facades on Retail Commercial or Office 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 this Code.
- 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 shall be paved and landscaped to match the Public Frontage as shown in Miami 21, Article 8.
- b. Open Space shall be a minimum ~~ten~~ twelve percent (~~10~~12%) of the total Lot area within the SAP 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. 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. no maximum
b. Lot Width	50 ft min. no maximum
c. Lot Coverage*	
- 1-8 Stories	80% max.
- Above 8 th Story	22,000 sq ft for 9 th and 10 th floors, 15,000 sq ft maximum floor plates for Residential and Lodging, and the 11 th floor and above
d. Floor Lot Ratio (FLR)*	5.6.0 / 25% additional Public Benefit
e. Frontage at front Setback row**	70% min.
f. Open Space*	40% Lot Area min. 42% 10% of Special Area Plan- SAP
9. Density*	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.; 30 ft. min. above 8 th Story
d. Rear	0 ft. min.; 30 ft. min. above 8 th Story
e. Abutting Side or Rear T5	0 ft. min. 1 st through 5 th Story 40 ft. min. 6 th through 8 th Story 30 ft. min. above 8 th Story
Abutting Side or Rear T4	6 ft. min. 1 st through 5 th Story 26 ft. min. above 5 th Story
Abutting Side or Rear T3	40% of Lot depth** min. 1 st through 2 nd Story 26 ft. min. 3 rd through 5 th Story 46 ft. min. above 5 th Story

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 (T6-8 L and T6-8 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	8 Stories
c. Max. Benefit Height	4 Stories Abutting all Transects Zones — except T3

Or as modified in Diagram 9

*Calculation on basis of total aggregate area of SAP

** Park or open-air civic uses are allowed fronting NE 2nd Avenue; minimum frontage requirements subject to preservation of existing tree resources

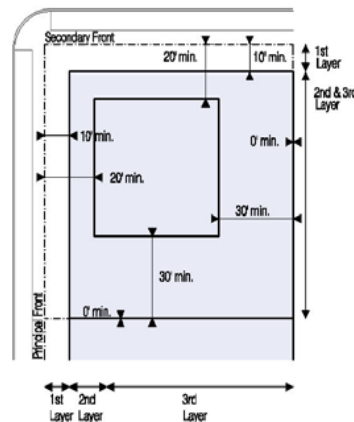
*** Need one for T6-8 North Calculation on basis of entire special area plan.

-Height limited to 8 storied, for north 50 feet, many exceed-

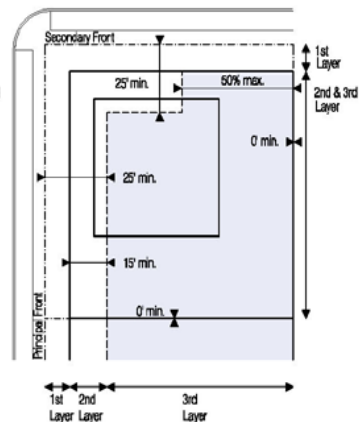
5 storied only for maximum — % of frontage in this area-

-If any arcade is developed, the building may encroach 100% of the setback and extend on to public right-of-way within 2 feet of curb-

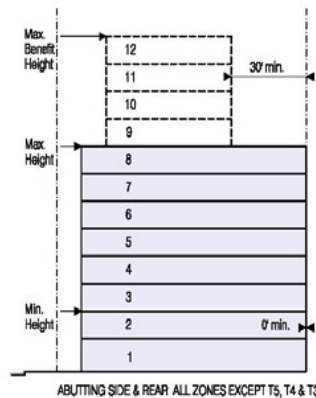
BUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



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

BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area	5,000 s.f. min. no maximum
b. Lot Width	50 ft min. no maximum
c. Lot Coverage*	
- 1-8 Stories	80% max.
- Above 8 th Story **	22,000 sq ft for 9 th and 10 th floors, 15,000 sq ft maximum floor plates for Residential and Lodging, and the 11 th floor and above
d. Floor Lot Ratio (FLR)*	56.0 / 25% additional Public Benefit
e. Frontage at front Setback row**	70% min.
f. Open Space*	40% Lot Area min. 42% 10% of Special Area Plan- SAP
g. Density*	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.; 30 ft. min. above 8 th Story
d. Rear	0 ft. min.; 30 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
Abutting Side or Rear T4	6 ft. min.-1 st through 5 th Story 26 ft. min. above 5 th Story
Abutting Side or Rear T3	10% of Lot depth** min.-1 st through 2 nd Story 26 ft. min.-3 rd through 5 th Story 46 ft. min. above 5 th Story

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 (T6-8 L and T6-8 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

BUILDING HEIGHT

a. Min. Height	2 Stories
b. Max. Height	8 Stories
c. Max. Benefit Height	8 Stories Abutting all Transects Zones— except T3

Or as modified in Diagram 9

* Calculation on basis of total aggregate area of SAP

** See section 5.6.2(b) for UDRB and SAP permit requirement for Blocks A and B

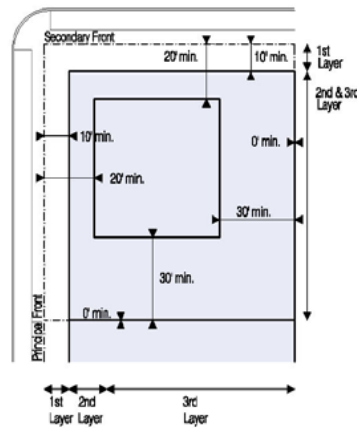
*** Need one for T6-8 North—Calculation on basis of entire special area plan

Height limited to 8-storied, for north 50 feet, many exceed

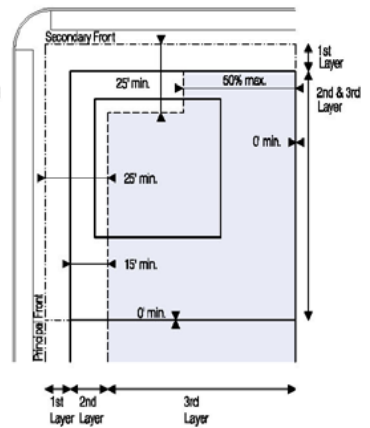
5-storied only for maximum — % of frontage in this area

If any arcade is developed, the building may encroach 100% of the setback and extend on to public right-of-way within 2 feet of curb

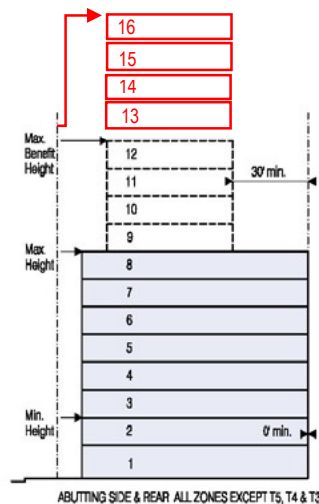
BUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



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

BUILDING DISPOSITION

BUILDING PLACEMENT

PARKING PLACEMENT

LOT OCCUPATION

a. Lot Area	5,000 s.f. min.; 70,000 s.f. max.-
b. Lot Width	50 ft min. N/A
c. Lot Coverage*	
- 1-8 Stories	80% max.
- Above 8 th Story	22,000 sq ft for 9th and 10th floors 15,000 sq ft maximum floor plates for Residential and Lodging and the 11th floor and above
d. Floor Lot Ratio (FLR)*	8-/30% 6.0/25% additional Public Benefit
e. Frontage at front Setback	70% min- 70% except where existing landscape does not allow
f. Open Space*	10% of Special Area Plan - SAP
9. Density*	150 du/ac max. *

BUILDING SETBACK

a. Principal Front	10 ft. min.; 20 ft. min. above 8 th Story that up to 25% of building frontage may be built at Base Building line
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 th Story
c. Side	0 ft. min.; 30 ft. min. above 8 th Story
d. Rear	0 ft. min.; 30 ft. min. above 8 th Story
e. Abutting Side or Rear T5	0 ft. min. - 1 st through 5 th Story 40 ft. min. - 6 th through 8 th Story 30 ft. min. above 8 th Story
Abutting Side or Rear T4	6 ft. min. - 1 st through 5 th Story 26 ft. min. - 6 th through 8 th Story 30 ft. min. above 8 th Story
Abutting Side or Rear T3	10% of Lot depth** min. - 1 st through 2 nd Story 26 ft. min. - 3 rd through 5 th Story

BUILDING CONFIGURATION

FRONTAGE

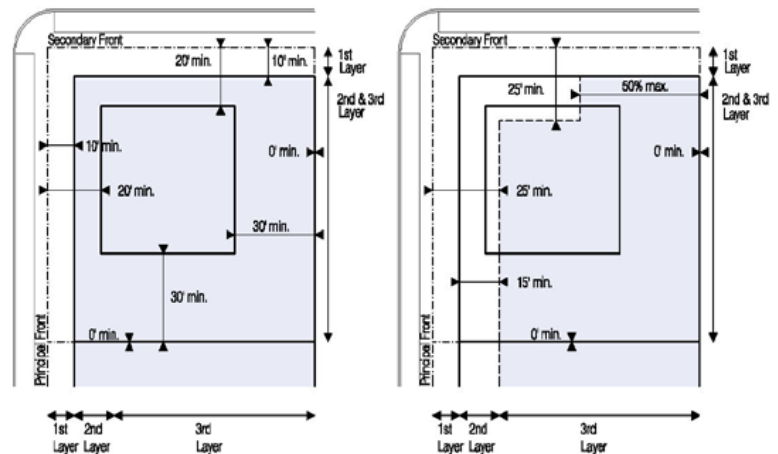
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-12 L and T6-12 O only)
9. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

BUILDING HEIGHT

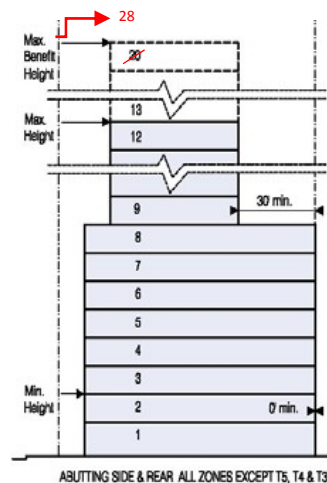
a. Min. Height	2 Stories
b. Max. Height	12 Stories
c. Max. Benefit Height	8-16 Stories Abutting all Transects-Zones except T3

* Or as modified in Diagram 9

*Calculation on basis of total aggregate area of SAP



BUILDING HEIGHT



ARTICLE 6 – SUPPLEMENTAL REGULATIONS**6.3.6. Eastside Ridge Green Market**

Outdoor green markets are permitted within the SAP Area after mandatory referral to the district NET Administrator and subject to all of the following conditions, regulations, and limitations. In addition to these requirements, an operational plan and vendor guidelines shall be required at the time of application:

- a. Only handmade crafts, live plants and flowers, fresh fruits and vegetables, honey and pollen products, cheeses, jams and jellies, baked goods, prepared foods and drinks derived from fresh fruits and vegetables, soaps, and candles may be sold on any outdoor green market within this district.
- b. Outdoor green markets must be located within the Eastside Ridge Plaza, along cross-block passages, or an improved site which shall consist of developed open space or plaza of no less than twenty-thousand (20,000) square feet. Outdoor markets may not be located within parking lots or structures.
- c. Outdoor green markets may not be located closer than one thousand five hundred (1,500) feet from another outdoor green market.
- d. Outdoor green market vending activities must take place on private property; vending within the right-of-way and obstruction of the right of way is not permissible under this section of the zoning code.
- e. Outdoor green markets may operate once a week only based on a pre-determined weekday. The green market permit shall include the day of the week and location for said permit.
- f. The applicant shall submit, at the time of application, the selected week date and location for the outdoor green market.
- g. The hours of operation shall be from 7:00 a.m. to 8:00 p.m.
- h. Outdoor green markets shall have a minimum of 12 vendors.
- i. Each vendor shall conduct business within a 10' x 10' white and/or green movable canopy which shall be removed at the end of each market day. Any table placed within the canopy area shall be covered with a green table skirt.

- j. All vending activity must be conducted within a vendor's canopy area which shall be kept in clean and good condition at all times. Broken, faded or dirty canopies shall not be allowed.
- k. All garbage and trash shall be removed from the market site and disposed as required by law at the end of each market day.
- l. The market area shall be cleaned and left in a sanitary condition at the end of each market day.
- m. All signs shall be submitted for approval as part of the application.
- n. Noisemaking or flashing devices shall not be allowed.

ARTICLE 7 – PROCEDURES AND NONCONFORMITIES

7.1.2.12 Eastside Ridge SAP Permit

a. By-Right Development

Development meeting the specific requirements of this SAP shall be allowed by right or as permitted under Articles 3 and 7 of Miami 21 and as consistent with the spirit and intent of this Regulating Plan and the Design Guidelines.

b. SAP Permit

For avoidance of doubt, any other permits or approvals required or authorized in Miami 21 shall be included within and approved by SAP Permit. Such permits or approvals include but are not limited to all Exceptions, Waivers, and Warrants specified in Miami 21 to the extent not inconsistent with this Regulating Plan.

c. Review Process

1. The Zoning Administrator shall review each submitted application for a SAP Permit for completeness within seven (7) days of receipt. Upon verification by the Zoning Administrator, the application shall be referred to the Planning Director. The Planning Director shall review each application for an SAP Permit for consistency with the Regulating Plan, Design Guidelines, the approved Development Agreement, Miami 21 and the Miami Comprehensive Neighborhood Plan.
2. The Planning Director approves, approves with conditions or denies the SAP Permit application. Approvals shall be granted when the application is consistent with the SAP, inclusive of this Regulating Plan, the Design Guidelines, the approved Development Agreement, the Miami 21 Code, and the Miami Comprehensive Neighborhood Plan, as applicable. Conditional approvals shall be issued when the application requires conditions in order to be found consistent with the SAP, inclusive of its Regulating Plan, Design Guidelines, the approved Development Agreement, the Miami 21 Code, and the Miami Comprehensive Neighborhood Plan, as applicable. Denials of applications shall be issued if, after conditions and safeguards have been considered, the application still is inconsistent with the SAP, inclusive of its Regulating Plan, Design Guidelines, the approved Development Agreement, the Miami 21 Code, or the Miami Comprehensive Neighborhood Plan, as applicable. The decision of the Director shall include an explanation of the

Code and/or SAP requirements not adequately satisfied, with sufficient detail to allow for an appeal of the denial.

3. Urban Development Review Board (“UDRB”). If the SAP Permit application involves a project in excess of two hundred thousand (200,000) square feet of Floor Area, the SAP Permit shall be referred to the UDRB.
4. Coordinated Review Committee (“CRC”). Any new Building within the SAP Area will be reviewed by the CRC in accordance with Section 3.9.1(g) and Section 7.1.1.3 of Miami 21.
5. SAP Permits shall be valid for a period of two (2) years during which a building permit or Certificate of Use must be obtained. This excludes a demolition or landscape permit. A one (1) time extension for a period not to exceed one (1) additional year, may be obtained
6. if approved by the Planning Director upon written request by the applicant and subject to the equivalent fee to those established in the Miami 21 Code and Chapter 62 of the City Code.

d. **Review Criteria**

As appropriate to the nature of the SAP Permit involved and the particular circumstances of the case, the following criteria shall apply to a SAP Permit application. The application shall be reviewed for consistency with this Regulating Plan, the Design Guidelines, the approved Development Agreement, Miami 21, and the Miami Comprehensive Neighborhood Plan. The review shall consider the intent of the SAP, 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 of Miami 21, as applicable.

e. **Appeal of SAP Permit to the Planning, Zoning, and Appeals Board**

An appeal of the Planning Director’s final action with respect to an SAP Permit application shall be heard *de novo* by the Planning, Zoning, and Appeals Board (PZAB). To appeal, an adversely affected party shall submit a notice of appeal which shall be the basis of the appeal with specificity. The notice of appeal and payment of the required application fee as specified in the Chapter 62 of the City Code shall be filed with the Hearing Boards Office within fifteen (15) calendar days of the posting of Planning Director’s final action on the City’s website. The PZAB shall vote to uphold, overturn, or remand with instructions the Planning Director’s final action.

The ruling of the PZAB may be further appealed to the City Commission *de novo* within fifteen

(15) calendar days of the PZAB ruling. The filing of the appeal to the City Commission shall state the specific reasons for such appeal, together with payment of any required fee.

f. **Modifications to a previously approved SAP Permit**

An applicant may modify a SAP Permit approved under this Appendix, as a minor modification through the SAP Permit process. Minor Modifications include, but are not limited to:

i. Changes that conform with the Regulating Plan; or

ii. Changes in the project phasing.

In the event that the Planning Director determined that the modification is “not minor,” a new SAP Permit shall be required.

7.3 FLEXIBLE ALLOCATION OF SAP AREA DEVELOPMENT CAPACITY

- a. Properties located within the SAP Area may be subject to Declaration of Restrictive Covenant(s) in Lieu of Unity of Title in a form approved by the City and the City Attorney (“Covenant(s) in Lieu”), which document permits and facilitates the flexible allocation of Density and Intensity for Lots, sites and parcels located throughout the SAP Area as long as the overall Height and Building mass distribution for the entirety of the SAP Area is not out of scale or character with the underlying Transect Zone. As described above, the Covenant in Lieu is consistent with: (i) the land development regulations for the SAP Area contained in Miami 21; and (ii) the goals, policies, and objectives of the Miami Comprehensive Neighborhood Plan. This provision supersedes the generally applicable provisions of Section 3.3.1 of Miami 21.