



ZONING BRIEF

**112 NW 13th Ave,
Miami, FL 33125, USA**

Prepared On

5-2-2023

Report ID

2996-5-2-2023

1. Zoning Regulations

Zone Code	T5-L
Zone Name	Urban Center Zone
Zone Type	Mixed
Zone Sub Type	Mixed Use
Zone Guide	The Urban Center Zone consists of higher Density Mixed-Use Building types that accommodate retail and office Uses, rowhouses and apartments. A network of small blocks has Thoroughfares with wide Sidewalks, steady street tree planting and Buildings set close to the Frontages with frequent doors and windows.
Link	https://www.zoneomics.com/code/miami-FL/chapter_10

2. Permitted Uses

As Of Right

Single Family Residence, Community Residence, Two Family Residence, Multi Family Housing, Dormitory, Home Office, Live-Work, Bed And Breakfast, Inn, Hotel, Office, Food Service Establishment, General Commercial, Place Of Assembly, Recreational Establishment, Recreational Facility, Religious Facility, Learning Center, Pre-School, Research Facility

Allowed By Warrant Uses

Entertainment Establishment, Marine Related Commercial Estab, Open Air Retail, Community Facility, Community Support Facility, Infrastructure And Utilities, Marina, Public Parking, Transit Facilities, Childcare, College / University, Elementary School, Middle / High School, Special Training / Vocational

Allowed By Exception Uses

Alcohol Beverage Service Estab

Prohibited

Ancillary Unit, Auto-Related Commercial Estab., Entertainment Estab-Adult, Amusement Ride, Regional Activity Complex, Major Facility, Rescue Mission, Auto-Related Industrial Estbl, Manufacturing And Processing, Marine Related Industrial Estbl, Products And Services, Storage/ Distribution Facility

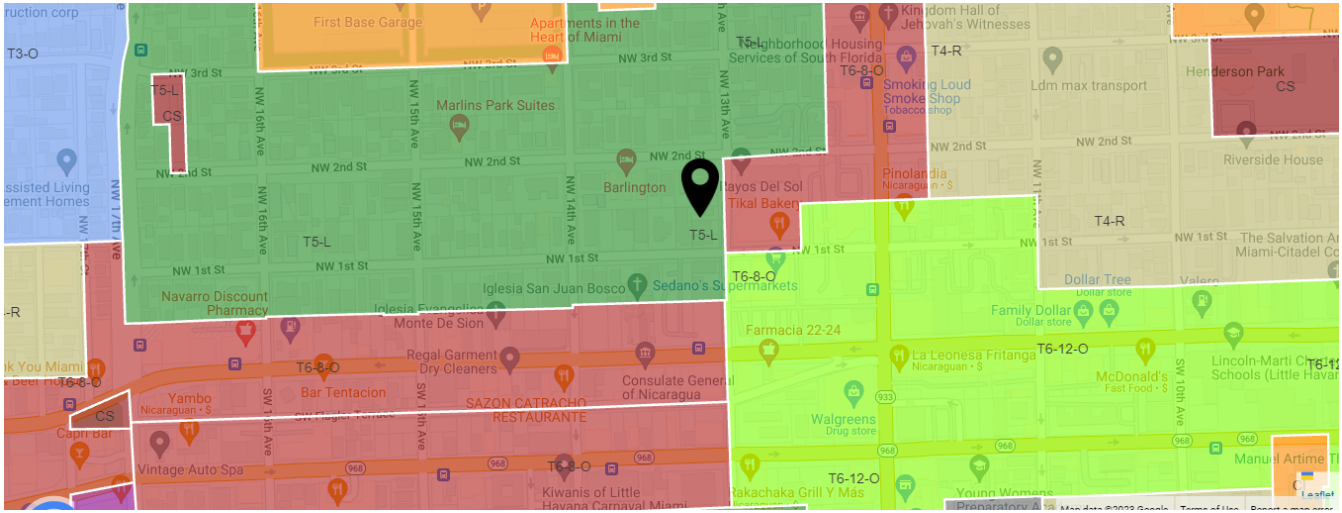
3. Controls

Single Family Permitted Yes	Two Family Permitted Yes
Multi Family Permitted Yes	Commercial Uses Permitted Yes
Min Lot Area Sq Ft 5000	Min Lot Width Ft 50
Max Building Height Ft STF	Max Far NA
Max Coverage Percentage 80	Max Impervious Coverage Percentage NA
Min Front Yard Ft 10	Min Side Yard Ft 0
Min Side Yard At Least One Ft NA	Min Side Yard Both Ft NA
Min Rear Yard Ft 0	Min Landscaped Space Percentage 10
Open Space Percentage NA	Private Open Space Percentage NA
Density 65 du/acre max.	Lot Area 1,200 s.f. - 40,000 s.f.

Lot Width 50 ft. min; 16 ft. min With rear vehicular access;	Lot Coverage 80% max.
Max Lot Area 40000 sf.	Min Lot Area 5000 sf.; 1200 sf. With rear vehicular access;
Thoroughfares Bv permitted	Thoroughfares Rs prohibited
Thoroughfares Sr prohibited	Thoroughfares Path prohibited
Floor Lot Ratio Flr NA	Building Setback Rear 0 ft. min.
Building Setback Side 0 ft. min.	Thoroughfares Passage permitted
Thoroughfares Sharrow permitted	Max Density Du Per Acre 65
Private Frontages Stoop permitted	Thoroughfares Cs And Av permitted
Thoroughfares Hw And Rr prohibited	Thoroughfares Rear Lane prohibited
Thoroughfares Ss And Av permitted	Outbuilding Setback Rear N/A
Outbuilding Setback Side N/A	Private Frontages Arcade permitted by Special Area Plan
Thoroughfares Rear Alley permitted	Frontage At Front Setback 70% min.
Private Frontages Gallery permitted by Special Area Plan	Thoroughfares Bicycle Lane permitted

Thoroughfares Bicycle Path permitted	Private Frontages Forecourt permitted
Private Frontages Shopfront permitted	Thoroughfares Bicycle Route permitted
Green Open Space Requirements 10% Lot Area min.	Private Frontages Common Lawn prohibited
Abutting Districts Side Or Rear Abutting Side or Rear T4 6 ft. min.; Abutting Side or Rear T3 10% of Lot depth min. 1st through 2nd Story 26 ft. min. above 2nd Story;	Private Frontages Terrace Or Lc prohibited
Building Setback Principal Front 10 ft. min.	Building Setback Secondary Front 10 ft. min.
Benefit Height Abutting Transects 1 max. Abutting D1	Private Frontages Porch And Fence prohibited
Building Height Stories Outbuilding N/A	Outbuilding Setback Principal Front N/A
Outbuilding Setback Secondary Front N/A	Thoroughfares Priority Bicycle Route permitted
Max Building Height Stories Principal Building 5	Min Building Height Stories Principal Building 2

ZONING MAP



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