

# CITY OF DORAL ILLUSTRATIVE ZONING GUIDE

APRIL 2019

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# 01

## INTRODUCTION





## PURPOSE

**Welcome to the City of Doral Illustrative Zoning Guide.** This Illustrative Zoning Guide references the official City of Doral Code of Ordinances of 2018. Zoning is a technical subject, but it affects everyone. To make the City of Doral's land use and zoning processes more understandable and accessible, the City Planning and Zoning Department has developed this Illustrative Zoning Guide. The intent is to help property owners, the development community, and the general public to participate in the development process. These illustrations are intended to facilitate an understanding of the zoning standards, landscape requirements, and special setbacks for new development, infill, and redevelopment, but do not replace or supplement ordinance requirements. If an illustration is in conflict with ordinance language, the ordinance language will prevail under Chapter 53, Article II, Division 5 and Chapter 68 (zoning districts); Chapter 71, Article II, Division 5 (bufferyards); Chapter 71, Article II, Division 6 (parking lot landscaping); and Chapter 74, Article III, Division 2 (residential special setbacks). **Note that this guide is intended only for illustrative purposes.** Do not hesitate to consult Planning and Zoning staff at 305-593-6630 or [PlanningandZoning@cityofdoral.com](mailto:PlanningandZoning@cityofdoral.com), if you do not understand one of the graphics or ordinance provisions.



*Commercial*



*Single-Family Residential*



*Multi-Family Residential*



*Office*

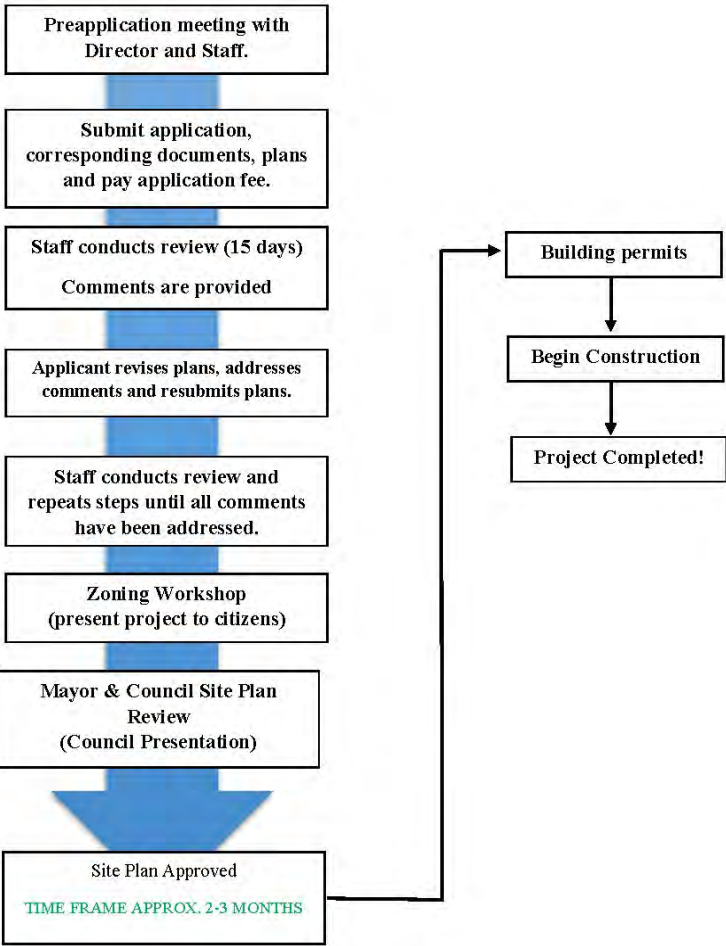


*Industrial*

# DEVELOPMENT REVIEW PROCESS

The following is a general outline of the City of Doral’s development review process. For more detailed information on our Development Review Process please refer to the City’s Land Development Code, Chapter 53, Article III.

## ADMINISTRATIVE SITE PLAN REVIEW PROCESS



Don't forget to check with department staff on parking requirements, floodplain management regulations, traffic study and special development



## ZONING DISTRICTS

The City of Doral is divided into the following zoning districts and core sub-districts of the Doral Design District Plan (*Maps 1 and 2*).

Residential Districts	
SF-1 Single-Family Residential-1 District	MF-1 Multifamily Residential-1 District
SF-2 Single-Family Residential-2 District*	MF-2 Multifamily Residential-2 District
SF-3 Single-Family Residential-3 District*	MF-3 Multifamily Residential-3 District
SF-4 Single-Family Residential-4 District	MF-4 Multifamily Residential-4 District
SF-5 Single-Family Residential-5 District	
Office Districts	Commercial Districts
O-1 Office-1 District*	NC Neighborhood Commercial District
O-2 Office-2 District	CC Corridor Commercial District
O-3 Office-3 District	
Mixed Use Districts	Industrial Districts
Traditional Neighborhood Development	IC Industrial Commercial District
Downtown Mixed Use District	I Industrial District
Community Mixed Use District	I-R Industrial Restrictive District
Planned Unit Development	
Institutional, Public Parks and Public Facilities Districts	District Core
Institutional, Public Parks and Public Facilities District	Core Sub-District
	Village Sub-District
General Use District	Flex Sub-District
	Edge Sub-District

**Note:** \*Zoning Districts have not been initiated on the City of Doral Zoning Map.

The following specifies the intent and purpose, permitted uses, and development standards for each zoning district, particularly the residential, office, commercial and industrial districts, and the District Core.

Mixed use districts provide greater freedom of design, and they are more site specific based on the location and the combination of uses as required by the underlying future land use category. Such uses are permitted only if they are allowed by the city's comprehensive plan and further provided that the combination of uses shall be subject to strict site plan approval review for compatibility of uses.

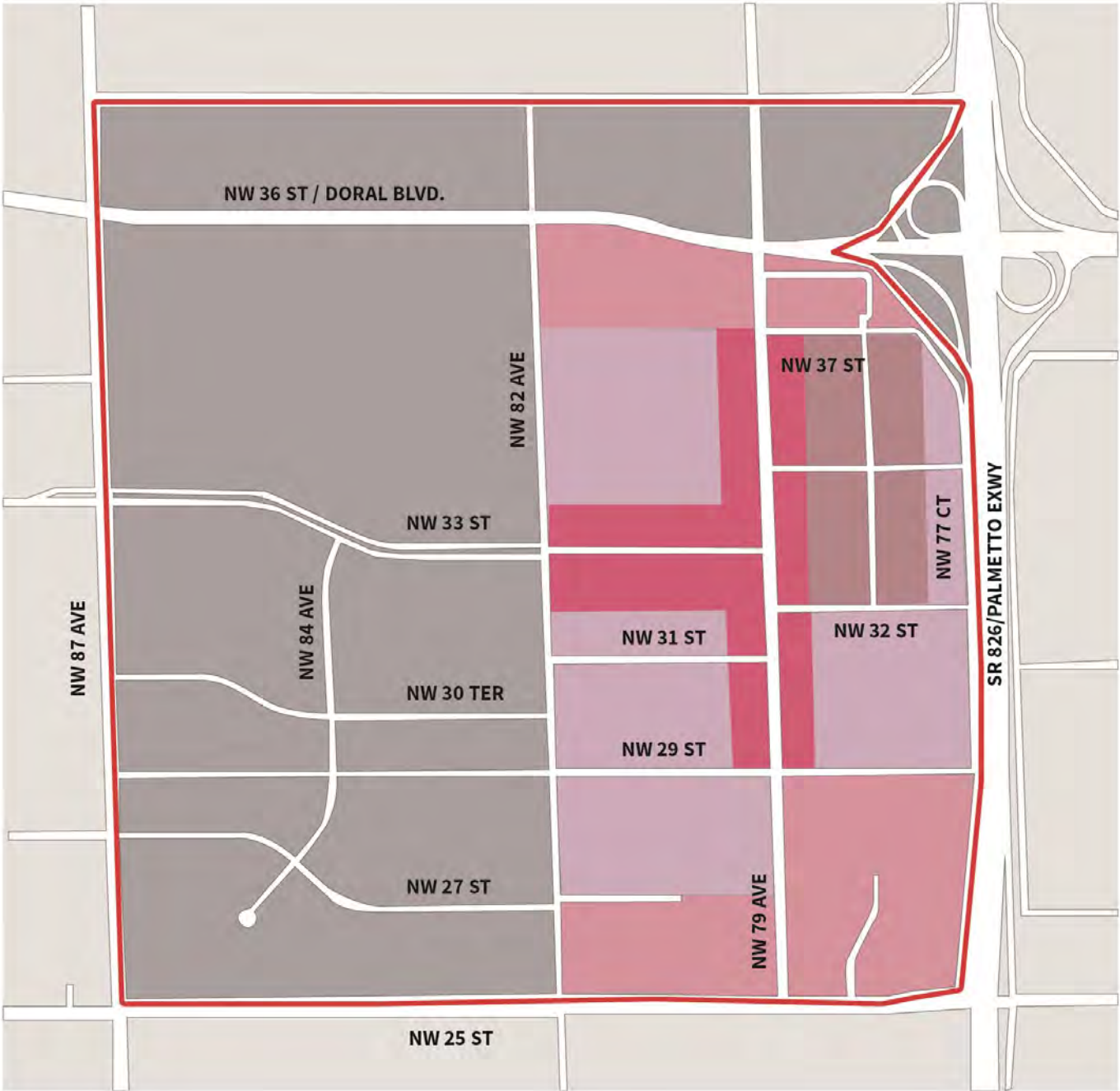
Institutional, public parks and public facilities district provides flexibility and creativity for convenient and harmonious developments for individual institutional and public uses.

General use district is governed by the trend of development and compatibility of adjacent land uses, which the director of the planning and zoning department shall determine the standard zoning regulations.









Map 2: District Core



Source: City of Doral

## SUB-DISTRICTS

- |  |   |
|--|---|
|  CORE SUB-DISTRICT    |  FLEX SUB-DISTRICT |
|  VILLAGE SUB-DISTRICT |  EDGE SUB-DISTRICT |

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02

# RESIDENTIAL DISTRICTS



## SF-1 SINGLE-FAMILY RESIDENTIAL-1 DISTRICT

CHAPTER 68, ARTICLE II, DIVISION 2

### Permitted Uses

The following uses are permitted in the single-family residential-1 district (SF-1), while all other uses are conditional or prohibited:

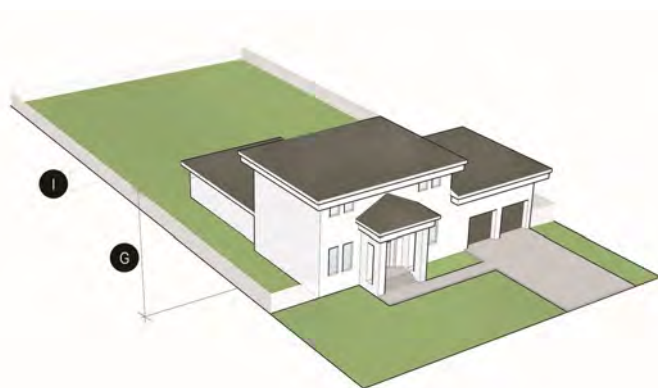
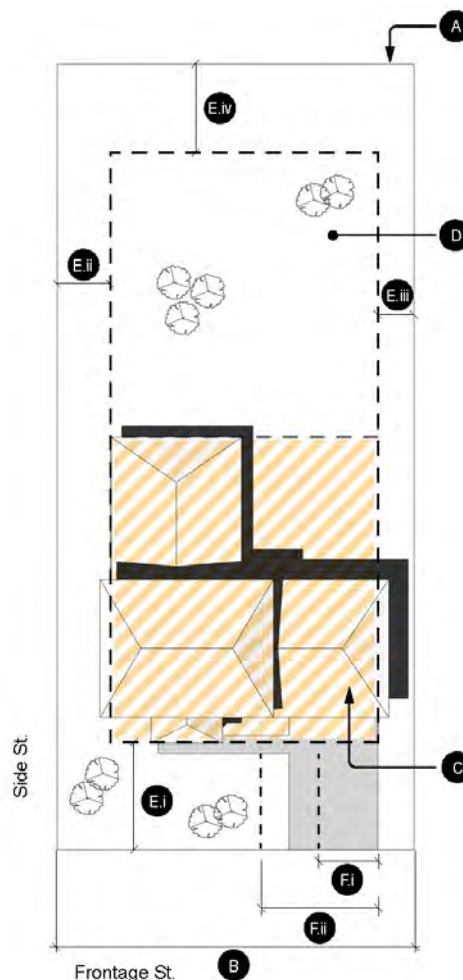
Generally	With Special Development Requirements
Private garage	Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association
Municipal recreation buildings, playgrounds, parks or reservations owned and operated by a municipality, county, state or the federal government	Family day care and after-school care for children pursuant to Section 74-155.
Public schools	Group home in a dwelling unit pursuant to Section 74-156.
	Houses of worship pursuant to Section 74-160.
	Golf courses pursuant to Section 74-165.
	Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to Chapter 74, Article II, Division 3.
	Ancillary uses to residential uses pursuant to section 74-146
	Small-scale public facilities and utilities less than one acre in size
	All other related and/or similar uses.

**SF-1 SINGLE-FAMILY RESIDENTIAL-1 DISTRICT***CHAPTER 68, ARTICLE II, DIVISION 2***Development Standards<sup>1</sup>**

- A. Min. Lot Area:** 20,000 sq. ft.
- B. Min. Lot Width:** 100 ft.
- C. Max. Building Coverage:** 30%
- D. Min. Open Space:** 60%
- E. Min. Building Setbacks:<sup>2</sup>**
  - i. Front: 30 ft.
  - ii. Side Street: 15 ft.
  - iii. Interior Side: 10 ft.
  - iv. Rear: 25 ft.
- F. Driveway Width:<sup>3</sup>**
  - i. Min.: 10 ft.
  - ii. Max.: 20 ft.
- G. Max. Height:** 35 ft.
- H. Trees Required:** 9/lot
- I. Max. Fence/Wall Height:** 6 ft.
- J. Min. Off-Street Parking:<sup>4</sup>**
  - i. 1,2 & 3 Bedrooms: 2 spaces/unit
  - ii. 4+ bedrooms: 3 spaces/unit

**Notes:**

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
3. Applies to standard drive. Driveways in excess of maximum width may be approved under circumstances detailed in Chapter 77, Article III, Division I.
4. If on-street parking is not permitted/restricted on unit's street frontage, one visitor parking shall be required. Visitor parking shall be located 100 feet from unit's street frontage. Resident parking spaces may be tandem.



## SF-2 SINGLE-FAMILY RESIDENTIAL-2 DISTRICT

CHAPTER 68, ARTICLE II, DIVISION 3

### Permitted Uses

The following uses are permitted in the single-family residential-2 district (SF-2), while all other uses are conditional or prohibited:

Generally
Private garage
Municipal recreation buildings, playgrounds, parks or reservations owned and operated by a municipality, county, state or the federal government
Public schools

With Special Development Requirements
Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association
Family day care and after-school care for children pursuant to Section 74-155.
Group home in a dwelling unit pursuant to Section 74-156.
Houses of worship pursuant to Section 74-160.
Golf courses pursuant to Section 74-165.
Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to Chapter 74, Article II, Division 3.
Ancillary uses to residential uses pursuant to section 74-146
Small-scale public facilities and utilities less than one acre in size
All other related and/or similar uses.



# SF-2 SINGLE-FAMILY RESIDENTIAL-2 DISTRICT

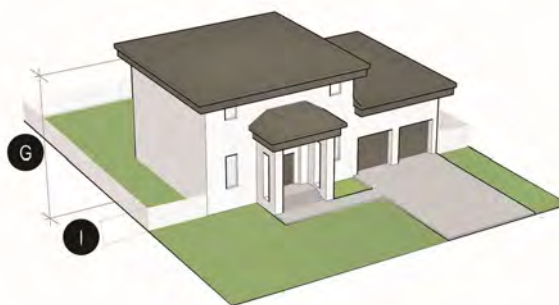
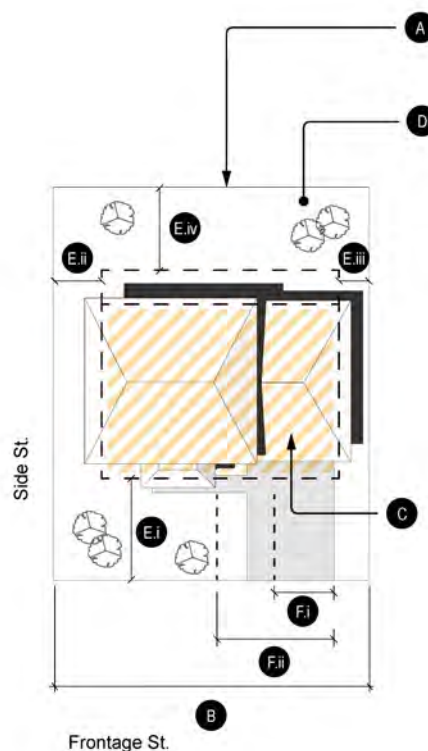
CHAPTER 68, ARTICLE II, DIVISION 3

## Development Standards<sup>1</sup>

- A. **Min. Lot Area:** 10,000 sq. ft.
- B. **Min. Lot Width:** 90 ft.
- C. **Max. Building Coverage:** 35%
- D. **Min. Open Space:** 45%
- E. **Min. Building Setbacks:**<sup>2</sup>
  - i. Front: 30 ft.
  - ii. Side Street: 15 ft.
  - iii. Interior Side: 10 ft.
  - iv. Rear: 25 ft.
- F. **Driveway Width:**<sup>3</sup>
  - i. Min.: 10 ft.
  - ii. Max.: 20 ft.
- G. **Max. Height:** 35 ft.
- H. **Trees Required:** 6/lot
- I. **Max. Fence/Wall Height:** 6 ft.
- J. **Min. Off-Street Parking:**<sup>4</sup>
  - i. 1,2 & 3 Bedrooms: 2 spaces/unit
  - ii. 4+ bedrooms: 3 spaces/unit

### Notes:

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
3. Applies to standard drive. Driveways in excess of maximum width may be approved by administrative official under circumstances detailed in Chapter 77, Article III, Division I.
4. If on-street parking is not permitted/restricted on unit's street frontage, one visitor parking shall be required. Visitor parking shall be located 100 feet from unit's street frontage. Resident parking spaces may be tandem.



## SF-3 SINGLE-FAMILY RESIDENTIAL-3 DISTRICT

CHAPTER 68, ARTICLE II, DIVISION 4

### Permitted Uses

The following uses are permitted in the single-family residential-3 district (SF-3), while all other uses are conditional or prohibited:

Generally
Private garage
Municipal recreation buildings, playgrounds, parks or reservations owned and operated by a municipality, county, state or the federal government
Public schools

With Special Development Requirements
Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association
Family day care and after-school care for children pursuant to Section 74-155.
Group home in a dwelling unit pursuant to Section 74-156.
Houses of worship pursuant to Section 74-160.
Golf courses pursuant to Section 74-165.
Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to Chapter 74, Article II, Division 3.
Ancillary uses to residential uses pursuant to section 74-146
Small-scale public facilities and utilities less than one acre in size
All other related and/or similar uses.

# SF-3 SINGLE-FAMILY RESIDENTIAL-3 DISTRICT

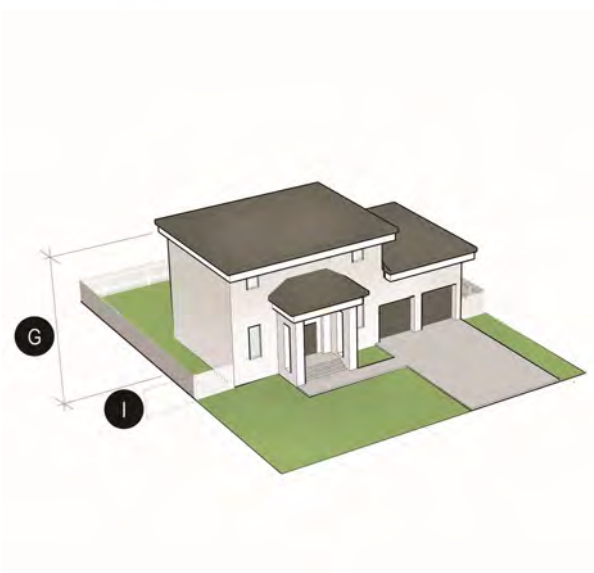
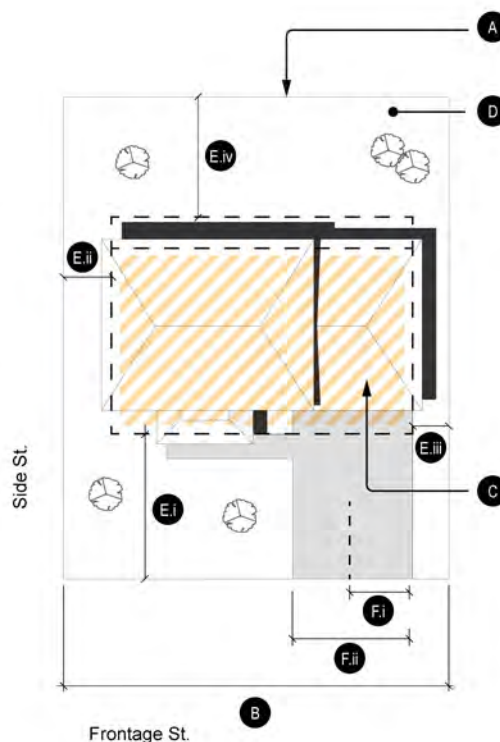
CHAPTER 68, ARTICLE II, DIVISION 4

## Development Standards<sup>1</sup>

- A. **Min. Lot Area:** 8,000 sq. ft.
- B. **Min. Lot Width:** 80 ft.
- C. **Max. Building Coverage:** 35%
- D. **Min. Open Space:** 40%
- E. **Min. Building Setbacks:**<sup>2</sup>
  - i. Front: 30 ft.
  - ii. Side Street: 10 ft.
  - iii. Interior Side: 7.5 ft.
  - iv. Rear: 25 ft.
- F. **Driveway Width:**<sup>3</sup>
  - i. Min.: 10 ft.
  - ii. Max.: 20 ft.
- G. **Max. Height:** 35 ft.
- H. **Trees Required:** 5/lot
- I. **Max. Fence/Wall Height:** 6 ft.
- J. **Min. Off-Street Parking:**<sup>4</sup>
  - i. 1,2 & 3 Bedrooms: 2 spaces/unit
  - ii. 4+ bedrooms: 3 spaces/unit

### Notes:

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
3. Applies to standard drive. Driveways in excess of maximum width may be approved by administrative official under circumstances detailed in Chapter 77, Article III, Division I.
4. If on-street parking is not permitted/restricted on unit's street frontage, one visitor parking shall be required. Visitor parking shall be located 100 feet from unit's street frontage. Resident parking spaces may be tandem.



## SF-4 SINGLE-FAMILY RESIDENTIAL-4 DISTRICT

CHAPTER 68, ARTICLE II, DIVISION 5

### Permitted Uses

The following uses are permitted in the single-family residential-4 district (SF-4), while all other uses are conditional or prohibited:

Generally
Private garage
Municipal recreation buildings, playgrounds, parks or reservations owned and operated by a municipality, county, state or the federal government
Public schools

With Special Development Requirements
Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association
Family day care and after-school care for children pursuant to Section 74-155.
Group home in a dwelling unit pursuant to Section 74-156.
Houses of worship pursuant to Section 74-160.
Golf courses pursuant to Section 74-165.
Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to Chapter 74, Article II, Division 3.
Ancillary uses to residential uses pursuant to section 74-146
Small-scale public facilities and utilities less than one acre in size
All other related and/or similar uses.

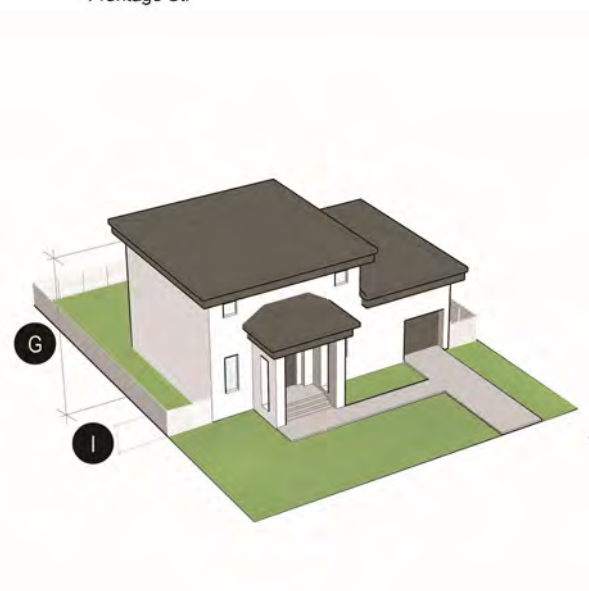
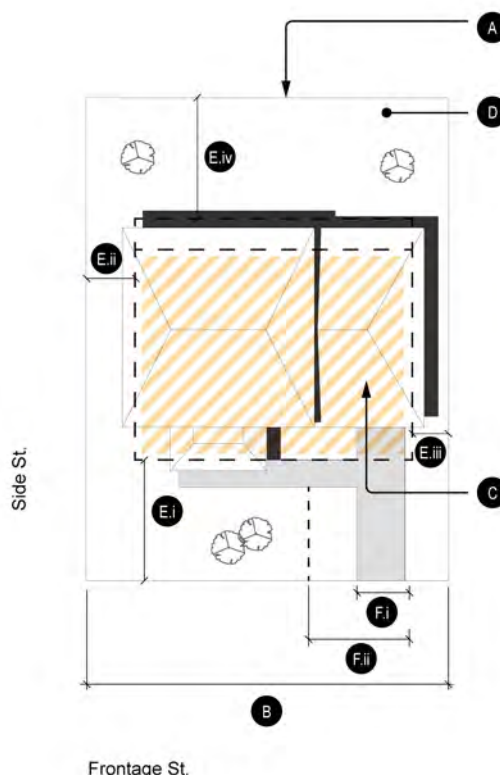


**SF-4 SINGLE-FAMILY RESIDENTIAL-4 DISTRICT***CHAPTER 68, ARTICLE II, DIVISION 5***Development Standards<sup>1</sup>**

- A. Min. Lot Area:** 7,500 sq. ft.
- B. Min. Lot Width:** 75 ft.
- C. Max. Building Coverage:** 35%
- D. Min. Open Space:** 40%
- E. Min. Building Setbacks:<sup>2</sup>**
  - i. Front: 25 ft.
  - ii. Side Street: 10 ft.
  - iii. Interior Side: 7.5 ft.
  - iv. Rear: 25 ft.
- F. Driveway Width:<sup>3</sup>**
  - i. Min.: 10 ft.
  - ii. Max.: 20 ft.
- G. Max. Height:** 35 ft.
- H. Trees Required:** 4/lot
- I. Max. Fence/Wall Height:** 6 ft.
- J. Min. Off-Street Parking:<sup>4</sup>**
  - i. 1,2 & 3 Bedrooms: 2 spaces/unit
  - ii. 4+ bedrooms: 3 spaces/unit

**Notes:**

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
3. Applies to standard drive. Driveways in excess of maximum width may be approved by administrative official under circumstances detailed in Chapter 77, Article III, Division I.
4. If on-street parking is not permitted/restricted on unit's street frontage, one visitor parking shall be required. Visitor parking shall be located 100 feet from unit's street frontage. Resident parking spaces may be tandem.



**SF-5****SINGLE-FAMILY RESIDENTIAL-5 DISTRICT***CHAPTER 68, ARTICLE II, DIVISION 6***Permitted Uses**

The following uses are permitted in the single-family residential-5 district (SF-5), while all other uses are conditional or prohibited:

Generally
Private garage
Municipal recreation buildings, playgrounds, parks or reservations owned and operated by a municipality, county, state or the federal government
Public schools

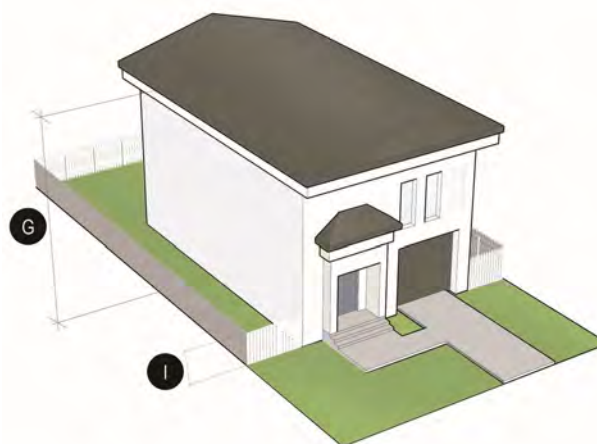
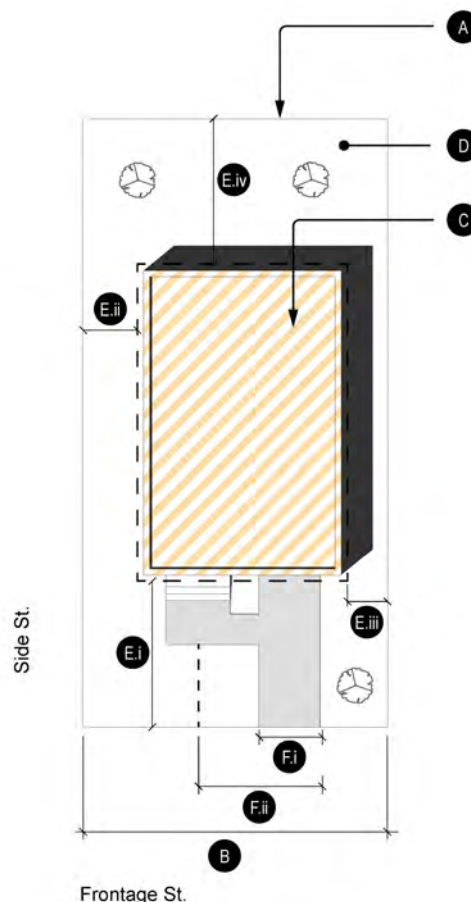
With Special Development Requirements
Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association
Family day care and after-school care for children pursuant to Section 74-155.
Group home in a dwelling unit pursuant to Section 74-156.
Houses of worship pursuant to Section 74-160.
Golf courses pursuant to Section 74-165.
Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to Chapter 74, Article II, Division 3.
Ancillary uses to residential uses pursuant to section 74-146
Small-scale public facilities and utilities less than one acre in size
All other related and/or similar uses.

**SF-5 SINGLE-FAMILY RESIDENTIAL-5 DISTRICT***CHAPTER 68, ARTICLE II, DIVISION 6***Development Standards<sup>1</sup>**

- A. Min. Lot Area:** 5,000 sq. ft.
- B. Min. Lot Width:** 50 ft.
- C. Max. Building Coverage:** 45%
- D. Min. Open Space:** 30%
- E. Min. Building Setbacks:<sup>2</sup>**
  - i. Front: 25 ft.
  - ii. Side Street: 10 ft.
  - iii. Interior Side: 7.5 ft.
  - iv. Rear: 25 ft.
- F. Driveway Width:<sup>3</sup>**
  - i. Min.: 10 ft.
  - ii. Max.: 20 ft.
- G. Max. Height:** 35 ft.
- H. Trees Required:** 3/lot
- I. Max. Fence/Wall Height:** 6 ft.
- J. Min. Off-Street Parking:<sup>4</sup>**
  - i. 1,2 & 3 Bedrooms: 2 spaces/unit
  - ii. 4+ bedrooms: 3 spaces/unit

**Notes:**

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
3. Applies to standard drive. Driveways in excess of maximum width may be approved by administrative official under circumstances detailed in Chapter 77, Article III, Division I.
4. If on-street parking is not permitted/restricted on unit's street frontage, one visitor parking shall be required. Visitor parking shall be located 100 feet from unit's street frontage. Resident parking spaces may be tandem.



**MF-1      MULTI FAMILY RESIDENTIAL-1 DISTRICT***CHAPTER 68, ARTICLE II, DIVISION 7***Permitted Uses**

The following uses are permitted in the multifamily residential-1 district (MF-1), while all other uses are conditional or prohibited:

Generally	With Special Development Requirements
Public schools	Townhouses, subject to the restrictions under Sec. 68-168(1)
	Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association
	Family day care and after-school care for children pursuant to Section 74-155.
	Group home in a dwelling unit pursuant to Section 74-156.
	Houses of worship pursuant to Section 74-160.
	Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to Chapter 74, Article II, Division 3.
	Ancillary uses to residential uses pursuant to section 74-146
	Small-scale public facilities and utilities less than one acre in size
	All other related and/or similar uses.

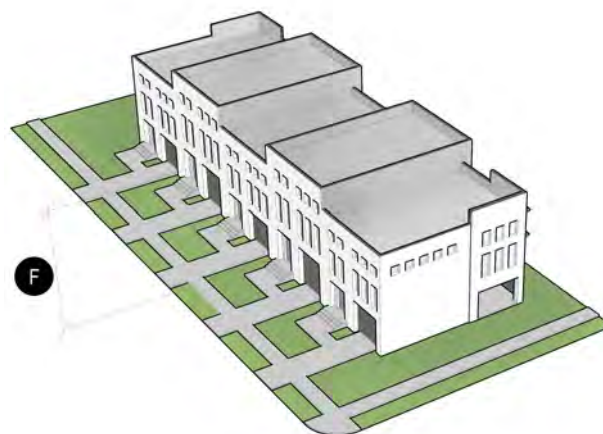
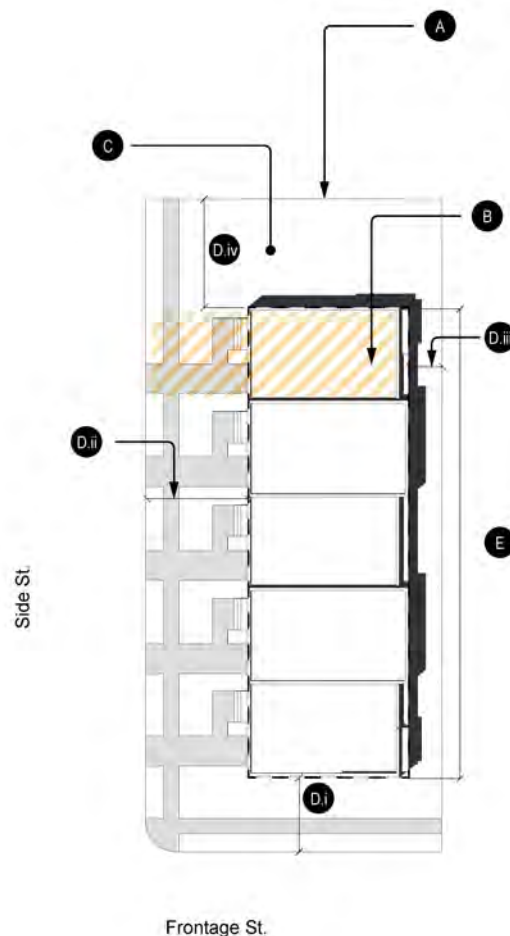


**MF-1 MULTI FAMILY RESIDENTIAL-1 DISTRICT***CHAPTER 68, ARTICLE II, DIVISION 7***Development Standards<sup>1</sup>**

- A. Min. Lot Area:** 1 acre<sup>2</sup>
- B. Max. Building Coverage:** 70%<sup>3</sup>
- C. Min. Open Space:** 30%<sup>4</sup>
- D. Min. Building Setbacks:**<sup>5</sup>
  - i. Front: 25 ft.
  - ii. Side Street: 15 ft.
  - iii. Interior Side: 20ft./25ft.
  - iv. Rear: 25 ft.
- E. Max. Building Grouping Length:** 240 ft.
- F. Max. Height:** 40 ft.
- G. Trees Required:** 28/acre of net lot area
- H. Max. Fence/Wall Height:** 6 ft.
- I. Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

**Notes:**

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. Minimum lot area per townhouse is 1,400 sq. ft., and average minimum lot for the group is 1,500 sq. ft. Note there is no minimum lot width specified for this district.
3. Note that this percentage can include other impervious surface coverage (e.g., parking).
4. 50% of open space shall be unencumbered with any structures or parking and shall be landscaped. 50% of open space may only be used for recreational uses, pedestrian walks, lakes, etc. as described in section 68-168(1)a.
5. Where setback is in conflict with the state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.



**MF-2      MULTI FAMILY RESIDENTIAL-2 DISTRICT***CHAPTER 68, ARTICLE II, DIVISION 8***Permitted Uses**

The following uses are permitted in the multifamily residential-2 district (MF-2), while all other uses are conditional or prohibited:

Generally
Multiple-family condominium/ apartment house use with only one principal building on a lot, parcel or tract, designed for more than four family units
Public schools

With Special Development Requirements
Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association
Family day care and after-school care for children pursuant to Section 74-155.
Group home in a dwelling unit pursuant to Section 74-156.
Houses of worship pursuant to Section 74-160.
Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to Chapter 74, Article II, Division 3.
Ancillary uses to residential uses pursuant to section 74-146
Small-scale public facilities and utilities less than one acre in size
All other related and/or similar uses.

## MF-2 MULTI FAMILY RESIDENTIAL-2 DISTRICT

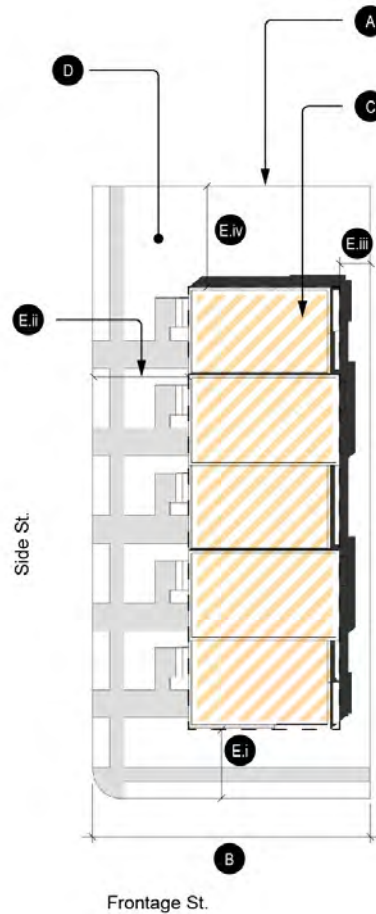
CHAPTER 68, ARTICLE II, DIVISION 8

### Development Standards<sup>1</sup>

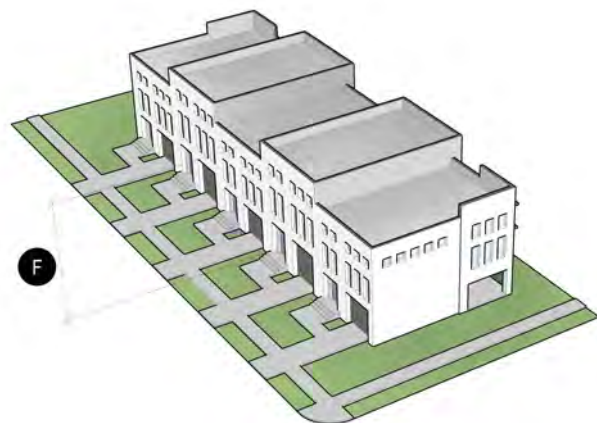
- A. **Min. Lot Area:** 16,884 sq. ft.
- B. **Min. Lot Width:** 100 ft.
- C. **Max. Building Coverage:** 30%
- D. **Min. Open Space:** 25%
- E. **Min. Building Setbacks:**<sup>2</sup>
  - i. Front: 25 ft.
  - ii. Side Street: 25 ft.
  - iii. Interior Side: 20ft.
  - iv. Rear: 25 ft.
- F. **Max. Height:** 2-story/35 ft.
- G. **Trees Required:** 28/acre of net lot area
- H. **Max. Fence/Wall Height:** 6 ft.
- I. **Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

#### Notes:

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.



NW 56<sup>th</sup> Street



**MF-3 MULTI FAMILY RESIDENTIAL-3 DISTRICT***CHAPTER 68, ARTICLE II, DIVISION 9***Permitted Uses**

The following uses are permitted in the multifamily residential-3 district (MF-3), while all other uses are conditional or prohibited:

Generally
Multiple-family condominium/ apartment house use with only one principal building on a lot, parcel or tract, designed for more than four family units
Public schools

With Special Development Requirements
Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association
Family day care and after-school care for children pursuant to Section 74-155.
Group home in a dwelling unit pursuant to Section 74-156.
Houses of worship pursuant to Section 74-160.
Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to Chapter 74, Article II, Division 3.
Ancillary uses to residential uses pursuant to section 74-146
Small-scale public facilities and utilities less than one acre in size
All other related and/or similar uses.

# MF-3 MULTI FAMILY RESIDENTIAL-3 DISTRICT

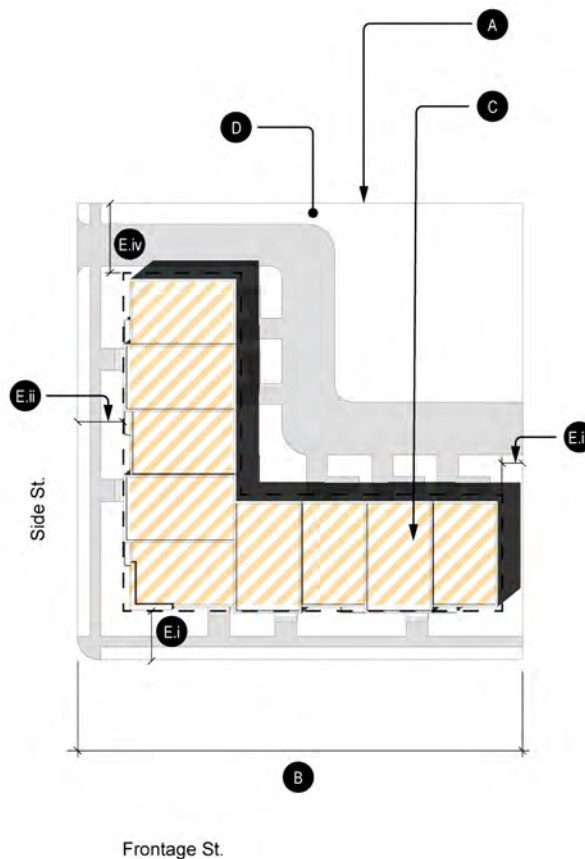
CHAPTER 68, ARTICLE II, DIVISION 9

## Development Standards<sup>1</sup>

- A. **Min. Lot Area:** 10,000 sq. ft.
- B. **Min. Lot Width:** 100 ft.
- C. **Max. Building Coverage:** 30%
- D. **Min. Open Space:**<sup>2</sup> 25%/35%
- E. **Min. Building Setbacks:**<sup>3</sup>
  - i. Front: 25 ft.
  - ii. Side Street: 25 ft.
  - iii. Interior Side:<sup>4</sup> 15 ft./20ft.
  - iv. Rear: 25 ft.
- F. **Max. Height:** 6-story/75 ft.
- G. **Trees Required:** 28/acre of net lot area
- H. **Max. Fence/Wall Height:** 6 ft.
- I. **Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

### Notes:

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. 25% for lots with structures not exceeding four stories and 35% for lots with structures exceeding four stories.
3. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
4. 15 ft. for structures not more than two stories or 24 ft. height; and 20 ft. for structures more than two stories or 24 ft. in height.





**MF-4 MULTI FAMILY RESIDENTIAL-4 DISTRICT***CHAPTER 68, ARTICLE II, DIVISION 10***Permitted Uses**

The following uses are permitted in the multifamily residential-4 district (MF-4), while all other uses are conditional or prohibited:

Generally
Multiple-family condominium/ apartment house use with only one principal building on a lot, parcel or tract, designed for more than four family units
Public schools

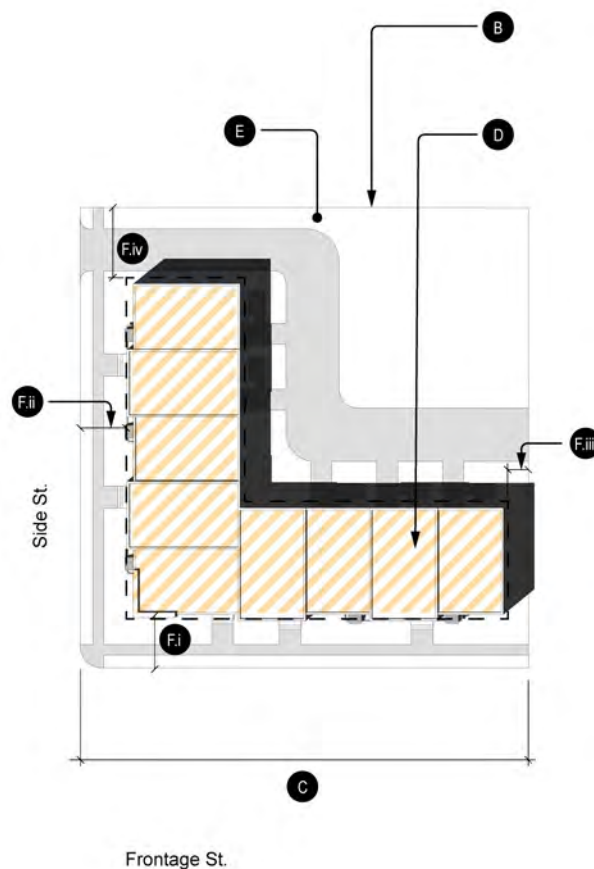
With Special Development Requirements
Hotels with a maximum of 75 units per acre and a minimum of 11 units per building
Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association
Family day care and after-school care for children pursuant to Section 74-155.
Group home in a dwelling unit pursuant to Section 74-156.
Houses of worship pursuant to Section 74-160.
Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses pursuant to Chapter 74, Article II, Division 3.
Ancillary uses to residential uses pursuant to section 74-146
Small-scale public facilities and utilities less than one acre in size
All other related and/or similar uses.

**MF-4 MULTI FAMILY RESIDENTIAL-4 DISTRICT***CHAPTER 68, ARTICLE II, DIVISION 10***Development Standards<sup>1</sup>**

- A. Floor Area Ratio (FAR):**<sup>2</sup> 0.5 & 0.2
- B. Min. Lot Area:** 1 acre
- C. Min. Lot Width:** 100 ft.
- D. Max. Building Coverage:** 30%
- E. Min. Open Space:**<sup>3</sup> 25%/30%/35%
- F. Min. Building Setbacks:**<sup>4</sup>
  - i. Front: 25 ft.
  - ii. Side Street: 25 ft.
  - iii. Interior Side:<sup>5</sup> 15 ft./20ft.
  - iv. Rear: 25 ft.
- G. Max. Height:** 9-story/100 ft.
- H. Trees Required:** 28/acre of net lot area
- I. Max. Fence/Wall Height:** 6 ft.
- J. Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

**Notes:**

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. First number indicates FAR for first floor while second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for maximum number of floors and/or maximum height calculations
3. 25% for lots with structures not exceeding 4 stories in height. 30% for lots with structures ranging from 4 to 6 stories in height. 35% for lots with structures exceeding 6 stories in height.
4. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
5. 15 ft. for structures not more than two stories or 24 ft. height; and 20 ft. for structures more than two stories or 24 ft. in height.



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# 03

## OFFICE DISTRICTS



**0-1 OFFICE —1 DISTRICT***CHAPTER 68, ARTICLE III, DIVISION 2***Permitted Uses**

The following uses are permitted in the office-1 district (O-1), while all other uses are conditional or prohibited:

Generally
Professional and medical offices pursuant to Chapter 53
Art galleries, theaters and museums
Hotels and motels with a maximum density of 75 units per acre
Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in Section 74-157, with a maximum density of 95 units per acre
Retail services with no more than five percent of the total floor area. If the property's future land use designation is office and residential, then ten percent of the floor area may be used for retail services pursuant to Chapter 53
Public schools

With Special Development Requirements
The permitted uses with special development requirements for the office-1 district is indicated in Chapter 53, Article II, Division 5, the detailed list of various types of uses and development standards.
The special development regulations are as indicated in Chapter 74, special development regulations for the following uses: <ol style="list-style-type: none"> <li>Hotels pursuant to Section 74-157</li> <li>Restaurants pursuant to Chapter 74, Article IV</li> <li>Wine cafes pursuant to Chapter 74, Article IV</li> <li>Bars pursuant to Chapter 74, Article IV</li> </ol>



# 0-1 OFFICE-1 DISTRICT

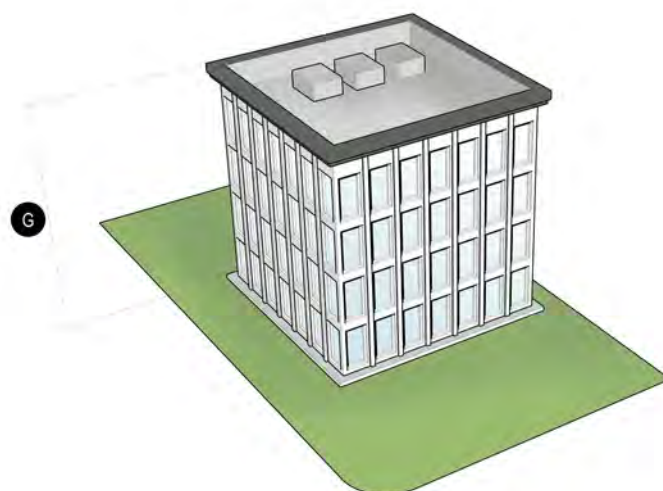
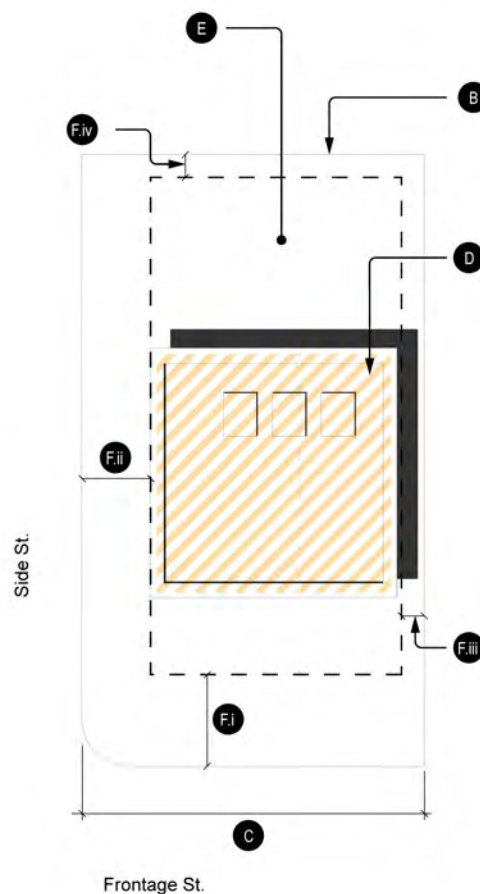
CHAPTER 68, ARTICLE III, DIVISION 2

## Development Standards<sup>1</sup>

- A. **Floor Area Ratio (FAR):**<sup>2</sup> 0.5 & 0.2
- B. **Min. Lot Area:** 10,000 sq. ft.
- C. **Min. Lot Width:** 75 ft.
- D. **Max. Building Coverage:** 50%
- E. **Min. Open Space:** 20%
- F. **Min. Building Setbacks:**<sup>3</sup>
  - i. Front: 20 ft.
  - ii. Side Street: 15 ft.
  - iii. Interior Side:<sup>4</sup> 5 ft./15ft.
  - iv. Rear:<sup>4</sup> 5 ft./15 ft.
- G. **Max. Height:** 4-story
- H. **Trees Required:** 28/acre of net lot area
- I. **Max. Fence Height:** 8 ft.
- J. **Max. Wall Height:**
  - i. Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. **Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

### Notes:

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. First number indicates FAR for first floor while second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.
3. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
4. 5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district.



**O-2****OFFICE –2 DISTRICT***CHAPTER 68, ARTICLE III, DIVISION 2***Permitted Uses**

The following uses are permitted in the office-2 district (O-2), while all other uses are conditional or prohibited:

Generally
Professional and medical offices pursuant to Chapter 53
Art galleries, theaters and museums
Hotels and motels with a maximum density of 75 units per acre
Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in Section 74-157, with a maximum density of 95 units per acre
Retail services with no more than five percent of the total floor area. If the property's future land use designation is office and residential, then ten percent of the floor area may be used for retail services pursuant to Chapter 53
Public schools

**With Special Development Requirements**

The permitted uses with special development requirements for the office-2 district is indicated in Chapter 53, Article II, Division 5, the detailed list of various types of uses and development standards.

The special development regulations are as indicated in Chapter 74, special development regulations for the following uses:

1. Hotels pursuant to Section 74-157
2. Restaurants pursuant to Chapter 74, Article IV
3. Wine cafes pursuant to Chapter 74, Article IV
4. Bars pursuant to Chapter 74, Article IV

# 0-2 OFFICE-2 DISTRICT

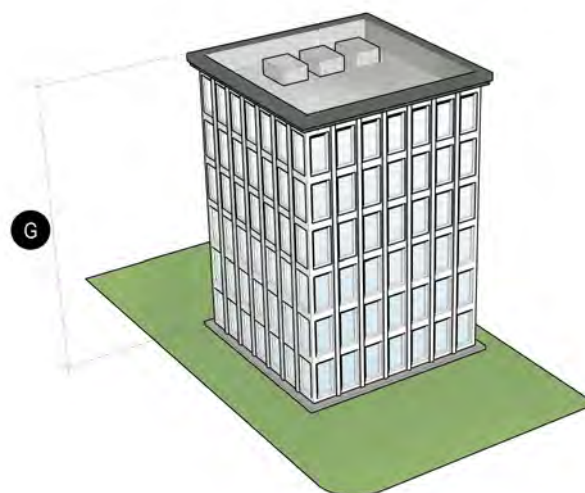
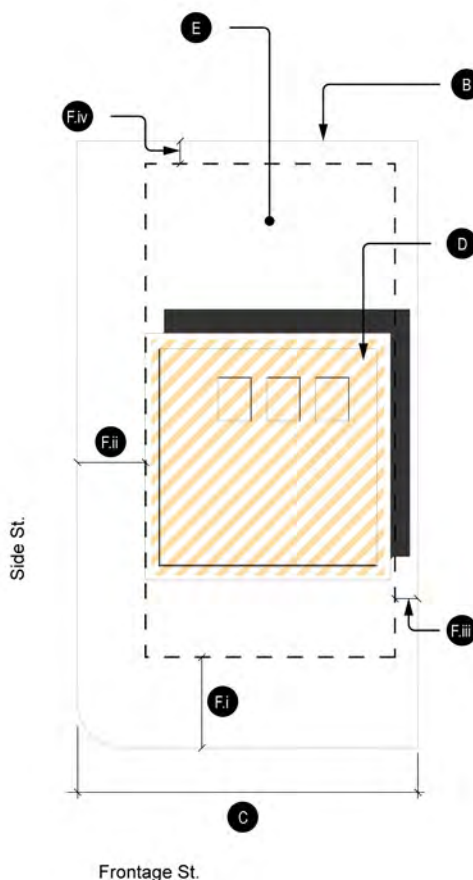
CHAPTER 68, ARTICLE III, DIVISION 2

## Development Standards<sup>1</sup>

- A. **Floor Area Ratio (FAR):**<sup>2</sup> 0.5 & 0.25
- B. **Min. Lot Area:** 10,000 sq. ft.
- C. **Min. Lot Width:** 75 ft.
- D. **Max. Building Coverage:** 50%
- E. **Min. Open Space:** 15%
- F. **Min. Building Setbacks:**<sup>3</sup>
  - i. Front: 20 ft.
  - ii. Side Street: 15 ft.
  - iii. Interior Side:<sup>4</sup> 5 ft./15 ft.
  - iv. Rear:<sup>4</sup> 5 ft./15 ft.
- G. **Max. Height:**<sup>5</sup> 6-story
- H. **Trees Required:** 28/acre of net lot area
- I. **Max. Fence Height:** 8 ft.
- J. **Max. Wall Height:**
  - i. Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. **Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

### Notes:

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. First number indicates FAR for first floor while second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.
3. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
4. 5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district.
5. Up to 8 stories permitted if located in the office and residential land use designation.



**O-3****OFFICE —3 DISTRICT***CHAPTER 68, ARTICLE III, DIVISION 2***Permitted Uses**

The following uses are permitted in the office-3 district (O-3), while all other uses are conditional or prohibited:

Generally
Professional and medical offices pursuant to Chapter 53
Art galleries, theaters and museums
Hotels and motels with a maximum density of 75 units per acre
Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in Section 74-157, with a maximum density of 95 units per acre
Retail services with no more than five percent of the total floor area. If the property's future land use designation is office and residential, then ten percent of the floor area may be used for retail services pursuant to Chapter 53
Public schools

**With Special Development Requirements**

The permitted uses with special development requirements for the office-3 district is indicated in Chapter 53, Article II, Division 5, the detailed list of various types of uses and development standards.

The special development regulations are as indicated in Chapter 74, special development regulations for the following uses:

1. Hotels pursuant to Section 74-157
2. Restaurants pursuant to Chapter 74, Article IV
3. Wine cafes pursuant to Chapter 74, Article IV
4. Bars pursuant to Chapter 74, Article IV

# 0-3 OFFICE-3 DISTRICT

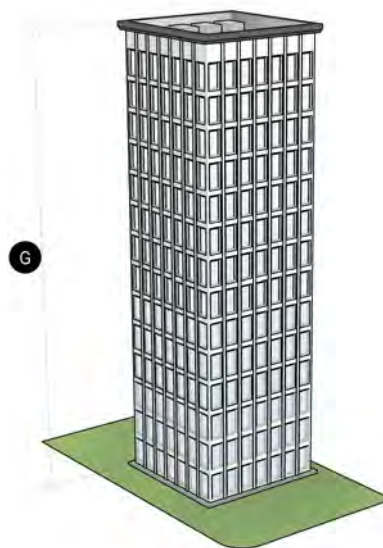
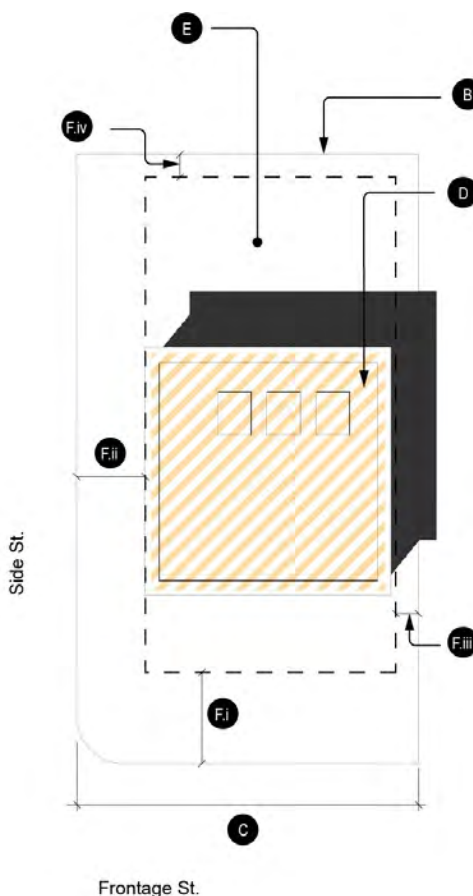
CHAPTER 68, ARTICLE III, DIVISION 2

## Development Standards<sup>1</sup>

- A. **Floor Area Ratio (FAR):**<sup>2</sup> 0.5 & 0.25
- B. **Min. Lot Area:** 1 acre
- C. **Min. Lot Width:** 100 ft.
- D. **Max. Building Coverage:** 50%
- E. **Min. Open Space:** 15%
- F. **Min. Building Setbacks:**<sup>3</sup>
  - i. Front: 20 ft.
  - ii. Side Street: 15 ft.
  - iii. Interior Side:<sup>4</sup> 5 ft./15ft.
  - iv. Rear:<sup>4</sup> 5 ft./15 ft.
- G. **Max. Height:** 14-story
- H. **Trees Required:** 28/acre of net lot area
- I. **Max. Fence Height:** 8 ft.
- J. **Max. Wall Height:**
  - i. Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. **Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

### Notes:

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. First number indicates FAR for first floor while second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.
3. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
4. 5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district.





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# 04

## COMMERCIAL DISTRICTS



**NC****NEIGHBORHOOD COMMERCIAL DISTRICT***CHAPTER 68, ARTICLE IV, DIVISION 2***Permitted Uses**

The following uses are permitted in the neighborhood commercial district (NC), while all other uses are conditional or prohibited:

Generally
Retail services pursuant to Chapter 53, Article II, Division 5 and the use compatibility table
Restaurant/cafeteria
Professional offices pursuant to Chapter 53
Low-intensity medical offices and clinics pursuant to Chapter 53, Article II, Division 5, and the use compatibility table
Educational and training institution
Public schools
Amusements
Laundry pickup or dropoff
Religious facilities

**With Special Development Requirements**

The permitted uses with special development requirements for the neighborhood commercial district is indicated in Chapter 53, Article II, Division 5, the detailed list of various types of uses and development standards.

The special development regulations are as indicated in Chapter 74, special development regulations for the following uses:

1. Wine cafes pursuant to Chapter 74, Article IV.
2. Wine cafes with retail sales pursuant to Chapter 74, Article IV.
3. Billiards pursuant to Chapter 74, Article IV.
4. Hotels and motels with retail uses integrated into the project, in an amount no less than 10% of the total project floor area ratio, as calculated in Section 74-157, with a max. density of 95 units per acre.
5. Hotels and motels (stand-alone) with a max. density of 75 units per acre.

Refer to Chapter 74, Article IV, for special development regulations for bars and pubs.

## NC

## NEIGHBORHOOD COMMERCIAL DISTRICT

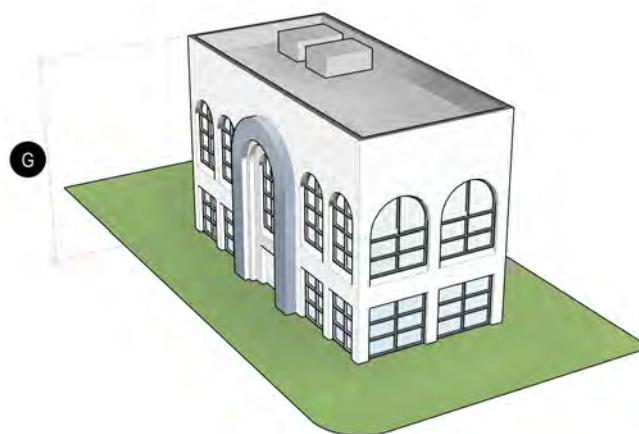
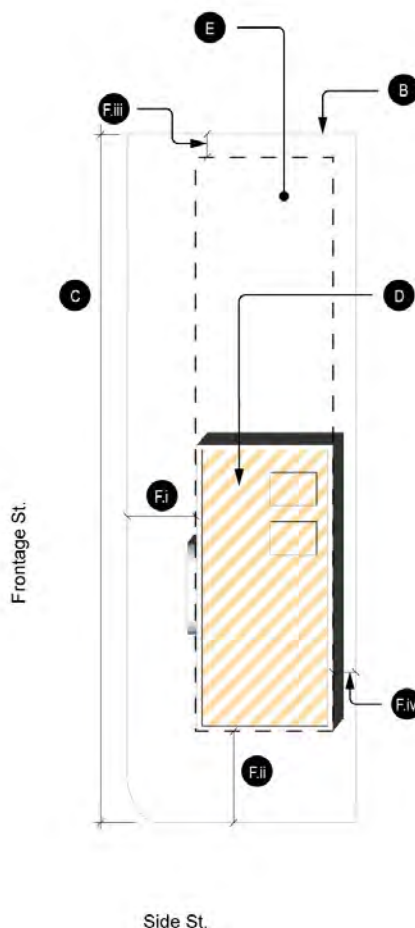
## CHAPTER 68, ARTICLE IV, DIVISION 2

Development Standards<sup>1</sup>

- A. Floor Area Ratio (FAR):<sup>2</sup> 0.5 & 0.25
- B. Min. Lot Area: 7,500 sq. ft.
- C. Min. Lot Width:<sup>3</sup> 50 ft./75 ft.
- D. Max. Building Coverage: 50%
- E. Min. Open Space:<sup>4</sup> 15%/20%
- F. Min. Building Setbacks:<sup>5</sup>
  - i. Front: 20 ft.
  - ii. Side Street: 15 ft.
  - iii. Interior Side:<sup>6</sup> 5 ft./15ft.
  - iv. Rear:<sup>6</sup> 5 ft./15 ft.
- G. Max. Height: 4-story/45 ft.
- H. Trees Required: 22/acre of net lot area
- I. Max. Fence Height: 8 ft.
- J. Max. Wall Height:
  - i. Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. Min. Off-Street Parking: Requirements of Sec. 77-139 apply.

## Notes:

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. First number indicates FAR for first floor while second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.
3. 75 ft. width for corner lots and 50 ft. width for all other lots.
4. Final landscape open space percentage will be determined at time of site plan approval.
5. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
6. 5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district.



**CC****COMMERCIAL CORRIDOR DISTRICT***CHAPTER 68, ARTICLE IV, DIVISION 3***Permitted Uses**

The following uses are permitted in the commercial corridor district (CC), while all other uses are conditional or prohibited:

Generally
Retail services pursuant to Chapter 53, Article II, Division 5 and the use compatibility table
Eating establishments
Professional offices pursuant to Chapter 53, Article II, Division 5
Medical offices and uses
Regional malls
Education and training institutions
Public schools
Admission facilities like auditoriums, theaters, museums and galleries pursuant to Chapter 53, Article II, Division 5
Carwash places
Amusements

**With Special Development Requirements**

The permitted uses with special development requirements for the commercial corridor district is indicated in Chapter 53, Article II, Division 5, the detailed list of various types of uses and development standards.

The special development regulations are as indicated in Chapter 74, special development regulations for the following uses:

1. Nightclubs pursuant to chapter 74, article IV
2. Hotels and motels with retail uses integrated into the project, in an amount no less than 10% of the total project FAR, as calculated in section 74-157, with a max. density of 95 units per acre
3. Hotels and motels (stand alone) with a max. density of 75 units per acre
4. Auto/truck/van sales pursuant to Section 74-152
5. Miniwarehouses and self storage facilities pursuant to conditions mentioned in Section 52-5
6. Passenger service facilities



## CC

## COMMERCIAL CORRIDOR DISTRICT

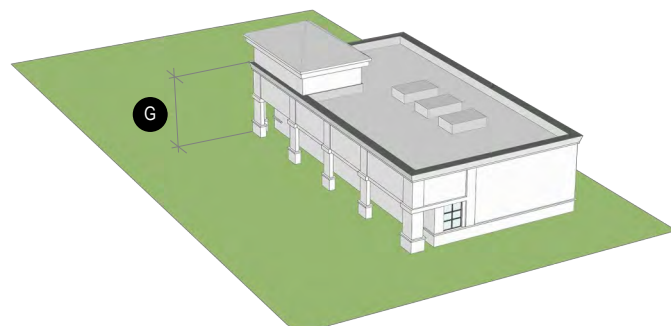
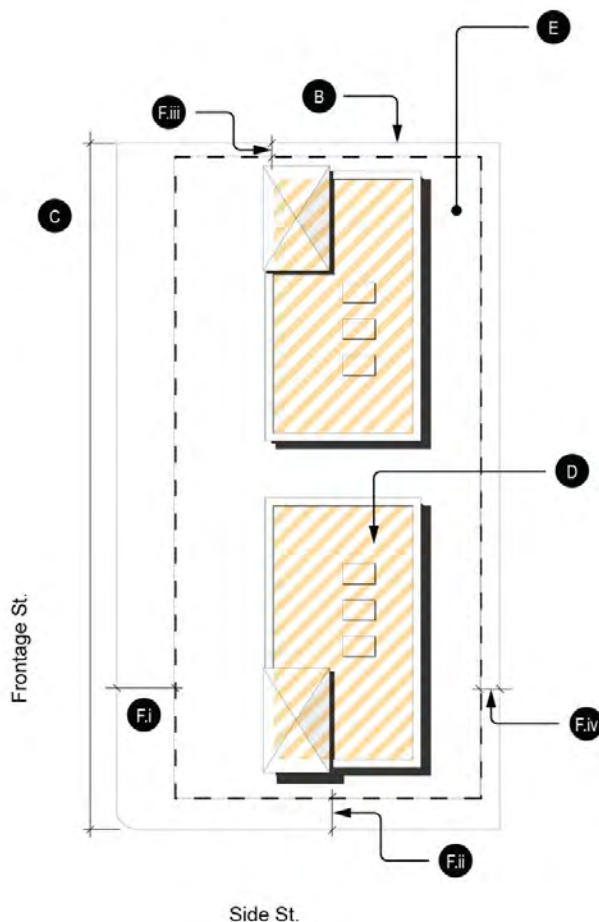
## CHAPTER 68, ARTICLE IV, DIVISION 3

Development Standards<sup>1 & 2</sup>

- A. Floor Area Ratio (FAR):<sup>3</sup> 0.5 & 0.25
- B. Min. Lot Area: 1 acre
- C. Min. Lot Width: 100 ft.
- D. Max. Building Coverage: 50%
- E. Min. Open Space: 17%
- F. Min. Building Setbacks:<sup>4</sup>
  - i. Front: 20 ft.
  - ii. Side Street: 15 ft.
  - iii. Interior Side:<sup>5</sup> 5 ft./15ft.
  - iv. Rear:<sup>5</sup> 5 ft./15 ft.
- G. Max. Height: 6-story
- H. Trees Required: 22/acre of net lot area
- I. Max. Fence Height: 8 ft.
- J. Max. Wall Height:
  - i. Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. Min. Off-Street Parking: Requirements of Sec. 77-139 apply.

## Notes:

1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan.
2. If located in Sub-District of District Core pursuant to Doral Design District Master Plan
3. First number indicates FAR for first floor while second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.
4. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
5. 5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district.



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# 05

## MIXED USE DISTRICTS



# TND

# TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

CHAPTER 68, ARTICLE V, DIVISION 2

## Prohibited Uses

The following uses are not permitted anywhere within a traditional neighborhood development (TND) district:

Prohibited Uses
Vending machines, including newspaper, except as an accessory use within a commercial building
Detached signs
Chemical manufacturing, storage or distribution as a primary use
Gun shops, pawnshops, chicken hatcheries, packinghouses, tire vulcanizing and retreading, automobile sales and rental, any commercial use in which patrons remain in their automobiles while receiving goods or services, except service stations
On-site enameling, painting or plating, of materials for off-site use, except artist's studios and as provided in the workshop land use category
Outdoor advertising or billboard
Terminal or yard used for the business of carting, moving, or hauling goods, except delivery of goods to businesses within a traditional neighborhood development (TND)
Prisons, or detention centers, except as accessory to police station
Manufacture, storage or disposal of hazardous waste materials
Scrap yards
Mobile homes
Sand, gravel, or other mineral extraction
Kennels

# TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

CHAPTER 68, ARTICLE V, DIVISION 2

## Development Parameters

### A. Size and Location of Site:

- Min. 40 acres; Max. 200 acres
- Larger parcels shall be developed as multiple traditional neighborhood development (TND) districts
- Located adjacent to, but shall not be bisected by, a through street

**B. Density:** Number of dwelling units and densities shall be in conformance with the comprehensive plan for the city, including any density bonus as provided therein

**C. General Development Criteria:** See Section 68-448 (3) for specific requirements pertaining to the following:

- Land use
- Land allocation
- Lots and buildings
- Streets, alleys and pedestrian pathways
- Parking
- Landscape

**D. Town Center (see Sec. 68-447 for specific requirements):**

- Surround the front plaza on at least 35 percent of its perimeter
- Max. 75% of the traditional neighborhood development (TND) district's allocation for shop front use lots may be transferred to the town center
- Only be located where through

streets or any street adjacent to the neighborhood proper intersect

**E. Trees Required:** 28/acre of net lot area

**F. Max. Fence/Wall Height:** Established at time of conceptual site plan approval, typically 6– 8 ft. in height



Jupiter, FL (Source: Town of Jupiter)



Celebration, FL (Source: Multi-Housing News)



## DOWNTOWN MIXED USE DISTRICT

CHAPTER 68, ARTICLE V, DIVISION 3

### Permitted Uses

Downtown mixed use district is intended to permit a combination of uses within one development with proportionate use mix as required in the underlying future land use category. Such uses are permitted only if they are allowed by the city's comprehensive plan and further provided that the combination of uses shall be subject to strict site plan approval review for compatibility of uses.

### Prohibited Uses

In no instance shall the following commercial uses be permitted in the downtown mixed use district:

Prohibited Uses
Big box retail stores
Industrial uses
Adult entertainment uses
Boat sales
Fortunetellers, astrologers, and palm readers
Funeral homes
Greenhouses and nurseries (wholesale)
Laundry and dry cleaning plants
Motor vehicle repair facilities
Motor vehicle service centers
Pawnshops
Tattoo parlors
Veterinary clinic

# DOWNTOWN MIXED USE DISTRICT

CHAPTER 68, ARTICLE V, DIVISION 3

## Development Parameters

- A. Density:** Development shall not exceed the maximum permitted gross density, intensity and open space requirements determined by the underlying land use as shown in the adopted future land use map
- B. Standards:** All developments in the downtown mixed use zoning district shall develop as a planned unit development (PUD) with the following standards (see Section 68-557 for specific requirements):
  - i. Minimum site area
  - ii. Perimeter development requirements
  - iii. Internal development requirements
  - iv. Off-street parking
  - v. Landscaping and buffering
  - vi. Underground utilities
  - vii. Accessibility
  - viii. Common space requirements
  - ix. Prohibited signs
  - x. Coordination with county public transit
  - xi. Coordination with city police department
  - xii. Council input
  - xiii. Compliance with regulations in effect at the time of development
- C. Trees Required:** 28/acre of net lot area
- D. Max. Fence/Wall Height:** Established at time of conceptual site plan approval, typically 6– 8 ft. in height



Doral, FL (Source: Koniver Stern Group)



Dadeland, FL (Source: supropertyflorida.com)



Sarasota, FL (Source: Maureen & Patrick Doherty Sarasota Florida Real Estate)

## COMMUNITY MIXED USE DISTRICT

CHAPTER 68, ARTICLE V, DIVISION 4

### Permitted Uses

The community mixed use district is intended to permit a combination of uses within one development with proportionate use mix as required in the underlying future land use category. Such uses are permitted only if they are allowed by the city's comprehensive plan and further provided that the combination of uses shall be subject to strict site plan approval review for compatibility of uses.

### Prohibited Uses

In no instance shall the following commercial uses be permitted in the community mixed use district:

Prohibited Uses
Industrial uses
Adult entertainment uses
Boat sales
Fortunetellers, astrologers, and palm readers
Funeral homes
Greenhouses and nurseries (wholesale)
Laundry and dry cleaning plants
Motor vehicle repair facilities
Motor vehicle service centers
Pawnshops
Tattoo parlors
Veterinary clinic



# COMMUNITY MIXED USE DISTRICT

CHAPTER 68, ARTICLE V, DIVISION 4

## Development Parameters

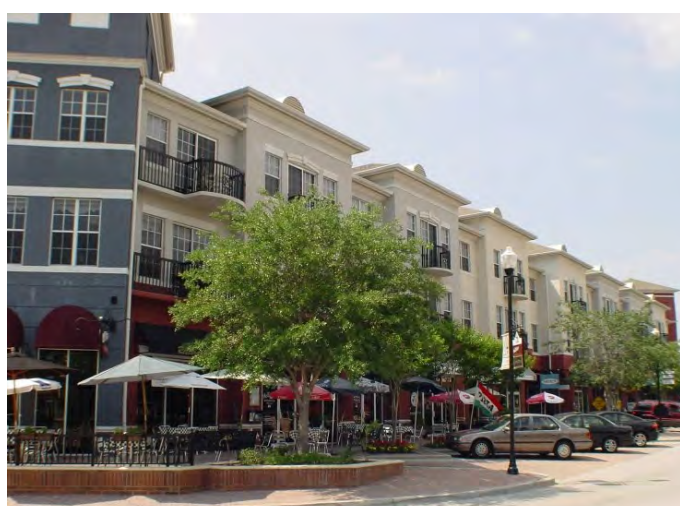
- A. Density:** Development shall not exceed the maximum permitted gross density, intensity and open space requirements determined by the underlying land use as shown in the adopted future land use map
- B. Standards:** All developments in the downtown mixed use zoning district shall develop as a planned unit development (PUD) with the following standards (see Section 68-581 for specific requirements):
- Minimum site area
  - Perimeter development requirements
  - Internal development requirements
  - Off-street parking
  - Landscaping and buffering
  - Underground utilities
  - Accessibility
  - Common space requirements
  - Prohibited signs
  - Coordination with county public transit
  - Coordination with city police department
  - Council input
  - Compliance with regulations in effect at the time of development
- C. Trees Required:** 28/acre of net lot area
- D. Max. Fence/Wall Height:** Established at time of conceptual site plan approval, typically 6– 8 ft. in height



Orlando, FL (Source: Looney Ricks Kiss)



Miami, FL (Source: Miami New Times)



Westchase, FL (Source: Taylormade Properties, Inc.)

# PUD

# PLANNED UNIT DEVELOPMENT

CHAPTER 68, ARTICLE V, DIVISION 5

## Permitted Uses

The following uses are permitted in the planned unit development (PUD), while all other uses are conditional or prohibited:

Planned Industrial Projects
Warehouses
Distribution center
Manufacturing and assembly facilities
Research and development facilities
Automobile, shop, aviation and marine manufacturing and repair
Aviation and marine usage
Planned Special Projects
Recreation, amusement, exhibition, and education centers
Community facilities and utilities
Stadium and arenas for athletic events
Mixed Use Projects
Combination of the uses permitted in the planned unit development (PUD) district provided that such uses are permitted by the city's comprehensive plan and further provided that the combining of uses shall be subjected to strict site plan approval review for compatibility of uses

Prohibited Uses
Adult entertainment uses
Boat sales
Fortunetellers, astrologers, and palm readers
Funeral homes
Greenhouses and nurseries (wholesale)
Laundry and dry cleaning plants
Motor vehicle repair facilities
Motor vehicle service centers
Pawnshops

# PUD PLANNED UNIT DEVELOPMENT

CHAPTER 68, ARTICLE V, DIVISION 5

## Development Parameters

### A. Density:

- i. Planned residential projects shall not exceed the maximum permitted gross density determined by the underlying land uses as shown on the adopted future land use map.
- ii. Planned commercial projects shall not exceed the maximum floor area ratio and minimum open space requirement as determined by the underlying future land use as shown on the adopted future land use map.



Planned Special Project, Provo, UT  
(Source: City of Provo)



Mixed Use Projects, Naples, FL  
(Source: Sun Coast Global, Inc.)

### B. Standards: Planned unit developments (PUD) shall comply with the following standards (see Section 68-664 to 68-709 for specific requirements):

- i. Minimum site area
- ii. Perimeter development requirements
- iii. Internal development requirements
- iv. Off-street parking
- v. Landscaping and buffering
- vi. Underground utilities
- vii. Accessibility
- viii. Common space requirements
- ix. Prohibited signs
- x. Coordination with county public transit
- xi. Coordination with city police department
- xii. Council input
- xiii. Compliance with regulations in effect at the time of development
- xiv. Conceptual development plan
- xv. Master development agreement
- xvi. Progress reports and failure to begin planned unit development

### C. Trees Required: Determined by approved conceptual development plan

### D. Max. Fence/Wall Height: Established at time of conceptual site plan approval, typically 6–8 ft. in height



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06

# INDUSTRIAL DISTRICTS



**IC****INDUSTRIAL COMMERCIAL DISTRICT****CHAPTER 68, ARTICLE VI, DIVISION 2****Permitted Uses**

The following uses are permitted in the industrial commercial district (IC), while all other uses are conditional or prohibited:

Generally
Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned
Residential, maximum 20 units per acre if located within the district core of the Doral Design District Plan. Residential units may consist of work/live, multi-family condominium/apartment house and lofts
Professional and medical offices, banks
Restaurants
Hotels and motels with a max. density of 75 units per acre
Hotels and motels with retail uses integrated into the project, in an amount no less than 10% of the total project floor area ratio, as calculated in Section 74-157, with a max. density of 95 units per acre
Retail and services, only 15% of the entire development and could be independent from the principal use
Retail and services, up to 100% of the parcel if located within the District Core of the Doral Design District Plan. The District Core shall contain no more than 10% retail and service uses (see exceptions and calculations pursuant to Sec. 68.785)
Educational facilities and trade schools
Religious and day care facilities,
Warehouses, showrooms, light manufacturing, mini-warehouses or self-storage facility
Places of assembly
Recreation facilities
Motion picture production studios
Automotive rental, parking lots
Bars, nightclubs, wine cafes, brew pubs
Kennels
Vertical indoor farms

With Special Development Requirements
Auto dealerships and truck sales for new and/or used vehicles, including ancillary uses such as auto and truck rentals, wholesale distribution and auto repair; only 40% of total gross building area is allowed for repair/service bay
Auto repair, painting, top and body works pursuant to Section 74-148
Hotels and motels pursuant to Section 74-157
Manufacturing, medium (see Section 52-5 for definition) pursuant to Section 74-158
Pharmaceutical storage pursuant to Section 74-159
Sales rooms and show rooms pursuant to Section 74-161
Telecommunications hubs pursuant to Section 74-162
Membership warehouses pursuant to Section 74-163
Retailing of secondhand items and pawnshops pursuant to Section 74-16
Prohibited Uses
Amusement centers
Entertainment centers
Health/exercise centers
Sport facilities
Schools

## IC

## INDUSTRIAL COMMERCIAL DISTRICT

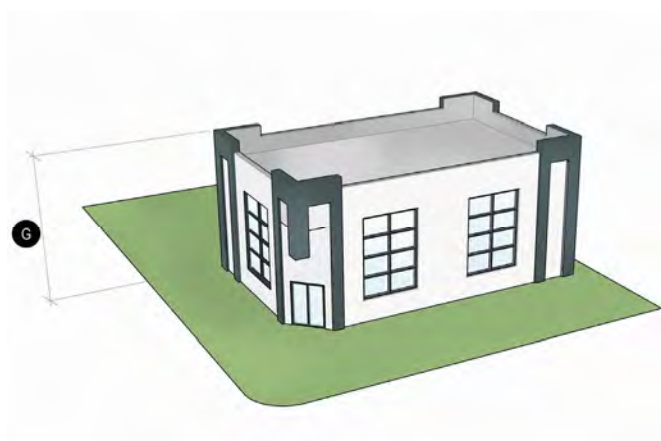
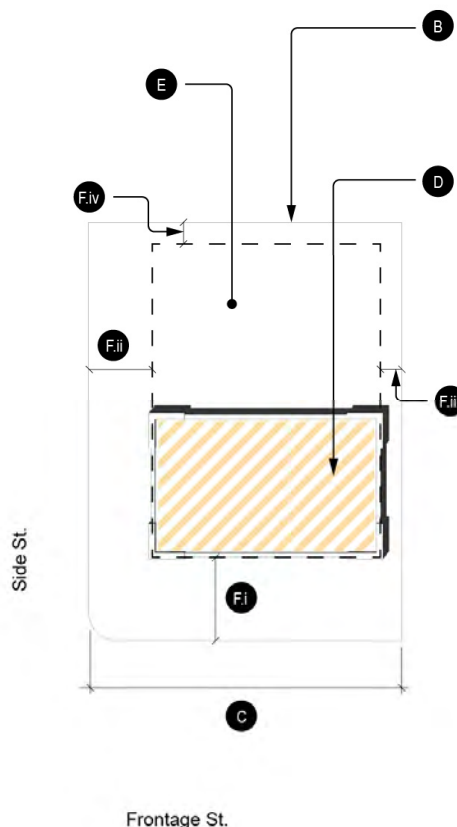
## CHAPTER 68, ARTICLE VI, DIVISION 2

Development Standards<sup>1 & 2</sup>

- A. **Floor Area Ratio (FAR):**<sup>3</sup> 0.5 & 0.25
- B. **Min. Lot Area:** 7,500 sq. ft.
- C. **Min. Lot Width:** 75 ft.
- D. **Max. Building Coverage:** 50%
- E. **Min. Open Space:** 20%
- F. **Min. Building Setbacks:**<sup>4</sup>
  - i. Front: 20 ft.
  - ii. Side Street: 15 ft.
  - iii. Interior Side:<sup>5</sup> 5 ft./15ft.
  - iv. Rear:<sup>5</sup> 5 ft./15 ft.
- G. **Max. Height:** Right-of-way width
- H. **Trees Required:** 15/acre of net lot area
- I. **Max. Fence Height:** 8 ft.
- J. **Max. Wall Height:**
  - i. Within Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. **Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

**Notes:**

- 1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan
- 2. If located in a Sub-District of the District Core pursuant to Doral Design District Master Plan
- 3. First number indicates FAR for first floor while second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.
- 4. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
- 5. 5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district.



# I INDUSTRIAL DISTRICT

CHAPTER 68, ARTICLE VI, DIVISION 3

## Permitted Uses

The following uses are permitted in the industrial district (I), while all other uses are conditional or prohibited:

Generally
Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned
Residential, maximum 20 units per acre if located within the district core of the Doral Design District Plan. Residential units may consist of work/live, multi-family condominium/apartment house and lofts
Professional and medical offices, banks
Restaurants
Hotels and motels with a max. density of 75 units per acre
Retail and services, permitted only as an ancillary use with only 15% of the entire development in conjunction with principle uses
Retail and services, up to 100% of the parcel if located within the District Core of the Doral Design District Plan. The District Core shall contain no more than 10% retail and service uses (see exceptions and calculations pursuant to Sec. 68.785)
Educational facilities and trade schools
Religious and day care facilities
Places of assembly
Warehouses, showrooms, light manufacturing, and mini-warehouses or self-storage facility
Recreation facilities
Motion picture production studios
Automotive rental, parking lots
Brew pubs
Kennels
Vertical indoor farms

With Special Development Requirements
Hotels and motels with retail uses integrated into the project, in an amount no less than 10% of the total project floor area ratio, as calculated in Section 74-157, with a max. density of 95 units per acre
Bars pursuant to chapter 74, article IV
Nightclubs pursuant to chapter 74, article IV
Auto dealerships and truck sales pursuant to Section 74-152
Auto repair, painting, top and body works pursuant to section 74-148
Manufacturing, heavy pursuant to section 74-158
Manufacturing, medium pursuant to section 74-158
Prohibited Uses
Amusement centers
Entertainment centers
Health/exercise centers
Sport facilities
Schools
Special Exception Uses
Refer to Chapter 53, Article II, Division 5 for a detailed list of various types of uses and development standards
Refer to Chapter 74, Article VIII, Division 6, for special development regulations for adult uses in the industrial district (I)

# I INDUSTRIAL DISTRICT

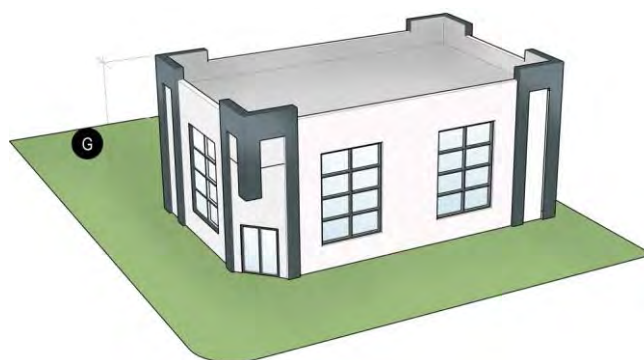
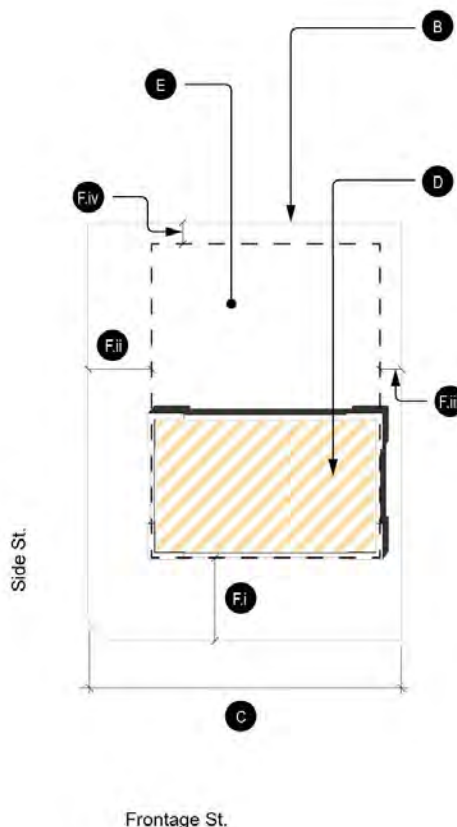
## CHAPTER 68, ARTICLE VI, DIVISION 3

### Development Standards<sup>1 & 2</sup>

- A. **Floor Area Ratio (FAR):**<sup>3</sup> 0.5 & 0.25
- B. **Min. Lot Area:** 7,500 sq. ft.
- C. **Min. Lot Width:** 75 ft.
- D. **Max. Building Coverage:** 50%
- E. **Min. Open Space:** 15%
- F. **Min. Building Setbacks:**<sup>4</sup>
  - i. Front: 20 ft.
  - ii. Side Street: 15 ft.
  - iii. Interior Side:<sup>5</sup> 5 ft./15ft.
  - iv. Rear:<sup>5</sup> 5 ft./15 ft.
- G. **Max. Height:** Right-of-way width
- H. **Trees Required:** 15/acre of net lot area
- I. **Max. Fence Height:** 8 ft.
- J. **Max. Wall Height:**
  - i. Within Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. **Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

#### Notes:

- 1. All developments fronting Doral Boulevard shall be consistent with Doral Boulevard Master Plan
- 2. If located in a Sub-District of the District Core pursuant to Doral Design District Master Plan
- 3. First number indicates FAR for first floor while second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.
- 4. Where setback is in conflict with state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
- 5. 5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district.





**I-R****INDUSTRIAL RESTRICTIVE DISTRICT****CHAPTER 68, ARTICLE VI, DIVISION 4****Permitted Uses**

The following uses are permitted in the industrial restrictive (I-R), while all other uses are conditional or prohibited. All developments shall comply with the wellfield protection regulations pursuant to Chapter 24, Division 2 of the Miami-Dade County Code.

Generally
Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned
Residential, maximum 20 units per acre if located within the district core of the Doral Design District Plan. Residential units may consist of work/live, multi-family condominium/apartment house and lofts
Professional and medical offices, banks
Restaurants
Hotels and motels with a max. density of 75 units per acre
Retail and services, permitted only as an ancillary use with only 15% of the entire development in conjunction with principle uses
Retail and services, up to 100% of the parcel if located within the District Core of the Doral Design District Plan. The District Core shall contain no more than 10% retail and service uses (see exceptions and calculations pursuant to Sec. 68.785)
Educational facilities and trade schools
Religious and day care facilities
Places of assembly
Warehouses, showrooms, light manufacturing, and mini-warehouses or self-storage facility
Recreation facilities
Motion picture production studios
Automotive rental, parking lots
Brew pubs
Vertical indoor farms

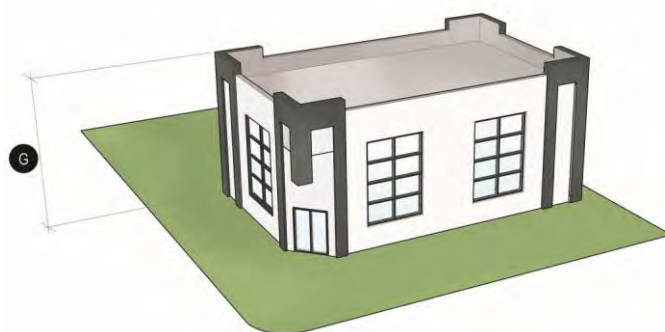
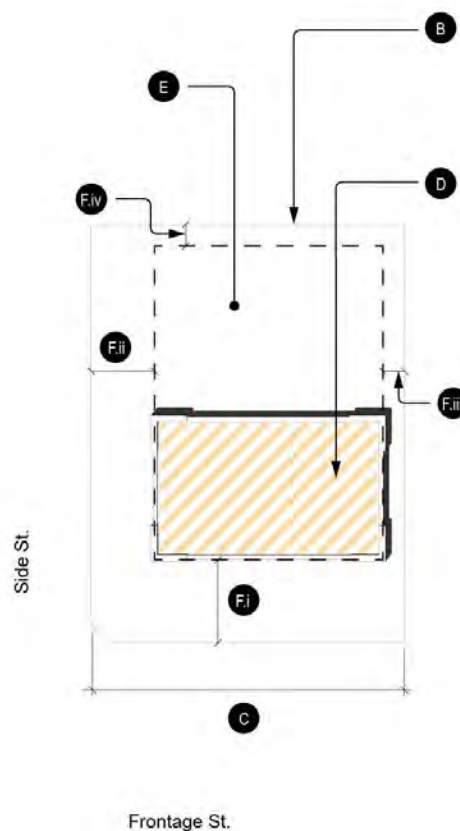
With Special Development Requirements
Hotels and motels with retail uses integrated into the project, in an amount no less than 10% of the total project floor area ratio, as calculated in Section 74-157, with a max. density of 95 units per acre
Bars pursuant to chapter 74, article IV
Nightclubs pursuant to chapter 74, article IV
Auto dealerships and truck sales pursuant to Section 74-152
Auto repair, painting, top and body works pursuant to section 74-148
Manufacturing, heavy pursuant to section 74-158
Manufacturing, medium pursuant to section 74-158
Prohibited Uses
Amusement centers
Entertainment centers
Health/exercise centers
Sport facilities
Adult uses
Kennels
Petroleum storage and other similar uses
All uses that may potentially contaminate the ground and may pose threat to the wellfields
Schools

**I-R INDUSTRIAL RESTRICTIVE DISTRICT****CHAPTER 68, ARTICLE VI, DIVISION 4****Development Standards<sup>1</sup>**

- A. Floor Area Ratio (FAR):<sup>2</sup>** 0.5 & 0.25
- B. Min. Lot Area:** 7,500 sq. ft.
- C. Min. Lot Width:** 75 ft.
- D. Max. Building Coverage:** 50%
- E. Min. Open Space:** 15%
- F. Min. Building Setbacks:<sup>3</sup>**
  - i. Front: 20 ft.
  - ii. Side Street: 15 ft.
  - iii. Interior Side:<sup>4</sup> 5 ft./15ft.
  - iv. Rear:<sup>4</sup> 5 ft./15 ft.
- G. Max. Height:** Right-of-way width
- H. Trees Required:** 15/acre of net lot area
- I. Max. Fence Height:** 8 ft.
- J. Max. Wall Height:**
  - i. Within Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

**Notes:**

1. All developments fronting Doral Boulevard shall be consistent with the Doral Boulevard Master Plan
2. First number indicates FAR for first floor while the second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.
3. Where a setback is in conflict with the state building code and/or landscape bufferyard requirements as per Chapter 71, the more restrictive regulations shall apply.
4. 5 ft. setback where the adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting a residential district.



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# PUBLIC FACILITIES DISTRICTS



# IPF INSTITUTIONAL, PUBLIC PARKS & PUBLIC FACILITIES DISTRICT

CHAPTER 68, ARTICLE VII, DIVISION 2

## Permitted and Prohibited Uses

The following uses are permitted in the public parks and public facilities district (IPF), while all other uses are conditional or prohibited:

Permitted Uses
Church or place of worship
Local, state and federal government offices and assembly rooms
Office for nonprofit and not-for-profit organizations
Post office
Public community center and senior center
Public community garden
Public fire, rescue or police station
Public library
Museum and art gallery
Public park, playground and playfields, unlighted
Public schools, K-12
Public utility, minor
Indoor performing arts center or theater

With Special Development Requirements
Golf courses pursuant to Section 74-165.
Prohibited Uses
All other uses are conditional or prohibited

## Development Standards

Refer to the zoning districts as referenced in this document as specified in Chapter 53, Article II, Division 5 for a detailed list of various types of uses and development standards. The tree requirements is 28 trees per acre of net lot area. Fence and wall height is limited to 8 ft. Minimum off-street parking requirements of Sec. 77-139 apply.



# IPF INSTITUTIONAL, PUBLIC PARKS & PUBLIC FACILITIES DISTRICT

CHAPTER 68, ARTICLE VII, DIVISION 2



Millennia Atlantic Our Lady of Guadalupe Church – NW 25<sup>th</sup> Street



Millennia Atlantic University – NW 97<sup>th</sup> Avenue



Doral Meadow Park – NW 58<sup>th</sup> Street



Doral Central Park – NW 87<sup>th</sup> Avenue



John L. Smith K-8 Center – NW 52<sup>nd</sup> Street

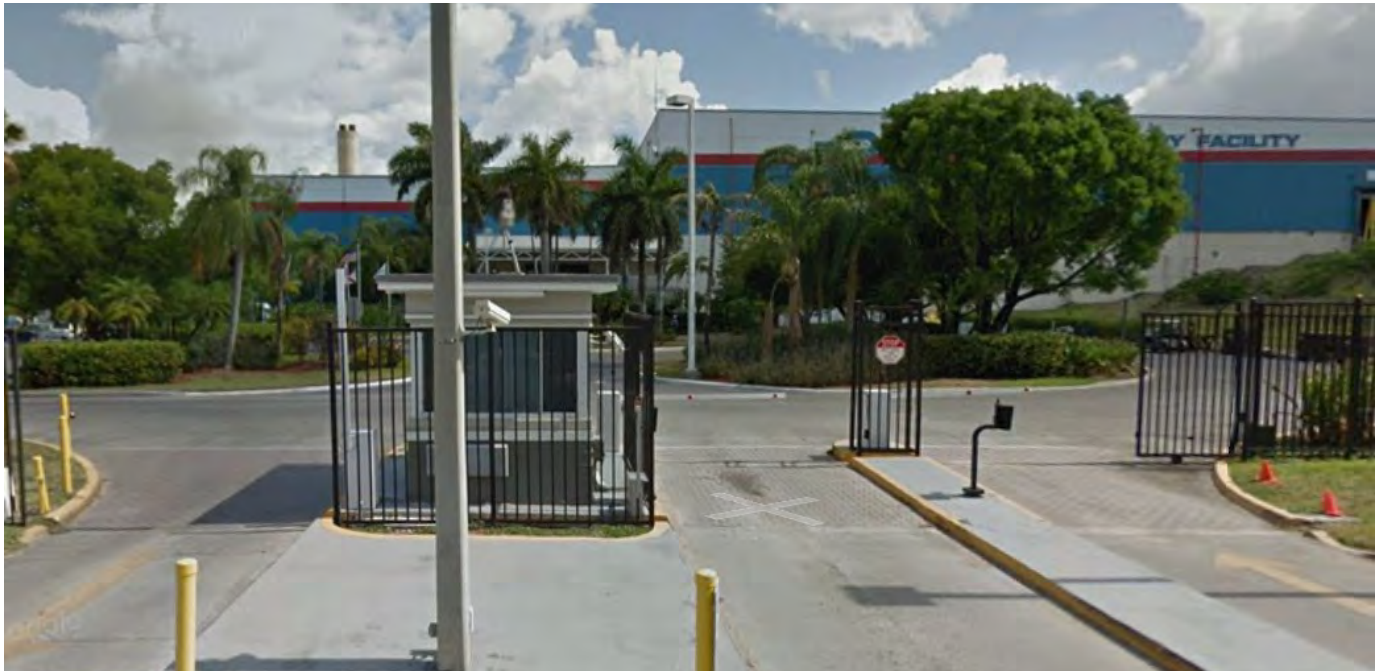


**GU****GENERAL USE DISTRICT***CHAPTER 68, ARTICLE VII, DIVISION 4***Permitted Uses**

Group homes shall be a permitted use in the general use district (GU) pursuant to provisions of Section 74-156.

**New District Classification**

Subdivisions in general use districts (GU) shall be governed by the provisions of Chapter 83. Where applications for building permits indicate the need for reclassification of an area in general use district (GU), the director of the planning and zoning department may initiate an application for a change of zoning.



*Resources Recovery Facility – NW 66<sup>th</sup> Street (Source: Google Maps)*

**GU****GENERAL USE DISTRICT***CHAPTER 68, ARTICLE VII, DIVISION 4***Development Standards**

- A. If a neighborhood in the general use district (GU) is predominantly one classification of usage, the director of the planning and zoning department shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc.
- B. For the purposes of this section, the term "trend of development" means the uses which predominate in adjoining properties within the general use district (GU) which because of their geographic proximity to the subject parcel make for a compatible use. The director of the planning and zoning department shall be guided in determining what constitutes a neighborhood by limiting his evaluation to separate geographic areas which may be designated by natural boundaries (rivers, canals, etc.) and/or manmade boundaries (roads, full-section and half-section lines, etc.).
- C. The planning and zoning department director's decision shall be subject to appeal pursuant to the provisions of Chapter 53. If no trend of development has been established in the general use (GU) neighborhood, minimum standards of the single-family residential-2 district shall be applied. Properties under power lines are exempted from this regulation and shall be regulated pursuant to Chapter 74, Article III, Division 3. Public schools are also exempt from this regulation.
- D. The interim tree requirement is 9 trees per acre of net lot area (note that the use is dependent on the character of neighborhood).
- E. Max. Wall/Fence Height:
  - i. Within Front or Side Street Setback: 6 ft.
  - ii. Other Locations 8 ft.
- K. Min. Off-Street Parking: Requirements of Sec. 77-139 apply.

*NW 25<sup>th</sup> Street*

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# 08

## DISTRICT CORE





## CORE SUB-DISTRICT

CHAPTER 52, ARTICLE II, DIVISION 5

### Permitted Uses

1. Allows all uses currently in the City of Doral zoning code, but allows residential uses on the upper 2 floors of the building.
2. Allows for commercial on the entire ground floor.
3. The proposed uses of each building would allow for commercial on the ground floor, offices on the middle floors and residential on the top floors.



Orlando, FL (Source: Orlando Home & Garden)



Pittsburg, CA (Source: Professional Builder)

## CORE SUB-DISTRICT

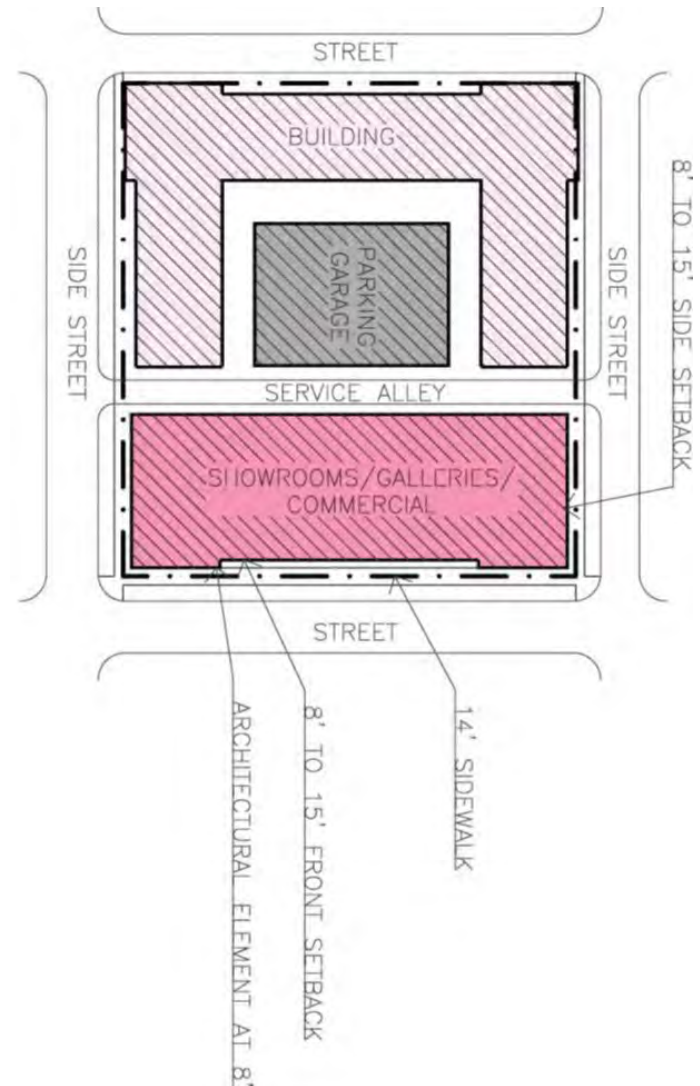
CHAPTER 52, ARTICLE II, DIVISION 5

## Development Standards

- A. **Floor Area Ratio (FAR):**<sup>1</sup> 0.85 & 0.65
- B. **Min. Lot Area:** 7,500 sq. ft.
- C. **Min. Lot Width:** 75 ft.
- D. **Max. Building Coverage:** 85%
- E. **Min. Open Space:** 10%
- F. **Min. Building Setbacks:**
  - i. Front: 8 ft. to 15 ft.
  - ii. Side Street: 8 ft. to 15 ft.
  - iii. Interior Side: 0 ft. to 10 ft.
  - iv. Rear: 0 ft.
- G. **Max. Height:** Right-of-way width
- H. **Trees Required:** 28/acre of net lot area
- I. **Max. Fence Height:** 8 ft.
- J. **Max. Wall Height:**
  - i. Within Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. **Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

**Note:**

1. First number indicates FAR for first floor while the second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.





## VILLAGE SUB-DISTRICT

CHAPTER 52, ARTICLE II, DIVISION 5

### Permitted Uses

1. Allows all uses currently in the City of Doral zoning code, but will incorporate live-work residential unit types.
2. Allows for showrooms, galleries and artist studios on the ground floor, with townhome style residential unit above.



Seattle, WA (Source: rally)



Bend, OR (Source: BLRB architects)

# VILLAGE SUB-DISTRICT

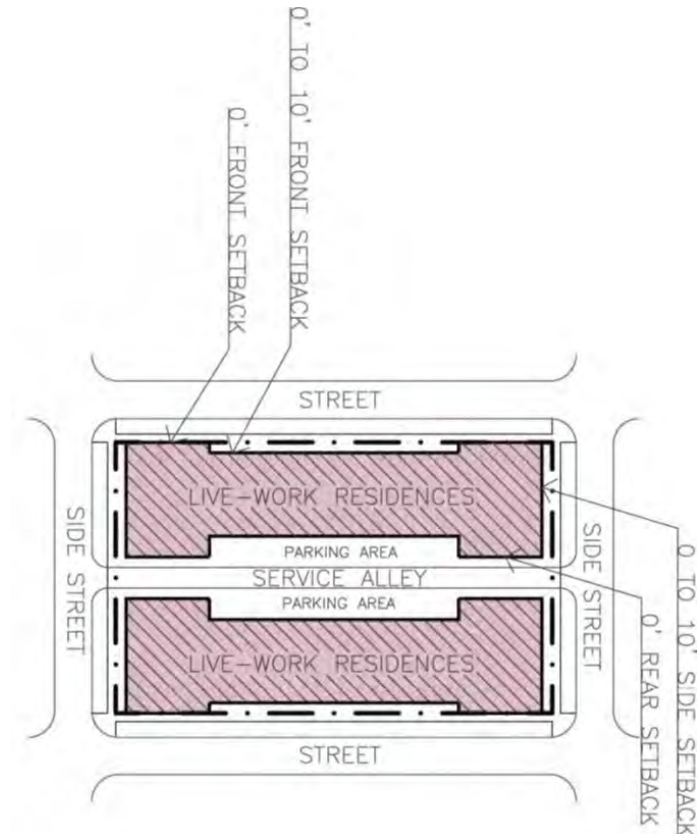
CHAPTER 52, ARTICLE II, DIVISION 5

## Development Standards

- A. **Floor Area Ratio (FAR):**<sup>1</sup> 0.75 & 0.50
- B. **Min. Lot Area:** 7,500 sq. ft.
- C. **Min. Lot Width:** 75 ft.
- D. **Max. Building Coverage:** 75%
- E. **Min. Open Space:** 10%
- F. **Min. Building Setbacks:**
  - i. Front: 0 ft. to 10 ft.
  - ii. Side Street: 0 ft. to 10 ft.
  - iii. Interior Side: 0 ft. to 10 ft.
  - iv. Rear: 0 ft.
- G. **Max. Height:** Right-of-way width
- H. **Trees Required:** 28/acre of net lot area
- I. **Max. Fence Height:** 8 ft.
- J. **Max. Wall Height:**
  - i. Within Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. **Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

**Note:**

1. First number indicates FAR for first floor while the second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.



Celebration, FL (Source: Destination Main Streets)



## FLEX SUB-DISTRICT

CHAPTER 52, ARTICLE II, DIVISION 5

### Permitted Uses

1. Allows a warehouse with an office and/or commercial space.
2. Artisan studios may also be housed in this district.
3. Loft style apartments are also be permitted on the upper floor of this district.



Miami, FL (Source: Patel Real Estate)



Denver, CO (Source: USAJ Realty)

# FLEX SUB-DISTRICT

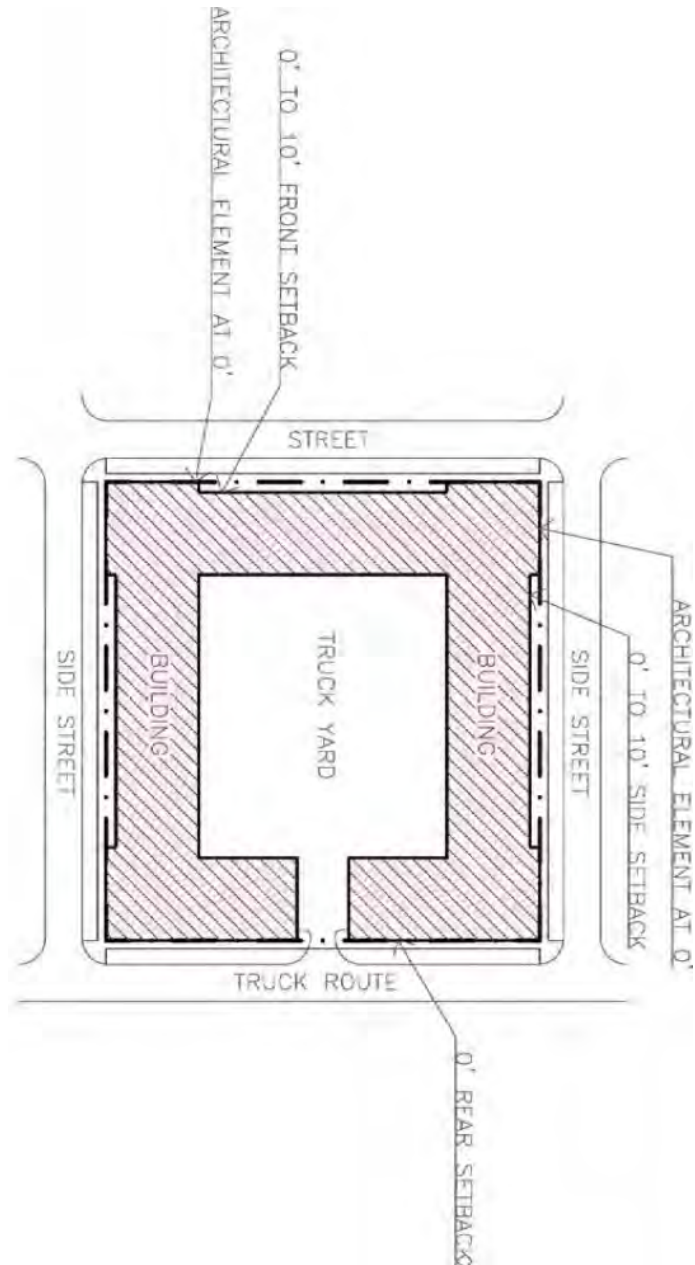
CHAPTER 52, ARTICLE II, DIVISION 5

## Development Standards

- A. **Floor Area Ratio (FAR):**<sup>1</sup> 0.75 & 0.50
- B. **Min. Lot Area:** 7,500 sq. ft.
- C. **Min. Lot Width:** 75 ft.
- D. **Max. Building Coverage:** 75%
- E. **Min. Open Space:** 10%
- F. **Min. Building Setbacks:**
  - i. Front: 0 ft. to 10 ft.
  - ii. Side Street: 0 ft. to 10 ft.
  - iii. Interior Side: 0 ft. to 10 ft.
  - iv. Rear: 0 ft.
- G. **Max. Height:** Right-of-way width
- H. **Trees Required:** 28/acre of net lot area
- I. **Max. Fence Height:** 8 ft.
- J. **Max. Wall Height:**
  - i. Within Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. **Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

**Note:**

1. First number indicates FAR for first floor while the second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.



## EDGE SUB-DISTRICT

CHAPTER 52, ARTICLE II, DIVISION 5

### Permitted Uses

Allows for intense commercial and office uses along NW 36<sup>th</sup> Street and NW 25th Street.



Doral, FL (Source: Miami in Focus)



Orlando, FL (Source: Highwoods Properties)



## EDGE SUB-DISTRICT

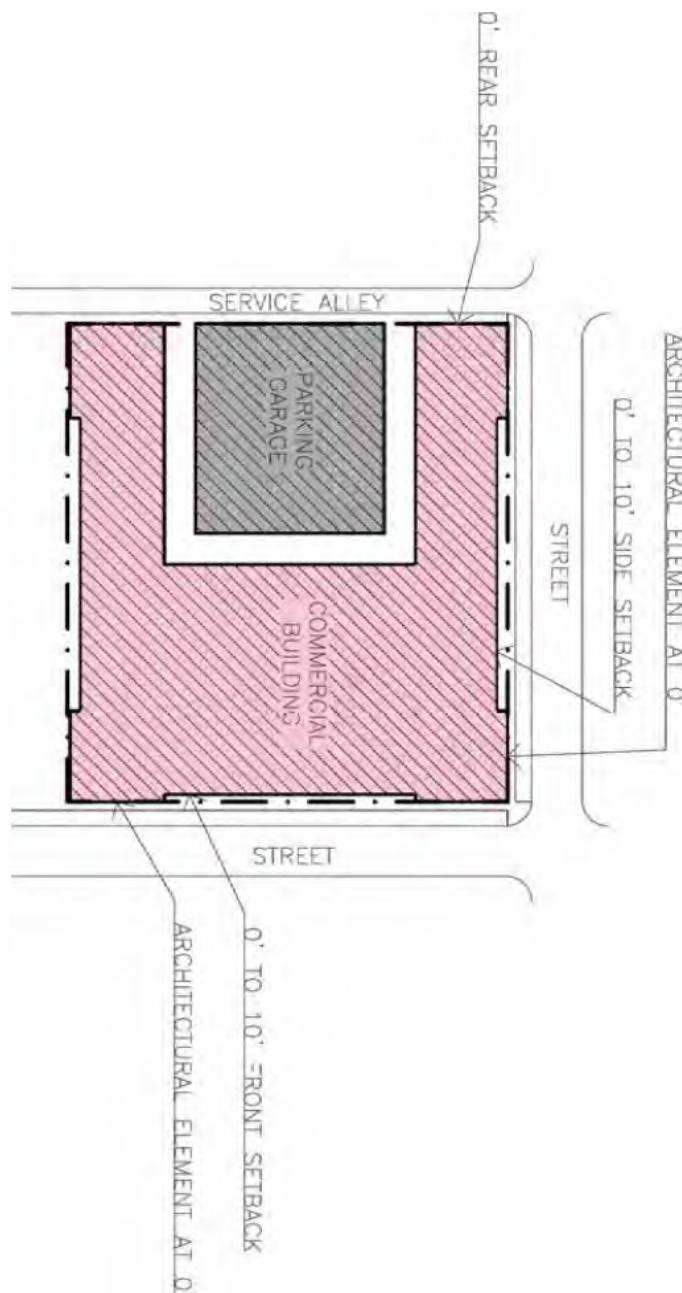
CHAPTER 52, ARTICLE II, DIVISION 5

## Development Standards

- A. **Floor Area Ratio (FAR):**<sup>1</sup> 0.85 & 0.65
- B. **Min. Lot Area:** 7,500 sq. ft.
- C. **Min. Lot Width:** 75 ft.
- D. **Max. Building Coverage:** 85%
- E. **Min. Open Space:** 10%
- F. **Min. Building Setbacks:**
  - i. Front: 0 ft. to 10 ft.
  - ii. Side Street: 0 ft. to 10 ft.
  - iii. Interior Side: 0 ft. to 10 ft.
  - iv. Rear: 0 ft.
- G. **Max. Height:** Right-of-way width
- H. **Trees Required:** 28/acre of net lot area
- I. **Max. Fence Height:** 8 ft.
- J. **Max. Wall Height:**
  - i. Within Front or Side Street Setback: 4 ft.
  - ii. Between Building Line and Other Property Lines: 8 ft.
- K. **Min. Off-Street Parking:** Requirements of Sec. 77-139 apply.

**Note:**

1. First number indicates FAR for first floor while the second number indicates FAR for subsequent upper floors. Parking areas shall not be counted for FAR calculations or building coverage. However, parking floors shall be counted for max. number of floors and/or max. height calculations.



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# LANDSCAPE REQUIREMENTS



## BUFFERYARD

CHAPTER 71, ARTICLE II, DIVISION 5

## Bufferyard Requirements

Bufferyard requirements shall be determined by subtracting the land use intensity factor of the less intense use from that of the more intense use. The various land uses and corresponding intensity factors are shown in **Table 1**. Once the applicable bufferyard calculations have been completed, the resulting number indicates the appropriate bufferyard design type, as shown in **Table 2** and subsequent illustrations. Bufferyard requirements shall prevail even if the setback requirements for a building and/or structure are less than the requirements of the zoning district. Landscape materials used in the required bufferyard plantings are suggested in Sec. 71-185.

Table 1: Bufferyard Requirements

Land Use	Intensity Factor
<b>Agriculture</b>	
Pasture/forestry	0
Field/nurseries	4
Processing/hatcheries	10
<b>Residential</b>	
Less than 2 units per acre	1
2—4 units per acre	2
4—8 units per acre	3
8—16 units per acre	4
Greater than 16 units per acre	5
<b>Office</b>	
Less than 0.50 ISR <sup>1</sup>	4
0.50—0.65 ISR	5
0.66 ISR or greater	6
<b>General Commercial</b>	
Less than 0.50 ISR	5
0.50—0.65 ISR	6
0.66—0.80 ISR	7

# BUFFERYARD

CHAPTER 71, ARTICLE II, DIVISION 5

## Bufferyard Requirements (continue)

Table 1: Bufferyard Requirements (continue)

Land Use	Intensity Factor
<b>Highway commercial and warehouse</b>	
0.50—0.65 ISR	7
0.66—0.80 ISR	8
0.81 ISR or greater	9
<b>Industrial</b>	
Less 0.65 ISR	8
0.65 ISR or greater	9
All outside storage	9
All outside processes	10

**Note:**

1. ISR refers to impervious surface ratio, or the ratio of impervious (building and paved) surface to total surface area. The impervious surface ratio measurement shall not include bufferyards along rights-of-way as described in section 71-183.

## Bufferyard Design Type

Bufferyard design types shall be based on **Table 1** and shall comply with the additional requirements. The number of following specified plantings shall be applied for every 100 linear feet of the bufferyard as specified in **Table 2**. Minimum landscape specifications shall comply with Chapter 71.

Table 2: Bufferyard Design Type

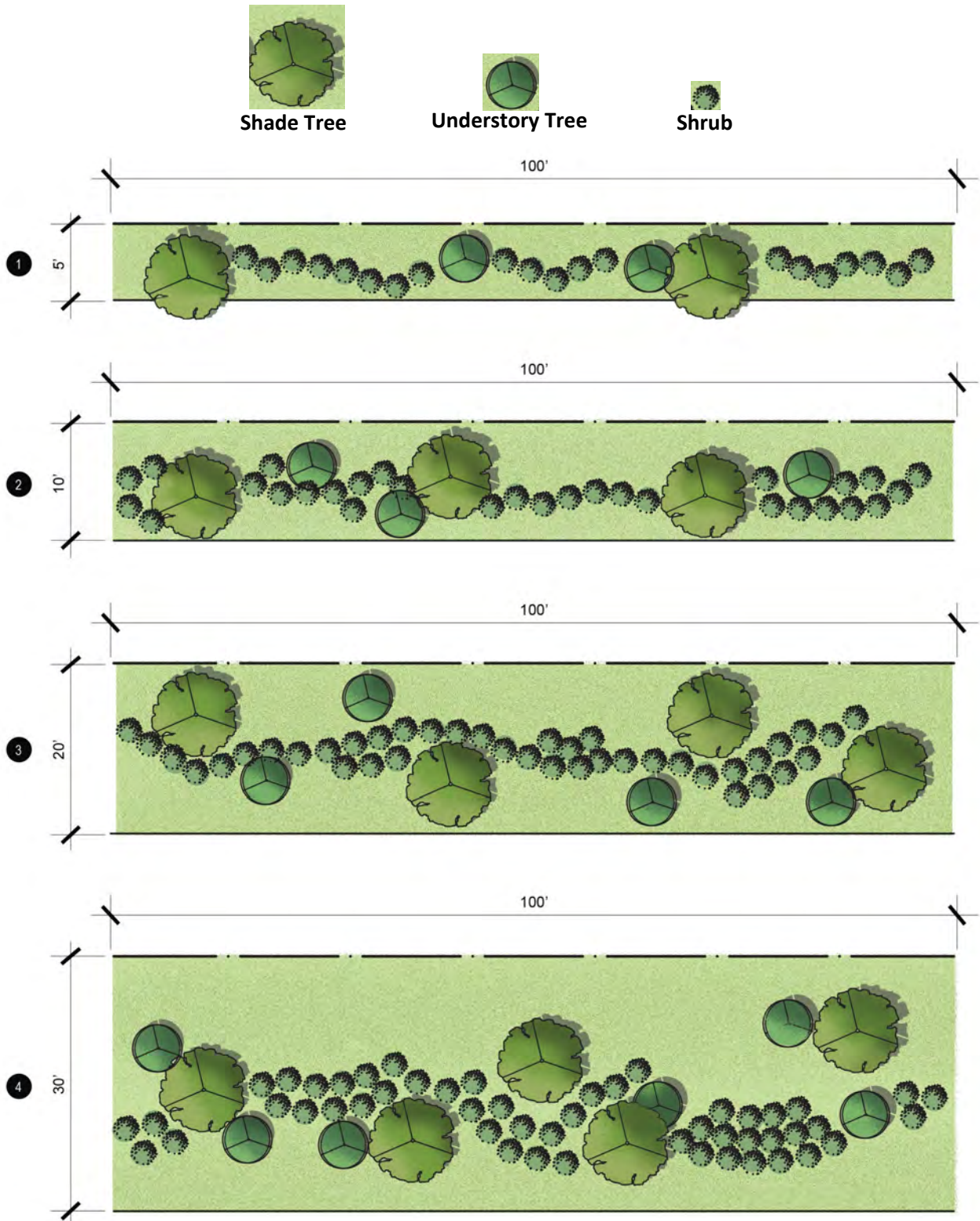
Bufferyard Design Type	Width (in feet)	Shade Trees	Understory Trees	Shrubs
1	5	2	2	20
2	10	3	3	30
3	20	4	4	40
4	30	5	6	50
5	40	7	8	60
6	50	8	10	70
7	60	9	12	80
8	70	10	14	90
9	80	10	16	100



## BUFFERYARD

CHAPTER 71, ARTICLE II, DIVISION 5

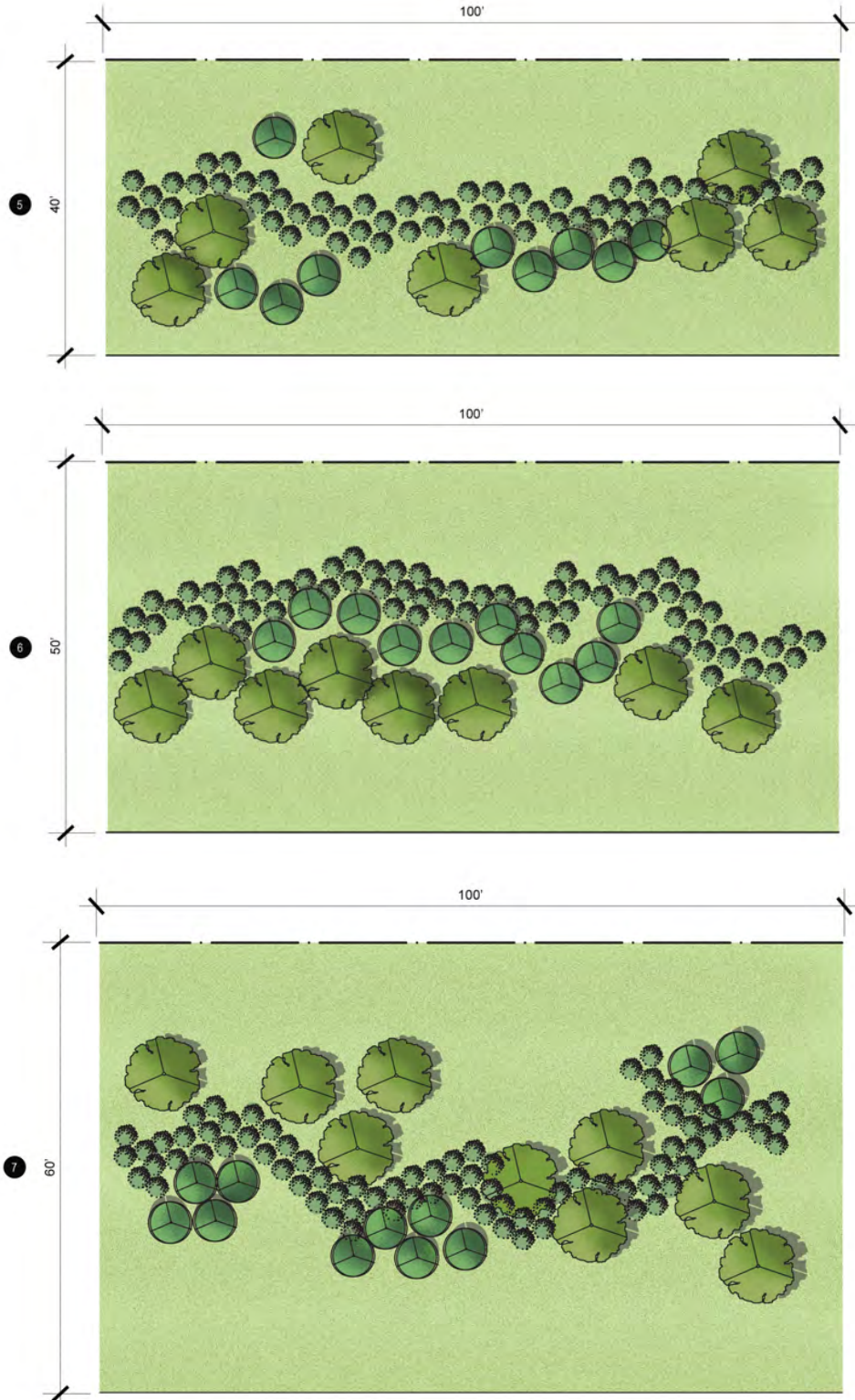
### Bufferyard Design Type (continue)



# BUFFERYARD

CHAPTER 71, ARTICLE II, DIVISION 5

## Bufferyard Design Type (continue)

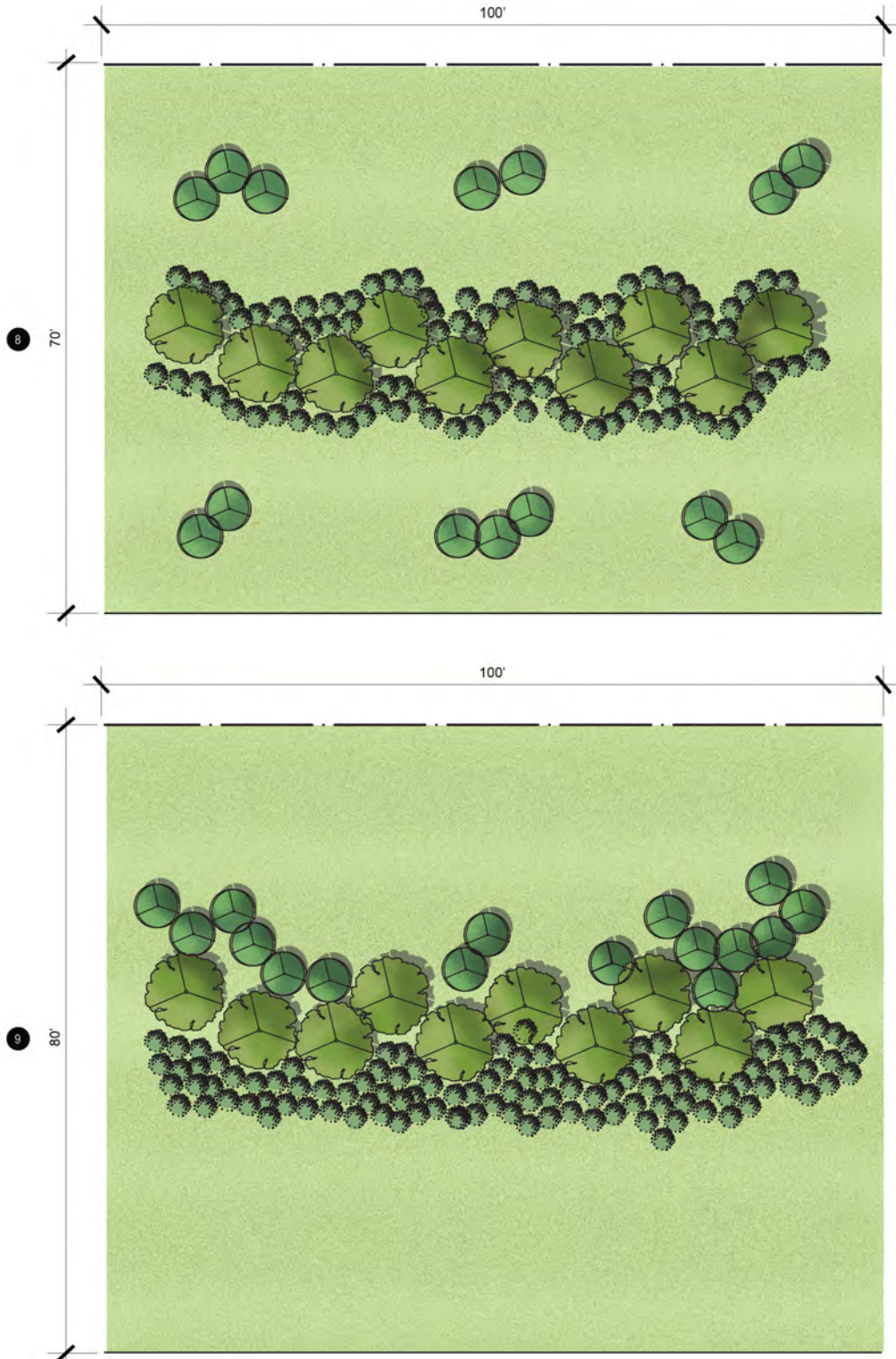




# BUFFERYARD

CHAPTER 71, ARTICLE II, DIVISION 5

## Bufferyard Design Type (continue)



# BUFFERYARD

CHAPTER 71, ARTICLE II, DIVISION 5

## Optional Bufferyard Reduction

The required bufferyard design type may be reduced by one or more levels of intensity as follows:

1. With the installation of a six-foot-high opaque fence or wall, the bufferyard design type may be reduced by one level. Such a reduction shall be permitted when the intensity factor difference is five or greater, and in situations where no fence or wall would otherwise be required by this Land Development Code.
2. Where two differing land uses are located opposite each other across a right-of-way, the bufferyard design type shall be further reduced as specified in **Table 3**.

**Table 3: Reduction of Bufferyard Intensity**

Right-of-Way Width	Reduction of Intensity
60 feet or less	1
61 feet to 100 feet	2
101 feet to 150 feet	3
151 feet or more	4

3. If a water body of 100 feet or more width exist between two differing land uses, the bufferyard may be reduced by an intensity of one.

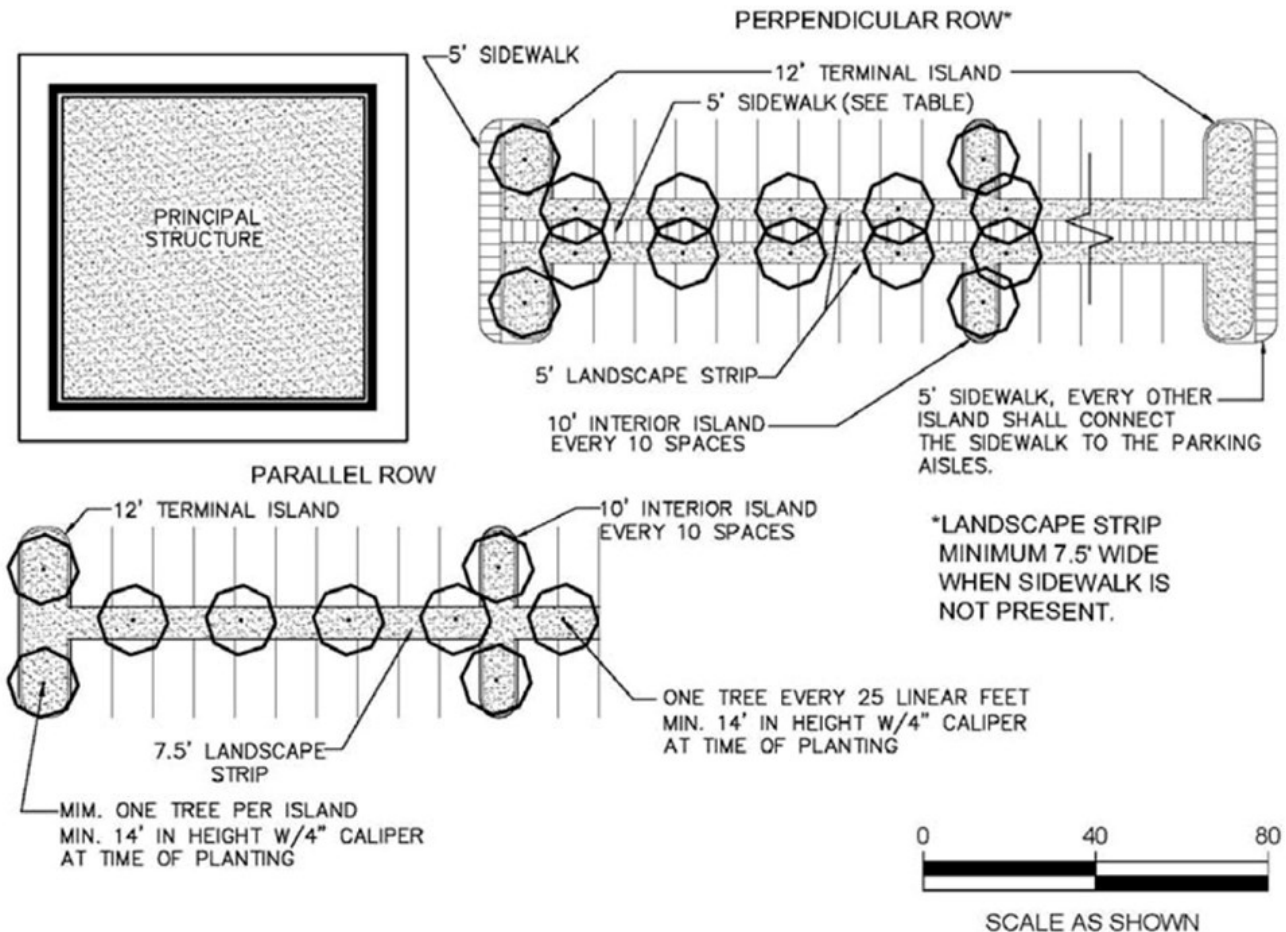
# PARKING LOT LANDSCAPING

CHAPTER 71, ARTICLE II, DIVISION 6

## Landscape Requirements

Ten square feet of landscaped area per parking space shall be provided within a parking lot. In order to maximize the distribution of shade, trees shall be planted throughout the interior of the parking lot at a minimum density of one tree per 80 square feet of landscaped area, exclusive of parking lot buffers. Planting areas for each tree shall have a minimum width of five feet, exclusive of the curb dimension, and shall be planted or covered with other landscape materials. This requirement is in addition to any applicable required open space elsewhere in the code. The following regulations shall also apply:

1. Landscape islands shall be placed at a minimum interval of ten parking spaces with a minimum width of ten feet.
2. Landscape islands that terminate a row of parking spaces shall be a minimum of 12 feet in width.





# PARKING LOT LANDSCAPING

CHAPTER 71, ARTICLE II, DIVISION 6

## Landscape Requirements *(continue)*

3. A landscape strip shall be placed between parallel rows of parking stalls. If the row is:
  - a. Parallel to the principal structure, then the minimum width of the landscape strip shall be 7.5 feet.
  - b. Perpendicular to the principal structure, then a five-foot-wide walkway shall be placed between rows with a minimum width of five-foot landscape strip on both sides of the walkway between one parallel row of parking spaces. Aforementioned pedestrian walkway connections shall be provided as per **Table 4** based on the respective number of parallel rows of parking spaces.

**Table 4: Pedestrian Connections**

Number of Parallel Rows <sup>1</sup> of Parking Spaces	Number of Pedestrian Walkways to be Provided
5	1
6 to 10	2
11 to 15	3
16 to 20	4
21 to 25	5
26 or more	1 for every 6 parallel rows

**Notes:**

1. A parallel row consists of two rows of parking stalls

Alternate (every other) landscape islands placed at a minimum interval of ten parking spaces are required to provide a walkway connecting to the main walkway provided between the two landscape strips as required above.

- c. Perpendicular to the principal structure and rows that are excluded to include a walkway between the rows, then the minimum width of the landscape strip shall be 7.5 feet.
4. Each island shall have a minimum of one tree that is a minimum of 14 feet in height with a four-inch caliper at the time of planting.
5. Landscaping between rows shall have one tree for every 25 lineal feet that are a minimum of 14 feet in height with a four-inch caliper at the time of planting.
6. Buildings shall be connected to the parking lot area and public sidewalks with an internal system of walkways.
7. Where the walkway traverses a drive aisle, pavers, stamped asphalt or a similar material shall be used.
8. A full curb shall surround the landscape island.
9. Plants installed shall conform to, or exceed, the minimum standards for Florida No. 1 as provided in the most current edition of "Grades and Standards for Nursery Plants," parts I and II, prepared by the state department of agriculture and consumer services.
10. Trees installed shall have one primary vertical trunk and secondary branches free of included bark up to a height of six feet above natural grade.

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# 10

## SPECIAL SETBACKS



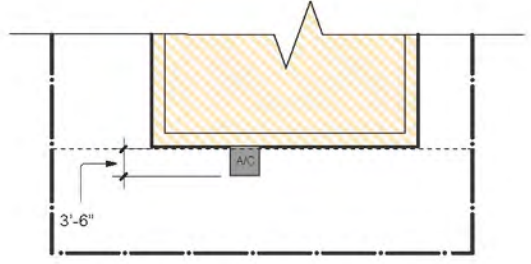
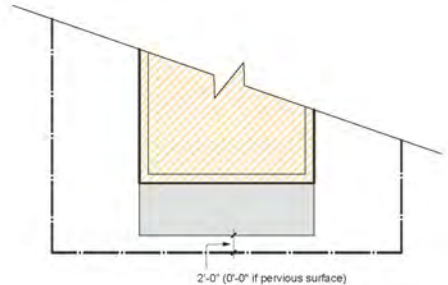
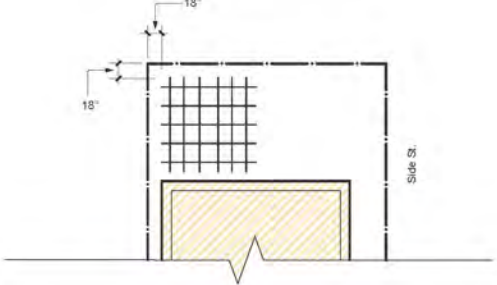
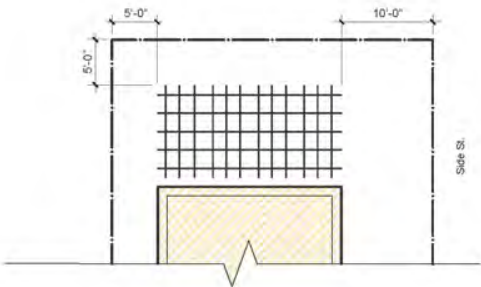
# SPECIAL RESIDENTIAL SETBACKS AND USES

CHAPTER 74, ARTICLE III, DIVISION 2

## Requirements

Special setback requirements for residential uses are specified in **Table 5**.

**Table 5: Special Residential Setbacks**

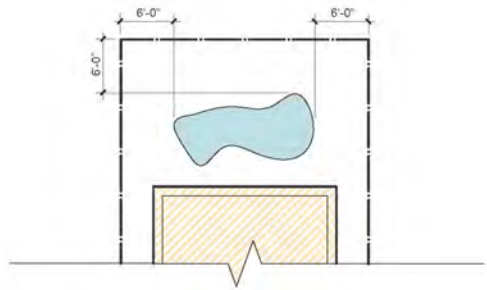
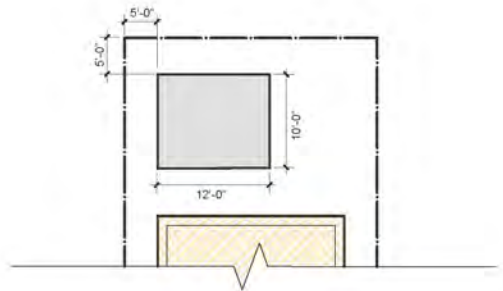
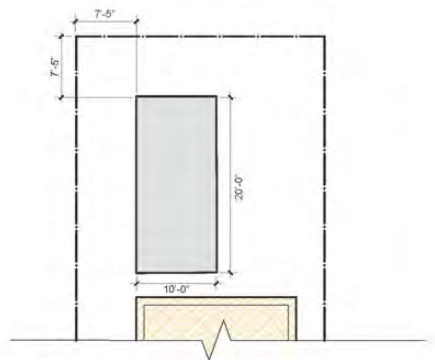
Structure or Building Feature		Special Setback	Illustration
Air conditioning unit		3.5 feet into setback <sup>1</sup>	
Patio, at grade <sup>2</sup>		2 feet from property line, zero feet if surface is pervious	
Pergola	Pergola 100 sq. ft. or less for properties less than 5,000 sq. ft.	18 inches from rear and side property lines	
	Pergola 100 sq. ft. or less for properties 5,000 sq. ft. or more; Pergola larger than 100 sq. ft.	5 feet from rear and interior side property lines; 10 feet from side street.	

# SPECIAL RESIDENTIAL SETBACKS AND USES

CHAPTER 74, ARTICLE III, DIVISION 2

## Requirements (continue)

Table 5: Special Residential Setbacks (continue)

Structure or Building Feature		Special Setback	Illustration
Pool, swimming <sup>2</sup>		6 feet from property line <sup>3</sup>	
Storage building <sup>2, 6</sup>	Residential uses (120 square feet or less)	5 feet from property line	
	Residential uses (121 to 300 square feet)	7.5 feet from property line	

### Notes:

1. In no case shall the special setback exceed 50 percent of the minimum yard dimension.
2. Location within required yards permitted in rear and side yards only.
3. Structures elevated and attached to the top of aboveground pools shall be set back in accordance with the special setback provisions established for decks in this section.
4. Location within the required rear yard is prohibited on an atypical lot if structure is greater than four feet in height.



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APPENDIX

# GLOSSARY



**ABUT**

To be directly next to or share a common boundary with

**ANCILLARY USE**

A use subordinate to the primary use

**BUFFERYARD**

An area of land which is set aside along the perimeter of a parcel of land in which landscaping is required to provide an aesthetic transition between different land uses and to eliminate or reduce the adverse environmental impact, and incompatible land use impacts

**BUILDING COVERAGE**

The total ground area of a site occupied by any principal and accessory building or structure, from the interior of the external walls; building coverage does not include parking areas or attached parking structures. If the principal structure is vertically placed over a parking structure, then the first floor of the principal building must respect the maximum building coverage prescribed.

**BUILDING HEIGHT**

The height of a building with a gabled or hip roof shall be the vertical distance measured from the average elevation of the finished building grade to the top of the roof of the uppermost story. The height of a building with a flat or nearly flat roof shall be measured from the footing as stated in this definition to the highest point of the roof (but the parapet or coping shall not be used). A flat roof shall be considered a roof that has a slope of less than seven degrees with the horizontal. Architectural features may be approved up to 20 feet above the roofline by the planning and zoning director.

**BUILDING LINE**

The extreme overall dimensions of a building as staked on the ground, including all area covered by any vertical projection to the ground of overhang of walls, roof or any other part of a structure, whichever is nearest to the property line

**COMMON OPEN SPACE**

Area required as open space under chapter 68 for various zoning districts.

**DENSITY**

Measure of scale of residential development, often in terms of units per acre.

## FINAL PLAT

The final tracing, map or drawing or chart on which a subdivider's plan of subdivision is presented to the city council for approval and which, if approved, will be submitted to the clerk of the circuit court for recording

## FLOOR AREA RATIO (FAR)

The floor area of the building (inclusive of all stories), measured from the interior of the exterior walls on any lot divided by the area of the lot; the term "floor area ratio" excludes the following:

- (1) Balconies which extend from the exterior wall and extensions;
- (2) Off-street parking areas;
- (3) Lobbies;
- (4) Stairwells, mechanical rooms, waste rooms and elevator shafts;
- (5) Open plazas; and
- (6) Interior corridors and the front office within miniwarehouse and self-storage facilities.

## FRONTAGE

The distance measured along a highway right-of-way

## IMPERVIOUS SURFACE

Surface which has been compacted or covered with a layer of material so that is highly resistant to infiltration by water, including surfaces such as artificial turf, compacted sand, limerock, shell or clay, as well as most conventionally surfaced street, roofs, sidewalks, parking lots and other similar structures

## IMPERVIOUS SURFACE RATIO (ISR)

The ratio of impervious (building and paved) surface to total surface area; the impervious surface ratio measurement shall not include bufferyards along rights-of-way as described in section 71-183.

## INTENSITY

Measure of scale of non-residential development, often in terms of Floor Area Ratio.

## LIVE-WORK

A use or unit type that allows both residential and work activities

## LOT

A parcel of land shown on a recorded plat or on the official city zoning maps or any piece of land described by a legally recorded deed

## NET LOT AREA

The area within lot boundaries of all lands comprising the site; does not include any portion of the abutting dedicated streets, alleys, waterways, canals, lakes or any other such dedications.

## LOT LINE, FRONT

In the case of a lot abutting upon only one street, the line separating the lot from the street; in the case of a corner lot, that part of the lot having the narrowest frontage on any street; in the case of any other lot, one such line shall be elected to be the front lot line provided it is so designated by the building plans, which meet the approval of the director.

## LOT LINE, REAR

The boundary which is opposite and most distant from the front lot line; in the case of a lot pointed at the rear, or any odd-shaped lot, the rear lot line shall be determined by the director.

## LOT LINE, SIDE

Any lot boundary line not a front lot line or a rear lot line; a side lot line separating a lot from a street is an exterior side lot line. The term "interior side lot line" means a side lot line separating a lot from another lot.

## MIXED USE

A mixture of land uses such as provided in traditional neighborhood development (TND), downtown mixed use and community mixed use

## OFF-STREET PARKING

Parking spaces off the street, such as in a surface parking lot or parking garage

## OFFICIAL RIGHT-OF-WAY

The zoned right-of-way (property typically for transportation and utility improvements) width as established in this Land Development Code

## ON-STREET PARKING

Parking spaces on the street, such as parallel parking

## PRINCIPLE BUILDING

The building situated or to be placed nearest the front property line and the use of which conforms to the primary use permitted by the zone classification in which it is located.



## RIGHT-OF-WAY LINE

The outside boundaries of a highway right-of-way, whether such right-of-way be established by usage, dedication or by the official right-of-way map

## SETBACK

The minimum horizontal distance between the street, rear or side lines of the lot and the front, rear or side lines of the building; when two or more lots under one ownership are used, the exterior property line so grouped shall be used in determining offsets.

## SHRUB

A self-supporting woody perennial plant normally growing to a height of 24 inches or greater, characterized by multiple stems and branches continuous from the base

## SITE

Area of premises to be covered by a structure

## STORY

The term "story" means:

- a. The portion of a building included between the uppermost surface of any floor and the uppermost surface of the floor or roof next above.
- b. The portion of a building between floor and ceiling which is so located that more than half of the clear height from floor to ceiling is above grade.
- c. The portion of a building in a high flood hazard district below the elevation of the regulatory flood level and below the lowest habitable floor, and constructed in accordance with chapter 11C of the Miami-Dade County Code, development within coastal flood hazard districts, shall not be considered a story.
- d. The maximum story height for commercial and industrial buildings is 15 feet. The maximum story height for residential and mixed use developments is 12 feet, excluding office.
- e. The ground floor may be a maximum height of 20 feet, when at least 60 percent of the ground floor comprises of either a combination or individual use of a lobby, mezzanine or retail use.

The term "story" does not mean, in any residential building in which the area of the upper floor does not exceed two-thirds of the area of the floor immediately below it, the upper floor shall not be considered a story.

## TENTATIVE PLAT

A preliminary map, drawing or chart indicating the proposed layout of the subdivision submitted for approval. Said preliminary map, drawing or chart shall not be considered a boundary survey as defined in F.A.C. ch. 21HH-6, as same may be amended from time to time. It shall be considered a specific purpose survey as defined in said F.A.C. ch. 21HH-6; said specific purpose being for subdivision design, therefore conceptual in nature, and subject

to change prior to the boundary survey being made for which a plat of record is being filed.

## UNDERSTORY

The complex of woody, fibrous, and herbaceous plant species that are typically associated with a natural forest community, native plant community, or native habitat

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