

Description

Coconut Grove Conservation District (CGCD) establishes a plan to protect the historic neighborhood character unique to the area. This document is an updated version of the Village West Island District and Charles Avenue (NCD-2); and Coconut Grove Neighborhood Conservation District (NCD-3). The CGCD maintains existing regulations that have successfully protected the neighborhood character while modifying, and adding, regulations that have been identified as unsuccessful.

This plan follows the Miami21 format and only includes sections that have been modified. This document does not include all of the development regulations for the area. As identified in Section 2.2, standards not included in the CGCD default back to Miami21. This document establishes boundaries and functions as an overlay to provide an additional level of protection for the unique area.

Boundaries

Generally described as bounded by city limits to the west and south, US 1 on the west and north, Rickenbacker Causeway on the east, Biscayne Bay along the east and south. More specifically depicted on the Miami 21 Atlas.

ARTICLE 1. DEFINITIONS

1.2 DEFINITIONS OF TERMS

Building Site: One or more lots or portions of lots that are aggregated to form a single family residential site including vacant lots and all permissible accessory uses and structures. Building sites shall not include any portions of land under a different zoning transect.

Conservation Plan: This document which establish regulations for a specific are within the city to protect Coconut Grove Neighborhoods that have distinguishable physical and social character.

Miami21: The Miami 21 Code establishes standards and procedures for new development or redevelopment in the City. It also adopts the Miami 21 Atlas, which acts as the official Zoning Atlas of the City and is filed in the City Clerk’s office. The Miami 21 Atlas designates a Transect Zone for all lands within the City.

1.4 DEFINITIONS OF LANDSCAPE REQUIREMENTS

Oolitic Limestone: Is a sedimentary limestone consisting of ooliths that are cemented together. This limestone is common throughout Coconut Grove, aesthetically blends well with other natural elements.

Specimen Tree: A canopy tree of substantial size and appearance, common throughout Coconut Grove.

ARTICLE 2. GENERAL PROVISIONS

2.1 PURPOSE AND INTENT

Coconut Grove, Miami’s first neighborhood, is recognized for its lush, heavily landscaped, natural green areas; public open space; recreational opportunities; proximity to Biscayne Bay; bay views;

geologic features; commercial services; historic structures; and unique property sizes.

Coconut Grove Conservation District preserves the historic neighborhood character, unique to the area. This plan includes specific regulations protecting the heavily landscaped character. The regulations ensure the preservation of green spaces and further expansion of tree canopy throughout the area. The conservation district encourages the preservation of existing structures and guides new development to protect the architectural variety within the unique single family neighborhoods within Coconut Grove.

2.2 APPLICABILITY

The effect of these regulations shall be to modify transect regulations included within the Coconut Grove Conservation District (CGCD) boundaries to the extent indicated herein.

Where standards set forth in this Conservation Plan conflict with the Miami 21 Code, the standards set forth in this Conservation Plan shall control. Where this Conservation Plan is silent, the underlying Miami 21 Code standards shall govern if applicable.

Nothing in these regulations shall be construed as to prohibit additional structures or neighborhoods to become Historic Preservation Overlays.

ARTICLE 3. GENERAL TO ZONES

3.3 LOTS AND FRONTAGES

3.3.6 Established Setback Areas include:

a. Coconut Grove Corridors

Boundary: The sub-districts are demarcated, traversed or connected by important corridors subject to their own unique characteristics and considerations. The Coconut Grove corridors are as follows and include the rights of way and the Lots immediately adjacent to the right of way:

- South Bayshore Drive
- Tigertail Drive
- S.W. 27th Avenue
- Bird Avenue
- MacDonald Street
- Main Highway
- Douglas Road
- Grand Avenue
- Le Jeune Road

Improvements and new development on these corridors shall conform to the following pedestrian safety and comfort standards:

1. Where sidewalks exist, the pedestrian shall be buffered from vehicular traffic with streetscape elements and landscaping.
2. Uses to be developed on these corridors shall promote pedestrian activity, such as porches, log-

gias, windows, entries, plazas, and ground floor retail uses where permissible.

3. The number and dimensions of curb cuts and driveways shall be minimized to reduce the pedestrian/vehicular conflicts up to the minimum permissible by the controlling jurisdiction.
4. Along South Bayshore Drive, lots 10,000 square feet, or larger, must maintain a minimum lot width of 100 feet and a minimum front setback of seventy (70) feet.

3.14 PUBLIC BENEFITS PROGRAM

The intent of the Public Benefits Program established in this section is to allow Density bonus in T4 and T5 Zones within the Coconut Grove Conservation District in exchange for the developer's contribution to specified programs that provide benefits to the public.

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

- 1. T4: 36 dwelling units per acre maximum, bonus to 150 dwelling units per acre**
- 2. T5: 65 dwelling units per acre maximum, bonus to 150 dwelling units per acre**

3.14.2 Upon providing a binding commitment for the specified public benefits as provided in Section 3.14.3 below, the proposed development project shall be allowed to build within the restrictions of the specific Transect Zone, up to the Density bonus as established in this Section.

3.14.3 The proposed Density bonus shall be permitted in exchange for affordable/workforce housing, contribution to the City.

a. Definitions

1. Affordable/ Workforce Housing shall mean: housing available to families which meet the qualifications as established by the City Community Development Department.

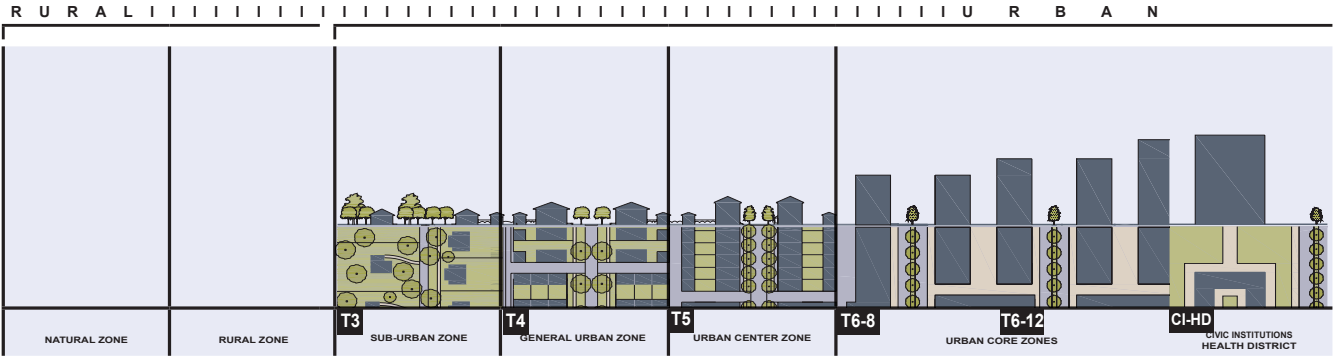
3.14.4 For the purposes of the public benefits program, the following criteria shall apply:

a. Affordable/ Workforce Housing. The development project in a T4 or T5 zone may provide any of the following or combination thereof:

1. Workforce housing on site of the development. For each unit of workforce housing provided on site, the development shall be allowed one (1) additional unit up to the Density bonus permitted, as described in Section 3.14.1.
2. Affordable housing on site of the development. For each unit of affordable housing provided on site, the development shall be allowed two (2) additional units up to the Density bonus permitted, as described in Section 3.14.1.

Need language that proportion of affordable unit sizes to match that of overall building mix. i.e., a building of 50% 2br and 50% studio must have at least 50% of affordable units 2br as well.

ARTICLE 4. STANDARDS & TABLES



LOT OCCUPATION

a. Lot Area		Established by Diagram 1	1,400 s.f. - 20,000 s.f. **	1,200 s.f. - 40,000 s.f.**	5,000 sf. min 40,000 s.f. max.**	5,000 sf. min. 70,000 s.f. max.**	10,000 s.f. min.
b. Lot Width		50 ft. min.	16 ft. min / 50 ft. min.**	16 ft. min / 50 ft. min.**	50 ft. min.	50 ft. min.	50 ft. min.
c. Lot Coverage		35% max.(T3-R and T3-L) 45% max. (T3-O)	60% max.	80% max.	80% max.**	80% max.**	80% max
d. Floor Lot Ratio (FLR)					5 / 25% additional Public Benefit ***	8 / 30% additional Public Benefit ***	8
e. Frontage at front Setback			50% min.	70% min.	70% min.	70% min.	None
f. Green / Open Space Requirements		35% for T3-O	50% Lot Area min.	15% Lot Area min.	10% Lot Area min.	10% Lot Area min.	10% Lot Area min.
g. Density			9-18 du/acre max.**	36 du/acre max.****	65 du/acre max.****	150 du /acre *	150 du /acre *

BUILDING SETBACK

a. Principal Front		30 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
b. Secondary Front		10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
c. Side		10 ft. min.**	0 ft. min. / 5 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.
d. Rear		20 ft. min.	20 ft. min.	0 ft. min.**	0 ft. min.**	0 ft. min.**	0 ft. min.

OUTBUILDING SETBACK

a. Principal Front		20 ft. min.	30 ft. min.				
b. Secondary Front		10 ft. min.	10 ft. min.				
c. Side		10 ft. min.	0 ft. min. / 5 ft. min.				
d. Rear		10 ft. min.	5 ft. min.				

PRIVATE FRONTAGES

a. Common Lawn		permitted	permitted	prohibited	prohibited	prohibited	permitted
b. Porch & Fence		permitted	permitted	prohibited	prohibited	prohibited	prohibited
c. Terrace or L.C.		prohibited	permitted	prohibited	prohibited	prohibited	permitted
d. Forecourt		prohibited	permitted	permitted	permitted	permitted	permitted
e. Stoop		prohibited	permitted	permitted	permitted	permitted	permitted
f. Shopfront		prohibited	permitted (T4 L, T4 O)	permitted (T5 L, T5 O)	permitted (T6-8 L, T6-8 O)	permitted (T6-12 L, T6-12 O)	permitted
g. Gallery		prohibited	prohibited	permitted **	permitted **	permitted **	permitted **
h. Arcade		prohibited	prohibited	permitted **	permitted **	permitted **	permitted **

BUILDING HEIGHT (Stories)

a. Principal Building		2 max.	3 max.	2 min. 5 max.	2 min. 8 max.	2 min. 12 max.	1 min. As regulated by F.A.A.
b. Outbuilding		2 max.	2 max.				
c. Benefit Height Abutting T6, T5 & T4 only				1 max.**	4 max.**	8 max.**	

THOROUGHFARES

a. HW & RR		permitted	prohibited	prohibited	prohibited	prohibited	prohibited
b. BV		permitted	permitted	permitted	permitted	permitted	permitted
c. SR		permitted	permitted	prohibited	permitted	permitted	permitted
d. RS		permitted	permitted	prohibited	permitted	permitted	permitted
e. SS & AV		prohibited	prohibited	permitted	permitted	permitted	permitted
f. CS & AV		prohibited	prohibited	permitted	permitted	permitted	permitted
g. Rear Lane		permitted	permitted	prohibited	prohibited	prohibited	prohibited
h. Rear Alley		permitted	permitted	permitted	permitted	permitted	permitted
i. Path		permitted	permitted	prohibited	prohibited	prohibited	prohibited
j. Passage		permitted	permitted	permitted	permitted	permitted	permitted
k. Bicycle Path		permitted	permitted	permitted	permitted	permitted	permitted
l. Bicycle Lane		permitted	permitted	permitted	permitted	permitted	prohibited
m. Bicycle Route		permitted	permitted	permitted	permitted	permitted	permitted
n. Sharrow		prohibited	permitted	permitted	permitted	permitted	permitted
o. Priority Bicycle Route		permitted	permitted	prohibited	permitted	permitted	permitted

* Or as modified in Diagram 9

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

*** Note: Bonus shall not be available for T6 properties abutting T3 properties (refer to Article 3)

****Density bonus available in some zones as described in Section 3.14 of this code.

ARTICLE 4. TABLE 3 BUILDING FUNCTION: USES

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
DENSITY (UNITS PER ACRE)	9	9	18	36***	36***	36***	65***	65***	65***	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
RESIDENTIAL																		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT	R	R	R	R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY					E	E		R	R		R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R			
LIVE - WORK					R	R		R	R		R	R			R			
WORK - LIVE															R	R		
LODGING																		
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R	R		
INN						R		R	R	E	R	R			R	R		
HOTEL								R	R		R	R			R			
OFFICE																		
OFFICE					R	R		R	R		R	R		E	R	R	R	W
COMMERCIAL																		
AUTO-RELATED COMMERCIAL ESTAB.									W		W	W				R	R	
ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R				R	R	
ENTERTAINMENT ESTAB. - ADULT																	R	
FOOD SERVICE ESTABLISHMENT					R	R		R	R	W	R	R	W	E	R	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.					E	E		E	E		E	E			E	E	E	E
GENERAL COMMERCIAL					R	R		R	R	W	R	R	E	E	R	R	R	W
MARINE RELATED COMMERCIAL ESTAB.								W	W		W	W	E			R	R	R
OPEN AIR RETAIL								W	W		W	W	W	E	R	R	R	W
PLACE OF ASSEMBLY								R	R	E	R	R		E	E	R	R	W
RECREATIONAL ESTABLISHMENT								R	R		R	R		E	R	R	R	W
CIVIC																		
COMMUNITY FACILITY					W	W		W	W		W	W	W	E	W	R	R	
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W
REGIONAL ACTIVITY COMPLEX												E		E	E			
CIVIL SUPPORT																		
COMMUNITY SUPPORT FACILITY					W	W		W	W		W	W		E	E	R	R	W
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	R	W
MAJOR FACILITY														E	R	E	E	E
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R
PUBLIC PARKING					W	W	E	W	W	E	W	W		E	R	R	R	W
RESCUE MISSION														E	R	E	W	W
TRANSIT FACILITIES					W	W	E	W	W	E	W	W		E	R	R	R	W
EDUCATIONAL																		
CHILDCARE				E	W	W	E	W	W	W	W	W	E	E	R	E		
COLLEGE / UNIVERSITY								W	W		W	W		E	R	E		
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
LEARNING CENTER					E	E		R	R		R	R	E	E	R	E		
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R		E	R	E		
RESEARCH FACILITY					R	R		R	R		R	R		E	R	R	R	W
SPECIAL TRAINING / VOCATIONAL						E		W	W		W	W		E	R	R	R	W
INDUSTRIAL																		
AUTO-RELATED INDUSTRIAL ESTBL.																R	R	W
MANUFACTURING AND PROCESSING																R	R	W
MARINE RELATED INDUSTRIAL ESTBL.																R	R	R
PRODUCTS AND SERVICES																R	R	W
STORAGE/ DISTRIBUTION FACILITY																R	R	W

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

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.
 * Additional densities in some T6 zones are illustrated in Diagram 9.
 ** AZ: Density of lowest Abutting Zone
 *** Density Bonus available in some zones as described in Section 3.14 of this code.

4.1 PARKING REQUIREMENTS

- a. In all Transect Zones, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.

- b. In T3 and T4 Zones, Ancillary Dwelling Units shall not require additional parking spaces.

ARTICLE 5. SPECIFIC TO ZONES

5.1 GENERALLY

This Article sets forth the standards applicable to development within the each Transect Zone located within the Coconut Grove Conservation District. Provisions of the Miami 21 Code modified herein shall apply only within the Coconut Grove Conservation District.

5.1.1 This Article sets forth the standards applicable to development within each Transect Zone that are specific to:

- Building Disposition
- Building Configuration
- Building Function and Density
- Parking Standards
- Architectural Standards
- Landscape Standards
- Ambient Standards

5.3 SUB-URBAN TRANSECT ZONES (T3)

5.3.1 Building Disposition (T3)

- a. Newly platted Lots shall be dimensioned according to Illustration 5.3.

- b. Lot coverage by building shall not exceed that shown in Illustration 5.3. The Principal Building may exceed the second story maximum Lot Coverage by an additional fifteen (15) percent when planting mature canopy trees between building frontage (Principal, Accessory, and Outbuilding) and street. Tree spacing shall be sufficient to screen the entire façade along the lot frontage, as approved by the Planning Director. Trees shall meet the minimum standards of Section 5.3.6.d of this article.

- c. A Building shall be disposed in relation to the boundaries of its Lot according to Illustration 5.3.

- d. In Zone T3-R, one Principal Building consisting of one Dwelling Unit at the Frontage may be built on each Lot as shown in Article 4, Table 8. In Zone T3-L one Principal Building consisting of one Dwelling Unit at the Frontage and one accessory dwelling unit (“ADU”) may be built on each Lot. The ADU shall be separated from the Principal Building by a minimum of ten (10) feet. A Backbuilding may connect the Principal Building and the ADU. In Zone T3-O, one Principal

Building consisting of two Dwelling Units at the Frontage may be built on each Lot as shown in Illustration 5.3.

e. Setbacks for Principal Buildings shall be as shown in Illustration 5.3. Setbacks for Principal Buildings may be modified as follows:

1. Front Setback thirty (30) feet

- (a) The structure may project a maximum of ten (10) feet into the minimum required setback of thirty (30) feet provided said projection does not exceed thirty (30) feet or fifty (50) percent of the lot frontage, whichever is less, in width along the front of the building.
- (b) Unenclosed porches, entries, or loggias may project a maximum of fifteen (15) feet into the minimum required setback of thirty (30) feet.

2. Side Setbacks

Building Site Size in Square Feet	Interior Lots First Story of Structure	Interior Lots Second Story of Structure	Corner Lots First Story of Structure	Corner Lots Second Story of Structure
Less than 7,500	10 feet	15 feet	15 feet	20 feet
7,500 -- 10,000	15 feet	25 feet	15 feet	25 feet
More than 10,000	25 feet	35 feet	25 feet	35 feet

- (a) For purposes of protecting and/or mitigating an existing specimen tree, pursuant to Chapter 17, the structure may be granted a relief, from the Planning Director, to encroach into the minimum required side setback. The minimum side setback shall be no less than five (5) feet.

3. Rear setback twenty (20) feet

- (a) For purposes of protecting and/or mitigating an existing specimen tree, pursuant to Chapter 17, the structure may be granted a relief, from the Planning Director, to encroach into the minimum required rear setback of twenty (20) feet. The minimum rear setback may not be reduced to less than ten (10) feet.

4. Setbacks may otherwise be adjusted by Waiver by no more than ten percent (10%), unless an administrative variance has been granted.

f. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line.

g. Setbacks for Outbuildings, pools, tennis courts or other similar recreational facilities shall be as shown for Outbuildings in Illustration 5.3.

h. Accessory Structures shall follow the setbacks for Principal Buildings as shown in Illustration 5.3. One (1) Story, non-habitable Accessory Structures, of a maximum of two hundred (200) square feet or ten (10%) of the Floor Area of the Principal Building, whichever is greater, shall be located in the Second or Third layer of the property and shall be setback a minimum of five (5) feet from any side Property Line and ten (10) feet from any rear Property Line. Setbacks for such

structures may be reduced by Waiver.

5.3.2 Building Configuration (T3)

Remove underline

- a. Development within Private Frontages shall comply with Article 4, Tables 2 and 6 and Illustration 5.3. For T3-R and T3-L, second story lot coverage shall not exceed twenty-five percent (25%).
- b. Encroachments shall be allowed as follows: At the First Layer, stairs may encroach up to eight (8) feet of the depth of the Setback. Open Porches shall be at a minimum seven (7) feet deep and may encroach up to eight (8) feet of the depth of the Setback. At the First Layer, cantilevered portions of Awnings, balconies, bay windows and roofs shall be a maximum three (3) feet deep and may encroach up to three (3) feet of the depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback. At the Second and Third Layers, Awnings, balconies, bay windows, chimneys, roofs and stairs may encroach up to fifty percent (50%) of the depth of the Side Setback or three (3) feet, whichever is less. At the Third Layer, Awnings and canopies may encroach up to fifty percent (50%) of the depth of the Rear Setback.
- c. Unroofed screen enclosures shall be located within the Second or Third Layer only and shall have a five (5) foot minimum side and rear Setback.
- d. All outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures, shall be located within the Second or Third Layer and concealed from view from any Frontage. These shall not be allowed as Encroachments, on any required setback, except for Buildings existing as of the effective date of this Code, where mechanical equipment, such as air conditioning units, pumps, exhaust fans or other similar noise producing equipment may be allowed as Encroachments by Waiver.
- e. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be as shown in Illustration 5.3. The first-floor elevation of a Principal Building shall be a maximum of two and a half (2.5) feet above grade, or as regulated by FEMA, whichever is higher. A flat roof shall be a maximum of two Stories and twenty-five (25) feet. A pitched roof shall be a maximum of twenty-five (25) feet to the eave and shall not exceed ten (10) feet overall Height above the second Story.
- f. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of three and a half (3.5) feet. At the roof, other ornamental Building features may extend up to three and a half (3.5) feet above the maximum Building Height. Roof decks shall be permitted at the maximum Height. Trellises may extend above the maximum Height up to eight (8) feet. Extensions above the maximum Height up to four hundred (400) square feet for either a stair enclosure or ornamental purpose shall be permitted by process of Waiver. All extensions including attics shall not exceed ten (10) feet above the second Story.
- g. Fences and walls may be located up to and including the Frontage Line to the following maximum Height. Height of fences and walls shall not exceed four (4) feet within the First Layer, except aluminum or iron picket and post Fences with or without masonry posts shall not exceed six (6) feet. Within the Second and Third Layers, Fences and walls shall not exceed eight (8) feet.

5.3.3 Building Function & Density (T3)

- a. Buildings in T3 shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.3. Certain Functions as shown in Article 4, Table 3 shall require approval by Warrant or Exception. Consult Article 6 for any supplemental use regulations.
- b. Religious Facilities requiring additional Height or relief from parking requirements and frontage requirements may be permitted by process of Exception.

5.3.4 Parking Standards (T3)

- a. Vehicular parking shall be required as shown in Article 4, Tables 4 and 5 of Miami 21, with the exceptions as listed in Section 4.1 Parking Requirements of this code.
- b. Parking may be accessed by an Alley when such is available.
- c. Covered parking and garages and at least fifty percent (50%) of required parking shall be located within the Second and Third Layers as shown in Article 4, Table 8; in T3-R and T3-L a maximum thirty percent (30%) of the width of the Facade may be covered parking or garage. In T3-O covered parking and garages shall be a maximum sixty percent (60%) of the width of the façade. Covered parking and garages shall align with or be set back from the Facade. Driveways and drop-offs including parking may be located within the First Layer.
- d. The maximum width at the Property Line of a driveway on a Frontage shall be twelve (12) feet for T3-R and T3-L and twenty (20) feet for T3-O. Two separate driveways on one Lot shall have a minimum separation of twenty (20) feet in T3-R and T3-L only.
- e. Tandem Parking on site is encouraged.
- f. Garages and Driveways:
 1. On new construction or garage additions, no garage shall be located along the same front setback line as the front wall of a residential structure unless the garage door(s) does not face the street. Garage structures with access openings that face the street shall be set back a minimum of twenty (5) feet from the front wall of the principal residential structure.
 2. Except as required for the driveway approach, no portion of any driveway in a required yard adjacent to a street shall be within five (5) feet of any property line other than as may be required to allow for turnaround maneuver, in which case said driveway shall be constructed of permeable material in its entirety.
 3. Garage doors which are more than nine (9) feet wide shall not be allowed.

5.3.5 Architectural Standards (T3)

- a. Only permanent Structures shall be allowed. Temporary Structures such as mobile homes, construction trailers, travel trailers, recreational vehicles, and other temporary Structures shall not be allowed except as per City Code.

- b. Roof materials should be light-colored, high Albedo or a planted surface.
- c. Adjacent lots or lots in the same subdivision under single ownership, or developed by a single builder or developer shall not employ the same, similar or duplicate architectural plans. Adjacent buildings under such conditions shall be substantially differentiated in massing, footprint, and exterior detailing.

5.3.6 Landscape Standards (T3)

- a. A minimum of one shade tree shall be planted within the First Layer for each fifty (50) feet of Frontage Line.
- b. At the First Layer, pavement shall be limited as follows: Impervious pavement shall be limited to 50% thirty percent (30%) of the area and pervious pavement shall be limited to ~~sixty percent (60%)~~ of the area; a combination of pervious and impervious pavement shall be limited to ~~sixty percent (60%)~~ of the area in the First Layer.
- c. Green Space shall be a minimum fifty (50%) of the Lot area for Zones T3-R and T3-L; and a minimum thirty-five (35%) of the Lot area for Zones T3-O.
- d. For purposes of additional ~~Lot Coverage~~, Trees shall be meet the following requirements:
 - 1. Classified as Florida Grade 1 second floor area
 - 2. A minimum of twenty (20) feet in height.
 - 3. A minimum of eight (8) feet clear trunk. Need language to encourage best practices for tree root zone preservation, e.g. silva cells
 - 4. A minimum of ten (10) inches diameter at
- e. All front yards in the NCD-~~2~~ shall be designed in a way that minimizes the impact of garage fronts and off-street parking. Front yards shall provide a more permeable surface and use abundant landscaping and tree canopy throughout.
- f. All fences located within any street-front setback area shall be covered from the public right-of-way view by plant material except when said fence is faced or constructed with Oolitic Limestone.

THIS PAGE LEFT INTENTIONALLY BLANK.

BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area	Established by Diagram 1.
b. Lot Width	50 ft. min.
c. Lot Coverage	35% max. first floor 25% max. second floor* 50% max. total*
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	N/A
f. Green Space	50% Lot Area min.
g. Density	9 du/ac max.

BUILDING SETBACK

a. Principal Front	30 ft. min.
b. Secondary Front	10 ft. min.
c. Side	5 ft. min.**
d. Rear	20 ft. min.

OUTBUILDING SETBACK

a. Principal Front	20 ft. min.
b. Secondary Front	10 ft. min.
c. Side	10 ft. min.
d. Rear	10 ft. min.

BUILDING CONFIGURATION

FRONTAGE

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

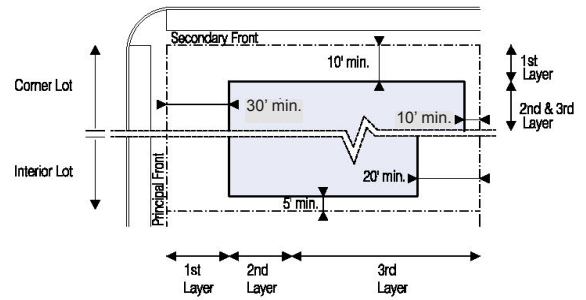
BUILDING HEIGHT

a. Principal Building	2 Stories and 25 ft. to eave max.
b. Outbuilding	2 Stories and 25 ft. to eave max.

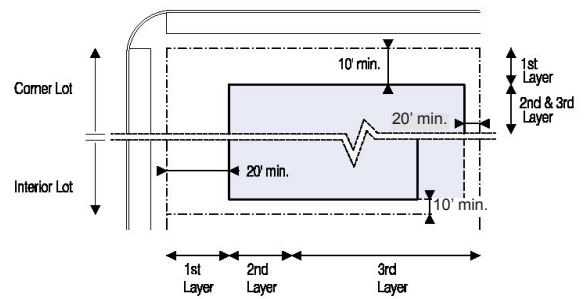
PARKING

Facade Width	30 % max.
--------------	-----------

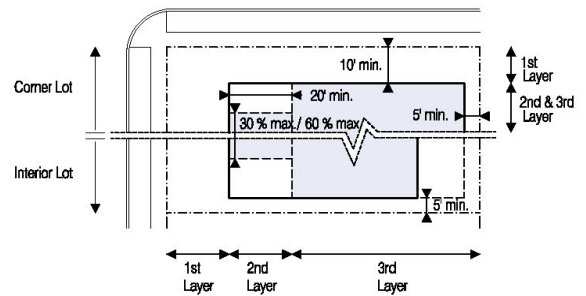
BUILDING PLACEMENT



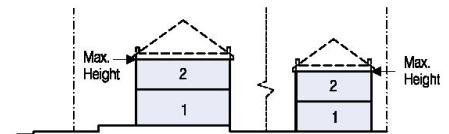
OUTBUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



*15% increase with the addition of Specimen Trees - See Section 5.3.6.d of this article.

** Refer to Section 5.3.1 for Specific Regulations

BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area	Established by Diagram 1.
b. Lot Width	50 ft min.
c. Lot Coverage	45% max. first floor 30% max. second floor* 75% max. total*
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	N/A
f. Green Space	35% Lot Area min.
g. Density	18 du/ac max.

BUILDING SETBACK

a. Principal Front	30 ft. min.
b. Secondary Front	10 ft. min.
c. Side	5 ft. min.**
d. Rear	20 ft. min.

OUTBUILDING SETBACK

a. Principal Front	20 ft. min.
b. Secondary Front	10 ft. min.
c. Side	10 ft. min.
d. Rear	10 ft. min.

BUILDING CONFIGURATION

FRONTAGE

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

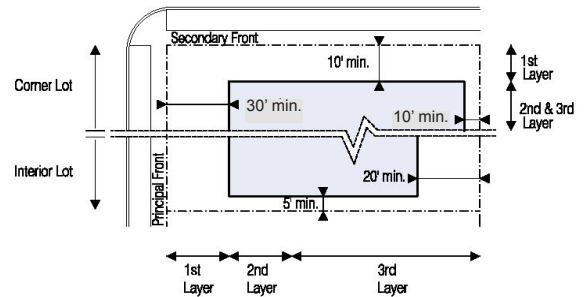
BUILDING HEIGHT

a. Principal Building	2 Stories and 25 ft. to eave max.
b. Outbuilding	2 Stories and 25 ft. to eave max.

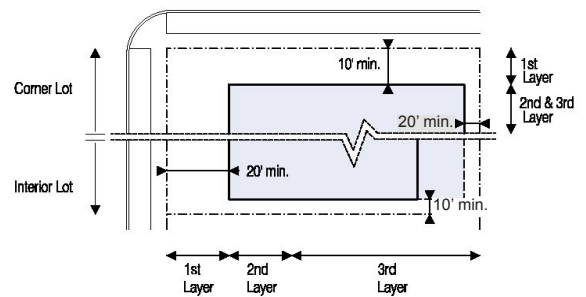
PARKING

Facade Width	40% max.
--------------	----------

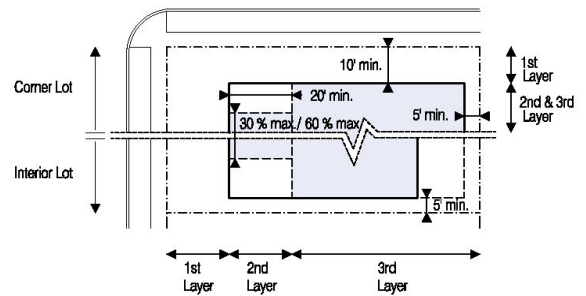
BUILDING PLACEMENT



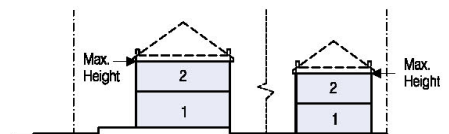
OUTBUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



*15% increase with the addition of Specimen Trees - See Section 5.3.6.d of this article.

**Refer to Section 5.3.1 for Specific Regulations

ARTICLE 6. SUPPLEMENTAL REGULATIONS

6.1 INTENT AND EXCLUSIONS

The supplemental regulations of this article apply to the specific uses listed below within the broader Use categories identified in Article 4, Table 3 and Article 5. These regulations supplement other standards listed elsewhere in this code. No permit or Certificate of Use may be granted for any Use, unless the Use complies with the requirements of these supplemental regulations and any other applicable standards of the Miami 21 Code.

Specifically excluded from all Transect Zones in the City are stockyards, slaughterhouses, wrecking yards, rag shops, cement plants, paper factories, ammunition plants, fireworks manufacturing, house barges, refining, smelting, forging, and unattended donation collection bins.

The regulations of Article 6, Table 13 are arranged by Transect Zone and in the same order in which they appear in Article 4, Table 3. These regulations may be further supplemented by Article 6.

When calculating distance separation requirements, measurement shall be made from the nearest point of the Lot of the existing facility, Use, or Structure to the nearest point of the Lot of the proposed facility, Use, or Structure.

A blank cell in Table 13 signifies that the Use is prohibited.

T3 - SUB-URBAN ZONE

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	9 UNITS PER ACRE	9 UNITS PER ACRE	18 UNITS PER ACRE
DWELLING UNIT	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.	Efficiency Dwelling Unit: 400 square feet min. One bedroom Dwelling Unit: 550 square feet min. Two bedroom Dwelling Unit: 650 square feet min.
ANCILLARY UNIT	Maximum size of unit 450 square feet excluding garage. Shall only be used as Single-Family Residence dwelling. May only be rented if the principal dwelling owner is in residence on site. Unit Structure shall be architecturally harmonious with the Principal Building. Any Facade abutting another property shall provide only clerestory windows along that corresponding Facade. The floor area of an ancillary unit shall not be counted towards the maximum FLR permitted on the ground story of a lot.	Maximum size of unit 450 square feet excluding garage. Shall only be used as Single-Family Residence dwelling. May only be rented if the principal dwelling owner is in residence on site. Unit Structure shall be architecturally harmonious with the Principal Building. Any Facade abutting another property shall provide only clerestory windows along that corresponding Facade. The floor area of an ancillary unit shall not be counted towards the maximum FLR permitted on the ground story of a lot.	Maximum size of unit 450 square feet excluding garage. Shall only be used as Single-Family Residence dwelling. May only be rented if the principal dwelling owner is in residence on site. Unit Structure shall be architecturally harmonious with the Principal Building. Any Facade abutting another property shall provide only clerestory windows along that corresponding Facade. The floor area of an ancillary unit shall not be counted towards the maximum FLR permitted on the ground story of a lot.

Do we need the dwelling unit descriptions?

6.3 COMMERCIAL USES

6.3.1 Charles Avenue

Charles Avenue (originally Evangelist Street) has historically housed some of the original Bahamian settlements within the Village West Island District that occupies the neighborhoods around the intersection of Douglas Road and Grand Avenue. This street has been degraded through demolition, abandonment and redevelopment and thereby diminishing the historic integrity to become a historic district; however, it is of special and substantial public interest due to its historic identity and remaining historic structures. This designation will encourage appropriate infill to preserve the context of historic sites on Charles Avenue, including: the Mariah Brown House, home of the first Bahamian settler; the Historic Black Cemetery; the E.F. Stirrup House, home of the first black doctor; historical churches, and several other historic homes.

- a. All new construction, major alterations, and additions on Charles Avenue shall be required to be reviewed by the process of Waiver. To ensure the compatibility of new construction on Charles Avenue, the design for any new construction shall also be reviewed by the Urban Development Review Board for its compatibility of scale, materials, roof slope, general form, massing and ornamental details.
- b. Any requests for the demolition of structures that are over fifty (50) years in age along Charles Avenue shall be referred to the Historic Preservation Officer for review of historical significance.
- c. The architectural guidelines contained in the Village West Island District are intended to produce visual compatibility among the buildings on Charles Avenue and throughout the District representing building traditions of early South Florida, the Caribbean, and the early African-American settlers.

6.3.2 Mixed Use Cultural District

Boundaries: all properties located on Grand Avenue between Margaret Street on the east and the City limits on the west, and Douglas Road between Grand Avenue on the south and Day Avenue on the north.

The Mixed Use Cultural District is intended to give a distinctive cultural character to retail and commercial uses on Grand Avenue and Douglas Road. The intent is to enhance these corridors as a tourist destination, encourage heritage retail and cultural/historic businesses, support current resident-owned businesses, promote a cultural facade, provide more culturally themed businesses, establish a critical mass of retail and provide a culturally themed bridge to all other parts of the District by promoting the culture of the community in this short corridor and entranceway to the commercial main street. To this end, the district is dedicated primarily to culturally themed boutiques, gift shops and book stores, hair salons, apparel, restaurants and cafes, music shops and outdoor plazas, straw markets, cultural facilities, art and upscale cultural entertainment that reflect a Caribbean culture.

a. Use Regulations

The Mixed Use Cultural District shall permit the following Uses in addition to those which are permitted in the underlying transect zones:

1. Permanent structures providing for a Straw Market with Caribbean crafts, foods, apparel, souvenirs, and other goods attractive to tourists, subject to a Waiver with a mandatory referral to the district NET Administrator, and limited to the following items for sale: Heritage retail foods, apparel, souvenirs; bookstores and gift shops with cultural themes; hair salons, including outdoor hair braiding; and music and entertainment reflective of that found in the Caribbean.
2. "Large-scale retail establishments" exclusively for the sale of groceries and not exceeding forty thousand (40,000) square feet shall be permitted within the Mixed Use Cultural District only for properties with an underlying T5 Transect Zone by process of Warrant. "Groceries" are defined as food products, dry groceries (such as meats, poultry, seafood, sushi, dairy products, frozen foods, fruits, vegetables, deli items, prepared foods, baked goods, health and beauty products, pharmaceuticals, and alcoholic beverages) or services commonly provided in a grocery store in Miami-Dade County.
3. Other permissible uses along ground floor locations include:
 - Bars, saloons, taverns, private clubs, supper clubs, including those with dancing and live entertainment are permitted in such ground floor locations along primary streets or elsewhere within the district only by Warrant, and only subject to limitations on buffer overlay districts.
4. Sales display and outdoor dining within open or partially open space.
5. Vending in open space as per the City of Miami's Vending in Open Space Regulations.

b. Height

In order to ensure appropriate scale of infill development along Grand Avenue and Douglas Road, irrespective of the underlying zoning limitations, new single-Use structures shall be limited to a maximum of fifty (50) feet and mixed-use structures shall be limited to sixty-two (62) feet to be accommodated in no more than five (5) stories.

c. Architectural Guidelines

All establishments and businesses in the Mixed Use Cultural District shall conform to the Village Island West and Grand Avenue Architectural and Urban Design Guidelines and shall maintain a facade that is consistent with Caribbean architectural facades as described and as examples are shown within the guidelines.

d. Additional Regulations

1. Existing businesses established prior to the adoption of this code shall be allowed to remain in the Mixed Use Cultural District regardless of their cultural theme without being considered nonconformities.
2. Underground parking shall be permitted in T3 Transect Zones by Warrant for those prop-

erties which abut T5 Transect Zones along Grand Avenue between SW 37th Avenue and SW 32nd Avenue. Any T3 designated properties which have underground parking shall be required to be developed with Residential Structures for Residential Use on the surface of the underground parking structure. No replat is required if the T3 Transect Zone properties are tied to the property abutting Grand Avenue by a covenant-in-lieu of Unity of Title. Density limitations shall apply as per the underlying Transect Zone without the limitation of one (1) unit per lot of record for T3-R and two (2) units per lot of record for T3-O and the following minimum setbacks shall apply:

(a) T3-R Properties

- (i) Front: twenty (20) feet
- (ii) Side: five (5) feet
- (iii) Rear: zero (0) feet

(b) T3-O Properties

- (i) Front: ten (10) feet
- (ii) Side: Zero (0) feet
- (iii) Rear: Zero (0) feet

(c) Minimum required setbacks may be reduced through the Warrant process.

6.3.3 Market District

Boundaries: all properties fronting on Grand Avenue between Commodore Plaza Street to the east and Elizabeth Street to the west.

The Market District is intended to foster community markets along a portion of Grand Avenue relating to the sale of fruits, vegetables and other crafts indigenous of the Caribbean Islands. The Caribbean Market allows for a tourism destination similar to those found throughout Caribbean nations and heritage of the surrounding community.

a. Use Regulations.

The Market District area shall permit the following uses, in addition to those which are permitted in the underlying transect zone:

1. Farmer's markets and Caribbean crafts and food markets that specialize in the sale of crafts and fresh fruits and vegetables are permitted within this district, subject to a Warrant with a mandatory referral to the district NET Administrator. All regulations contained in this code are applicable, and further subject to the following limitations:
 - (a) Any outdoor market must be located on a parcel of no less than fifteen thousand (15,000) square feet of lot area.
 - (b) An outdoor market shall be limited to no more than sixty-five (65) percent of the area of the subject parcel in display area.
 - (c) An outdoor market may not include any permanent structures. All display tables and other such material must be removed at the end of the permitted time of operation.
 - (d) The outdoor market display area shall be located along the Grand Avenue frontage and be set back no less than twenty-five (25) feet from any abutting residentially zoned property.

- (e) No outdoor market may be located closer than one thousand five hundred (1,500) feet from another outdoor market.
- (g) Only handmade crafts, fresh fruits and vegetables, prepared raw foods and drinks derived from fresh fruits and vegetables may be sold in an outdoor market within this district.

b. Additional Regulations

1. All establishments and businesses in the Market District shall conform to the Village Island West and Grand Avenue Architectural and Urban Design Guidelines and shall maintain a facade that is consistent with Caribbean architectural facades as described and as examples are shown within the guidelines.
2. Existing businesses established prior to the adoption of this code shall be allowed to remain in the Market District regardless of their cultural theme without being considered nonconformities.

ARTICLE 7. PROCEDURES AND NONCONFORMITIES

7.1 PROCEDURES

7.1.6 Notice of Hearings

Notice of hearings shall be as set forth in Chapter 62 of the City Code or as set forth in the Miami 21 Code.

a. Additional notice required for Exception and Variance applications.

All Coconut Grove neighborhood or homeowner associations that wish to receive a courtesy notice of Exception or Variance applications in their areas shall register with their Neighborhood Enhancement Team (NET) Office on a yearly basis. Such registration shall consist of a letter to the Director of the Planning Department or to the Zoning Administrator, in which the association shall request such notification and shall specify the name, address and telephone number of the official representative of the association designated to receive said notice and a list of all the officers of said association. At the time of initial application for an Exception or Variance, the applicant shall obtain the list of all registered neighborhood and homeowner associations pertaining to the application in question from the Planning Director or the Zoning Administrator and shall notify in writing the official representative of all such registered associations in writing, by certified mail, of the application. The applicant shall submit with the application these certified receipts. If any such association have any comments or recommendations, such comments and recommendations shall be submitted in writing to the Planning Director or Zoning Administrator no later than fifteen (15) days from receipt of such notification. Late or misdelivered comments shall not be considered.

b. All properties located within the Village Center shall be reviewed by the Coordinated Review

Need section about renovations of <50% of original buildings not requiring the waiver process.
3.12.2.b.2 NCD language mentions the review of demolition applications, but not sure if this is where it belongs.

5.3.2.f Need edit to roof extensions limiting visual impact.