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Specific to T5 Zones

BUILDING DISPOSITION

Building disposition describes where the building sits in relation to the lot or parcel. The following are the specific regulations that apply to building disposition in a T5 zone. The diagrams below explain building setback requirements. There are also regulations ensuring that transitions occur between transects, and if there are situations where a T5 would be adjacent to (or abut) a [T3](#) or [T4](#), that additional transitions and setbacks occur creating a natural separation between buildings of incrementing capacity.

LOT OCCUPATION

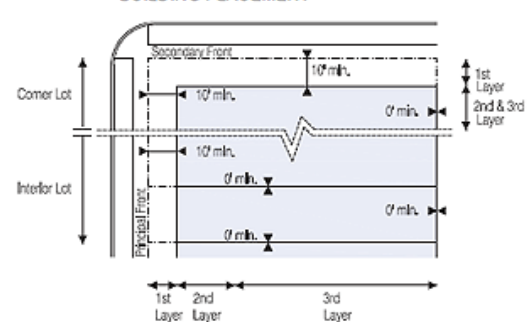
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|------------------------------|---------------------------------------|
| a. Lot Area | 5,000 sq.ft. min.; 40,000 sq. ft. max |
| - With rear vehicular access | 1,200 sq.ft. min.; 40,000 sq. ft. max |
| b. Lot Width | 50 ft. min. |
| - With rear vehicular access | 16 ft. min. |
| c. Lot Coverage | 80% max. |
| d. Floor Lot Ratio (FLR) | n/a |
| e. Frontage at front setback | 70% min. |
| f. Green space Requirements | 10% lot area min. |
| g. Density | 65 du/acre max. |

BUILDING SETBACK

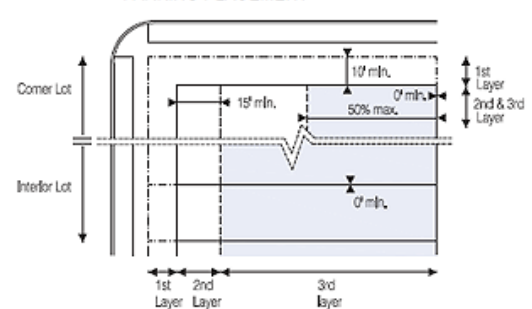
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|----------------------------|--|
| a. Principal Front | 10 ft. min. |
| b. Secondary Front | 10 ft. min. |
| c. Side | 0 ft. |
| d. Rear | 0 ft. min. |
| e. Abutting Side & Rear T4 | 6 ft. min. |
| Abutting Side & Rear T3 | 10% of Lot Depth** min. through 2nd Story; 26 ft. min. above 2nd Story |

**10% Lot Depth for Lots more than 120' deep ; 6 ft. min. for Lots less than 120' deep.

BUILDING PLACEMENT



PARKING PLACEMENT



(Click on image to enlarge)

BUILDING CONFIGURATION

Building Configuration describes how the building is modeled (its shape and form).

Within building configuration, the following aspects are regulated: the building's frontage, its façade, its height and any elements that protrude from the building such as porches and carports. There are no architectural design standards relating to style in the Miami 21 Zoning Code.

Frontages

The frontage of a building is the area in front of the building. In T5 zones, the frontages are likely to be shorter and the sidewalks larger, in order to encourage pedestrian activity. Examples of T5 frontages would be: forecourts, stoops, but also shopfronts, awnings and arcades.

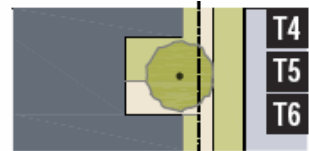
This chart regulates what type of frontages are allowed in T5

FRONTAGE

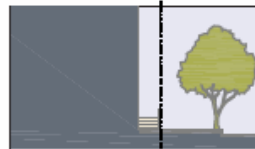
- | | |
|---------------------------|--------------------------------|
| a. Common Lawn | prohibited |
| B. Porch and Fence | prohibited |
| C. Terrace or Light Court | prohibited |
| D. Forecourt | permitted |
| e. Stoop | permitted |
| f. Shopfront | permitted (T5L & T5O only) |
| g. Gallery | permitted by Special Area Plan |
| h. Arcade | permitted by Special Area Plan |



d. Forecourt: a frontage wherein a portion of the facade is close to the frontage line with a portion set back. The forecourt with a large tree offers visual and environmental variety to the urban streetscape. The forecourt may accommodate a vehicular drop off.



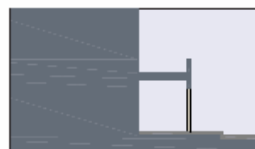
e. Stoop: a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.



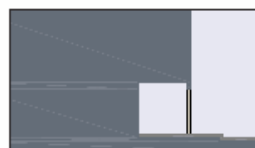
f. Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing at the sidewalk level and an awning that may overhang the sidewalk.



g. Gallery: a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 15' feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Permitted by Special Area Plan.



h. Arcade: a frontage wherein the facade includes a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 15' feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Permitted by Special Area Plan.

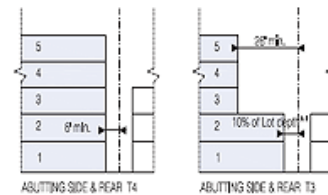
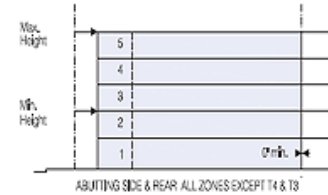
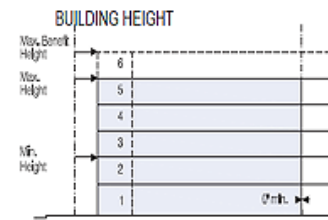


Building Height

Building height is also regulated within the building's configuration. Under the Miami 21 Zoning Code, height is regulated in stories.

Height regulations are important for buildings in T5 zones and higher in order to ensure a transitions between transect zones. Precautions have been made to ensure that building height is restricted in T5 zones that are next to (or abut) [T3](#) and [T4](#) zones.

- a. Minimum Height 2 stories
- b. Maximum Height 5 stories
- c. Max. Benefit Height 1 story abutting D1



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

(click on image to the right to enlarge)

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Your City, Your Plan

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