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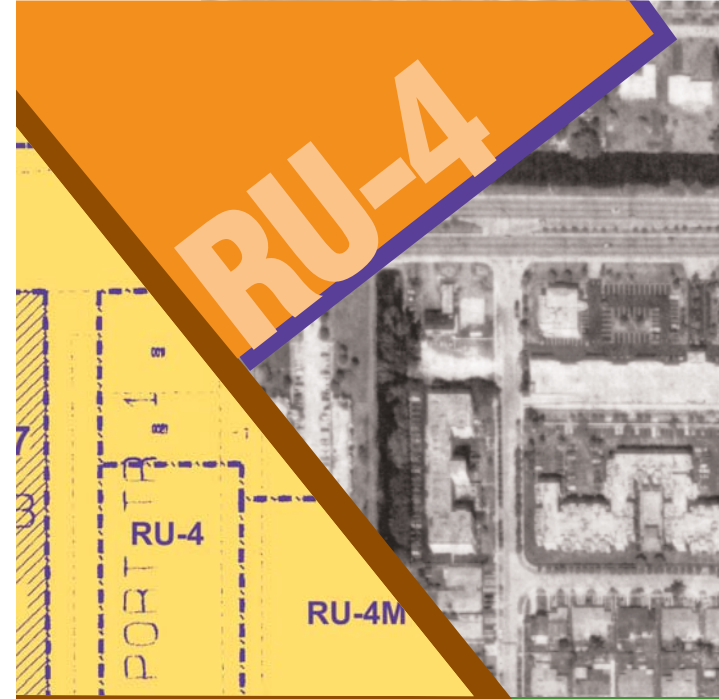
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Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

Miami-Dade County
Department of Planning & Zoning
111 N.W. 1st Street
Miami, FL 33128-1974
01/2009



ZONING INFORMATION

High Density Apartment House District

- Swimming Pools
- Sheds
- Uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-3 and RU-TH districts

A Public Information
Service of Miami-Dade County
Department of Planning and Zoning

111 N.W. 1st Street, Miami, FL 33128-1974
Monday-Friday, 8am-5pm, 305-375-1808

Questions AND ANSWERS

What is Zoning?

Zoning controls the use and development of land and buildings for the health, welfare and safety of the community.

What is Setback?

A setback is the required minimum horizontal distance between the front, sides, and rear of the lot to the building.

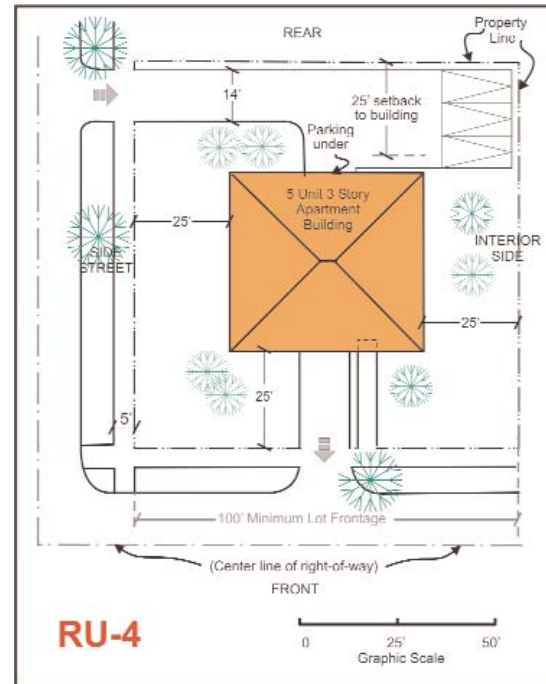
What is Lot Coverage?

It is the percentage of the overall area of the site that the building occupies (building area under roof at ground level/total lot area = lot coverage percentage).

Multiple family housing developments shall be permitted only after an administrative site plan review to ensure compliance with all RU-4 district requirements and site plan review criteria.

The regulations contained herein are general in nature and are subject to change as deemed necessary by the Board of County Commissioners. It is advisable to contact Department of Planning and Zoning, Information Center at (305) 375-1808 to ascertain whether more restrictive regulations may apply to specific developments.

Typical SITE PLAN



General INFORMATION

Maximum Lot Coverage

Maximum lot coverage shall be 40% of net lot area.

Minimum Lot Area, Frontage

Minimum area of land shall not be less than 10,000 square feet, having a minimum frontage of 100 feet.

Building Height and # of Stories

(See Section 33-212)

Principal Building Setbacks (See Section 33-211)

Front and Rear	25' for buildings up to 35' in height; for buildings over 35' in height, the setback shall be increased by 40% of the additional height provided, however, that the required front setback shall not exceed 50'
Side street	25' minimum, subject to building envelope

Between buildings 20'; 30' for walls with doors/windows

Accessory Use Setbacks (utility sheds, gazebos, etc.)

Front	75'
Rear	5'
Interior side	7.5'
Side street	30'
Between buildings	10'

Fences, Walls and Hedges

Height permitted 6'*

Schools and religious facilities are permitted in this zoning classification. See Section 33-151.11 through 33-151.22 for school requirements and see Sections 33-17 and 33-18 for public assemblage and other religious facility requirements.

The height of a fence, wall or hedge shall be the vertical distance measured from the average elevation of the finished building site to the top of said wall, fence or hedge.

* In certain instances, the height may be limited to 2.5' for visibility at intersections.