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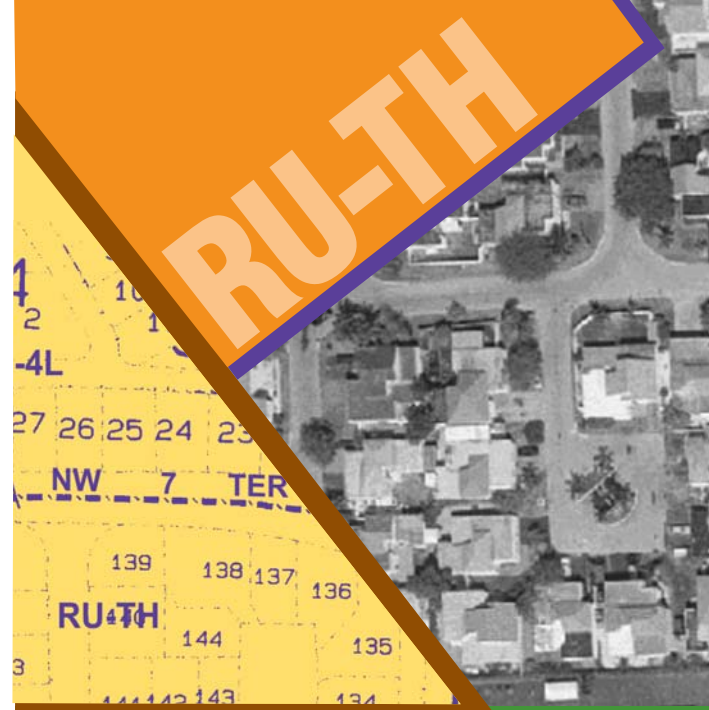
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Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities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

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



ZONING INFORMATION

Townhouse District

Townhouse - 8.5 units/net acre

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

Typical SITE PLAN

General INFORMATION

What is a Townhouse?

A townhouse is a fee simple one-family attached dwelling unit of a group of three or more such units separated by a common party fire wall; provided, however, that up to 10% of the total number of units on any individual site plan may be developed in two-unit groupings. A common party firewall shall extend to the roofline or above the roof of units which it serves and shall have no openings therein. Where units are offset from one another and a common party wall is used, the wall may be placed equidistant on each side of the lot line not exceeding the length of the offset. Each townhouse shall be constructed on a separately platted lot. Each townhouse unit shall have clear, direct frontage on a public street or private accessway.

What is a Setback?

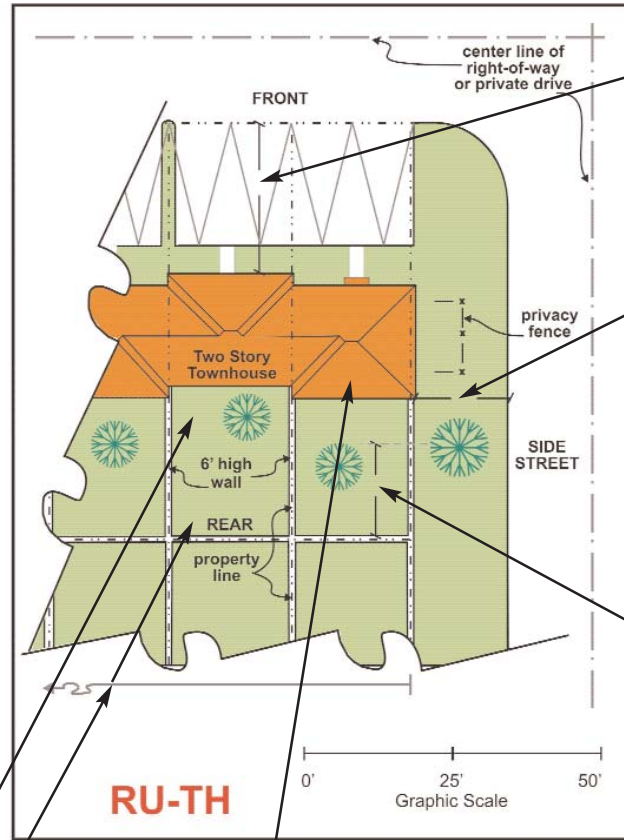
A setback is the required minimum horizontal distance between the front, sides, and rear of the lot to the building.

Maximum density 8.5 units per net acre.

Minimum site size 1 net acre

Lot area per unit 1,250 s.f. minimum;
1,500 s.f. average for a group

Height 40' maximum



Townhouse size 600' s.f. floor area minimum;
800' s.f. average floor area in any grouping

Grouping length 240' maximum

Patio area per unit 400 s.f. minimum enclosed with 6' minimum height walls, exclusive of parking and service areas.

Principal Building Setbacks

Front 15' minimum from the nearest edge of roadway pavement. If parking is provided in front of the townhouse, a 25' setback is required. If garages are provided, a 20' setback to the garage is required.

Side street 15' minimum from the end of a group of townhouses to the street pavement, 8' of which shall be clear of encumbrances. The remaining 7' may be encumbered by trellises and walkways which may be enclosed by a privacy fence 1/2 the depth of the townhouse.

Spacing between groups 20', 15' of which shall be free of encumbrances. The remaining 5' may be encumbered by trellises and walkways and may be enclosed by a privacy fence, 1/2 the depth of the townhouse.

Rear 10' minimum setback; a 10' greenbelt shall be provided between rear lot lines. The greenbelt may be omitted if a 15' setback is provided.

Accessory Use Setbacks

No accessory building permitted on unwallled sites; where enclosed, an accessory building shall not extend above enclosing walls.

Parking

A minimum of 2.25 parking spaces per unit, either on the townhouse lot, or off-site in a convenient commonly-owned facility within the townhouse development. Only 4 parking spaces are permitted in a group without a landscape element.

Common Open Space

A minimum of 30% of the site, 50% of which shall be landscaped and free of buildings and off street parking areas, and the remaining 50% may be used for entrance features, canals, lakes, pedestrian walkways and recreational uses.

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 the Department of Planning and Zoning, Information Center at (305) 375-1808 to ascertain whether more restrictive regulations may apply to specific developments.