



## City of Miami Zoning Information

# Established Setback Areas

Miami 21 Zoning Ordinance, Section 3.3.6

Revised April 2013

portion of the lot on which the yard is to be located to the adjoining lot, with due regard to the orientation of structures and buildable areas on each lot.

**3.3.4** For the purposes of this Code, Lots are divided into Layers which control Development on the Lot.

**3.3.5** Where the property to be developed abuts a Structure other than a Sign, a Waiver may be granted so that the proposed Structure matches the ground level dominant Setback of the block and its Context.

**3.3.6** For new Buildings in Established Setbacks Areas, the Established Setback shall be maintained. (See also Article 4, Diagram 10) Galleries and Arcades may be permitted within the First Layer in Established Setback Areas and shall not encroach the Public Right-of-Way except by Special Area Plan. Where a Gallery or Arcade is permitted, the Established Setback shall only be maintained if a Gallery or Arcade is provided. Where a Gallery or Arcade is not provided, the setback for the underlying Transect Zone shall be maintained.

Established Setback Areas include:

**a. Brickell Financial**

1. Boundary: All properties on Brickell Avenue between SE 15th Road and the Miami River.

*Brickell Avenue Setback: Thirty (30') feet; Side and Rear: Fifteen (15') feet;*

2. Boundary: All properties bounded by SE 1st Avenue to the west, SE 8th Street to the north, Biscayne Bay to the east and SE 15th Road to the south.

*Interior Side and Rear Setback: fifteen (15') feet*

**b. Biscayne Boulevard**

1. Boundary: All properties along the west side of Biscayne Boulevard from NE 7th Street to NE 12th Street and both sides of Biscayne Boulevard from NE 12th Street to NE 17th Street.

*Setback Adjacent to Biscayne Boulevard: Fifteen (15') feet*

2. Boundary: Biscayne Boulevard from NE 17th Street to Interstate 195.

*Setback Adjacent to Biscayne Boulevard: Zero (0') feet with Gallery*

**c. Design District**

1. Boundary: All properties bounded on the east by Biscayne Boulevard; on the south by NE 36th Street; on the west by North Miami Avenue; and on the north by NE 40th Street.

*Frontage Setback: Zero (0') feet*

**d. 27th Avenue Coconut Grove**

1. Boundary: The west side of 27th Avenue from SW 28th Terrace to South Dixie Highway.

*27th Avenue Frontage Setback: Twenty-five (25') feet*

2. Boundary: The north side of SW 28th Terrace between South Dixie Highway and SW 27th Avenue.

*SW 28th Terrace Frontage Setback: Fifteen (15') feet*

3. Boundary: Bird Avenue between Mary Street and Aviation Avenue; Lincoln Avenue between SW 27th Avenue and Darwin Street; the north Side of Abaco Avenue from SW 27th Avenue to Washington Street; the south Side of Aviation Avenue from SW 27th Avenue to Swanson Avenue.

*Frontage Setback on all streets except SW 27th Avenue: Fifteen (15') feet*

**e. 9th Street Promenade**

1. Boundary: All properties Adjacent to NW 9th Street between NW 2nd Avenue and North Miami Avenue.

*NW 9th Street Frontage Setback: Twenty-five (25') feet*

**f. Tigertail Avenue**

1. Boundary: All properties along the southeast side of Tigertail Avenue between Darwin Street and Aviation Avenue.

*Tigertail Avenue Setback: One hundred feet (100') except, Residential Uses (as ancillary Use), may be developed in accordance with Setback provisions of the underlying Transect Zone. Parking structures lined by Residential Uses must be setback a minimum of fifty (50') feet from Tigertail Avenue.*

**g. South Bayshore Drive**

1. Boundary: All properties on the northern side of South Bayshore Drive from McFarlane Road to Aviation Avenue.

*South Bayshore Drive Setback: Thirty (30') feet*

2. Boundary: All properties on the northern side of South Bayshore Drive from Aviation Avenue to SW 17th Avenue.

*South Bayshore Drive Setback: Eighty (80') feet*

**h. Coral Way**

1. Boundary: Coral Way from the western City limits (SW 37th Avenue) to SW 1st Court.

*Coral Way Setback: Zero (0') feet with Gallery*

**i. 8th Street**

1. Boundary: All properties Adjacent to SW 8th Street between SW 27th Avenue and SW 1st Court.

*SW 8th Street Setback: Zero (0') feet with Gallery*

**j. 22nd Avenue**

1. Boundary: 22nd Avenue from NW 1st Street to SW 8th Street.

*22nd Ave Setback: Zero (0') feet with Arcade*

**k. Central Coconut Grove**

1. Boundary:
  - All properties Adjacent to Grand Avenue between Margaret Street and Mary Street.
  - All properties Adjacent to Commodore Plaza between Grand Avenue and Main Highway.
  - All properties Adjacent to Fuller Street between Grand Avenue and Main Highway.
  - All properties Adjacent to Main Highway between Charles Avenue to Grand Avenue.
  - All properties Adjacent to McFarlane Road between Grand Avenue and South Bayshore Drive.
  - All properties Adjacent to Virginia Street between Oak Avenue and Grand Avenue.
  - All properties Adjacent to Florida Avenue between Virginia Street and Mary Street.
  - All properties Adjacent to Rice Street between Oak Avenue and Florida Avenue.
  - All properties on the west side of Mary Street between Oak Avenue and Grand Avenue.
  - All properties on the south side of Oak Avenue between Matilda Street and Tigertail Avenue.

*Central Coconut Grove Setback (on the streets listed above): Five (5) feet.*

**3.4 DENSITY AND INTENSITY CALCULATIONS**

- 3.4.1** Lot Area, inclusive of any dedications, is used for purposes of Density and Intensity calculation.
- 3.4.2** Density shall be calculated in terms of units as specified by Article 4, Tables 3 and 4. The referenced tables provide the maximum allowable Densities. Intensity shall be calculated in terms of Floor Lot Ratio. The buildable Density or Intensity on any particular site will be affected by other regulations in this Code and thus the stated maximums of this Miami 21 Code may exceed the actual Capacity that a site can sustain when other regulations of this Code are applied to the site. The inability to reach the maximum Density or Intensity because of the necessity to conform to the other regulations of this Code shall not constitute hardship for purposes of a Variance.
- 3.4.3** Lodging Units shall be considered as equivalent to one-half (0.50) of a Dwelling Unit.
- 3.4.4** The allowable Transect Zone Density may be increased as provided by the Future Land Use Element of the Miami Comprehensive Plan (Residential Density Increase Areas), as illustrated in Article 4, Diagram 9.

**3.5 MEASUREMENT OF HEIGHT**

- 3.5.1** Unless otherwise specified herein, the Height of Buildings shall be measured in Stories. The height of Fences and walls shall be measured in feet. The Height of Buildings, Fences and walls shall be measured from the Average Sidewalk Elevation or, where no sidewalk exists, the average of the