

Miami Neighborhoods United

Miami 21 Outreach Project

# Your Property & Miami 21

## An Analysis: Part 3

**For info contact: [MNUoutreach@MiamiNU.org](mailto:MNUoutreach@MiamiNU.org)  
or call 305-856-3077**

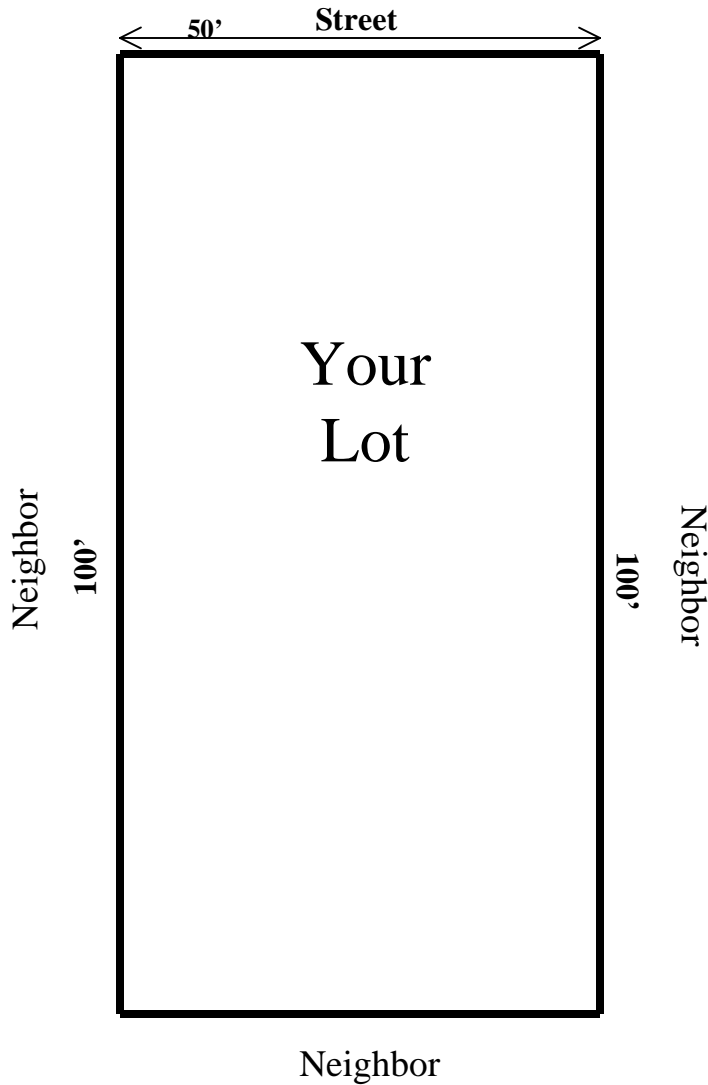
## Your Property and Miami 21?

Rules covering what you can build and do

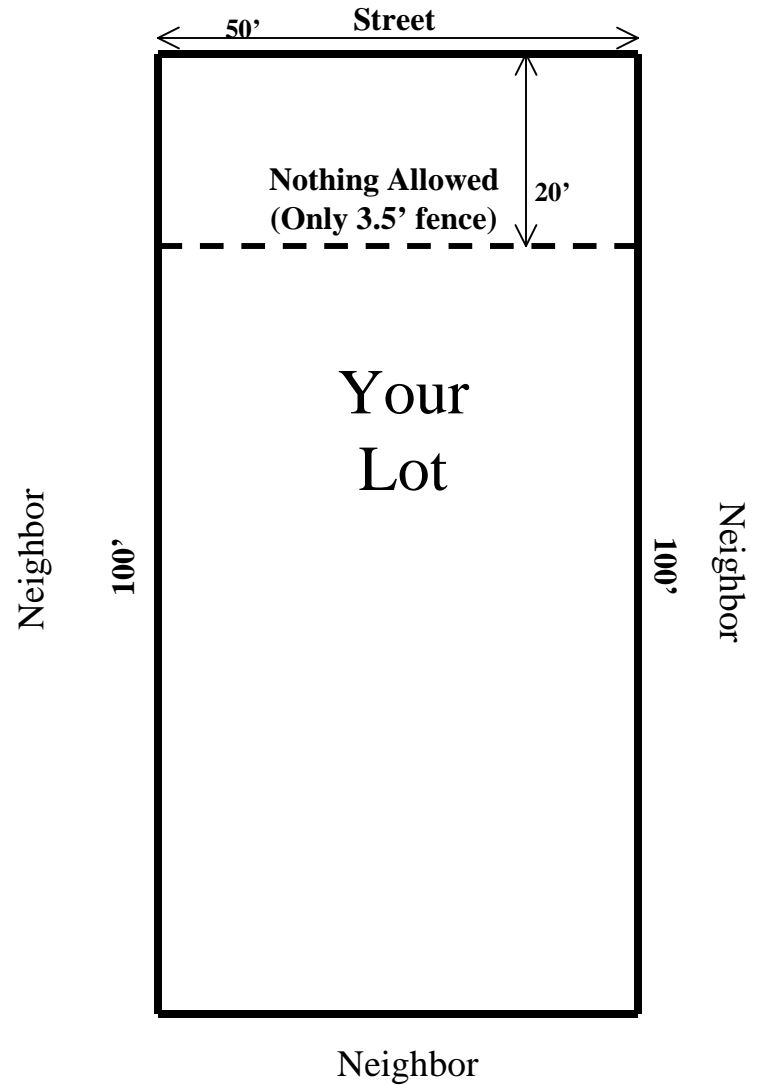
- Depend on the location of your lot and streets
- Several differences from current rules (Code 11000)
- Many new restrictions on
  - + Where you can put your front door
  - + Where your garage is
  - + Fences and walls
  - + Parking
  - + Improvements and additions
  - + Repairs

# T-3R What you can build in an Interior Lot

Current Code 11000

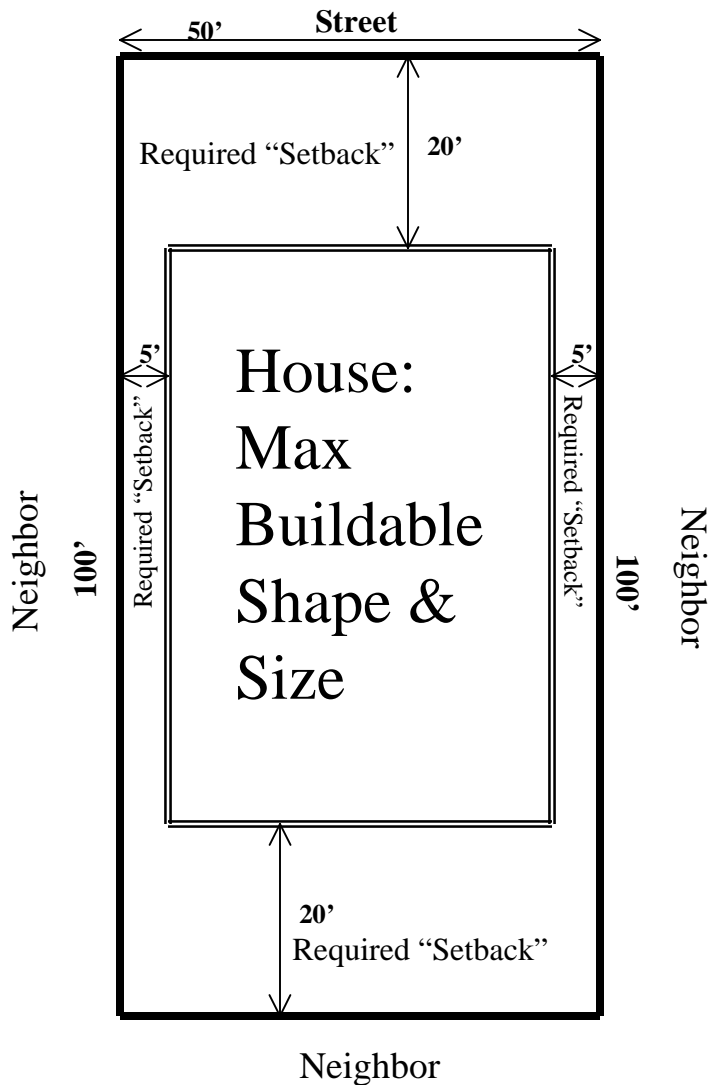


Miami 21 Proposed Code

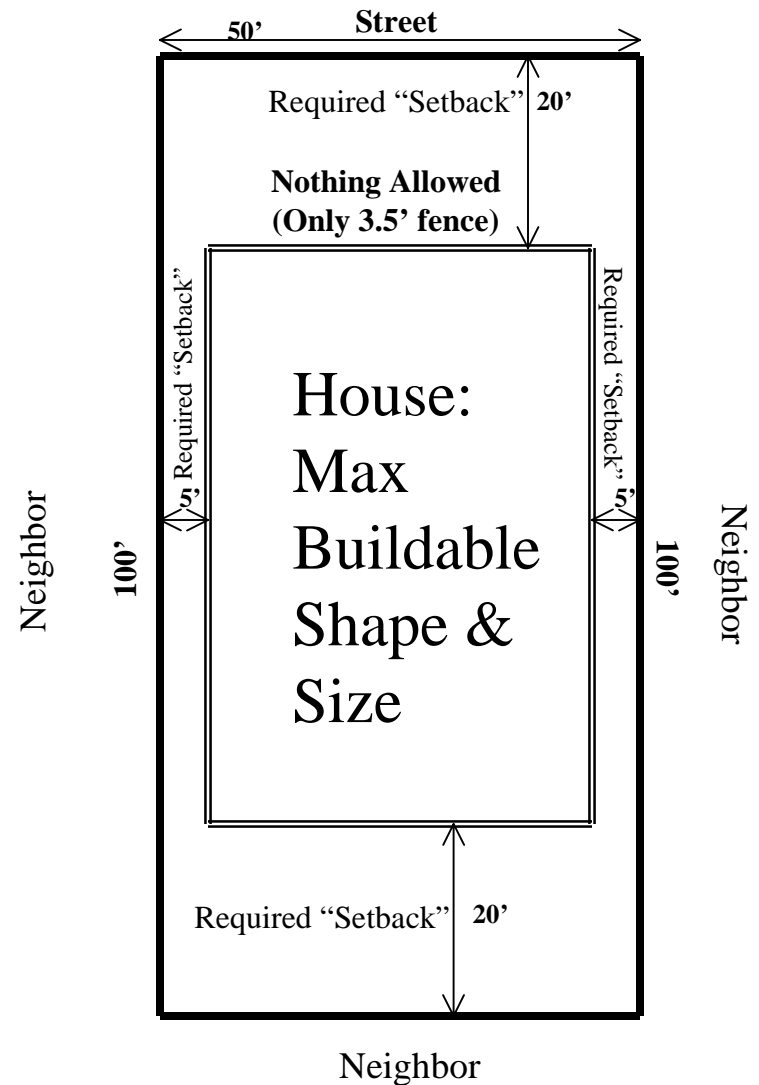


# T-3R What you can build in an Interior Lot

## Current Code 11000

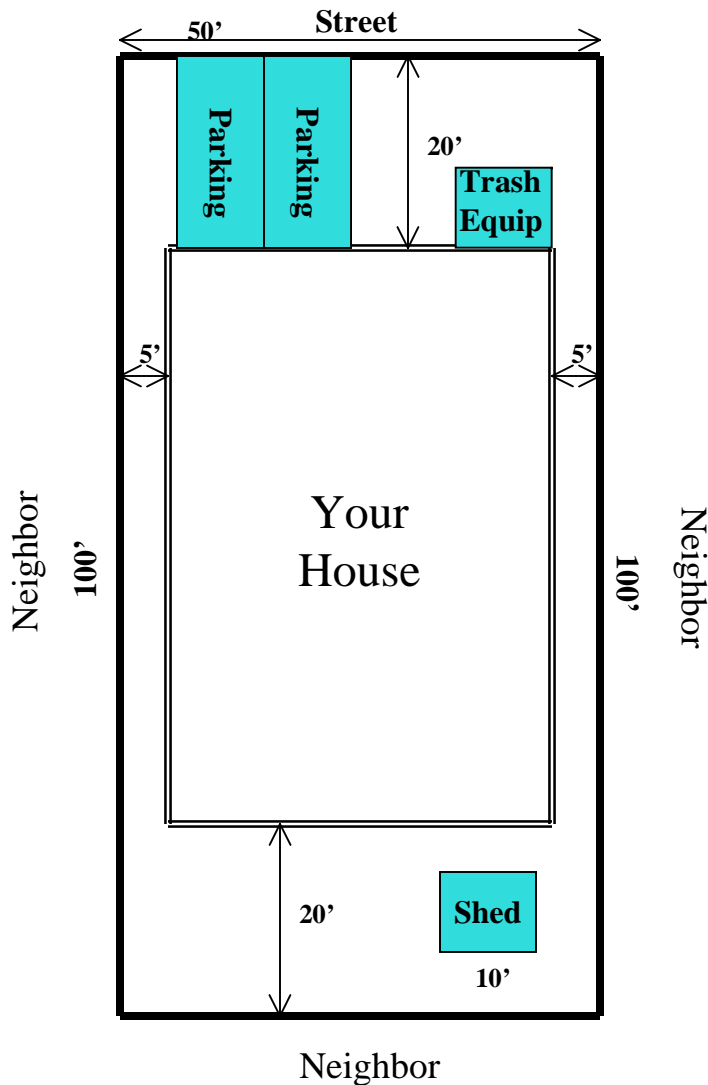


## Miami 21 Proposed Code

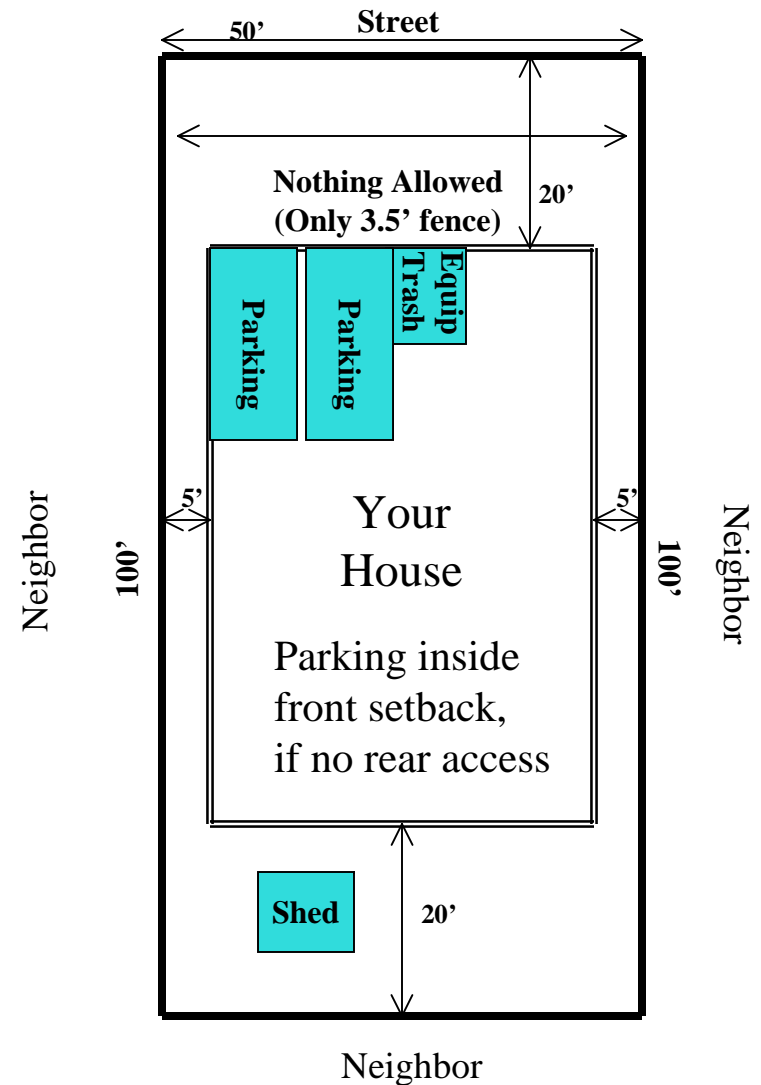


# T-3R What you can build in an Interior Lot

Current Code 11000

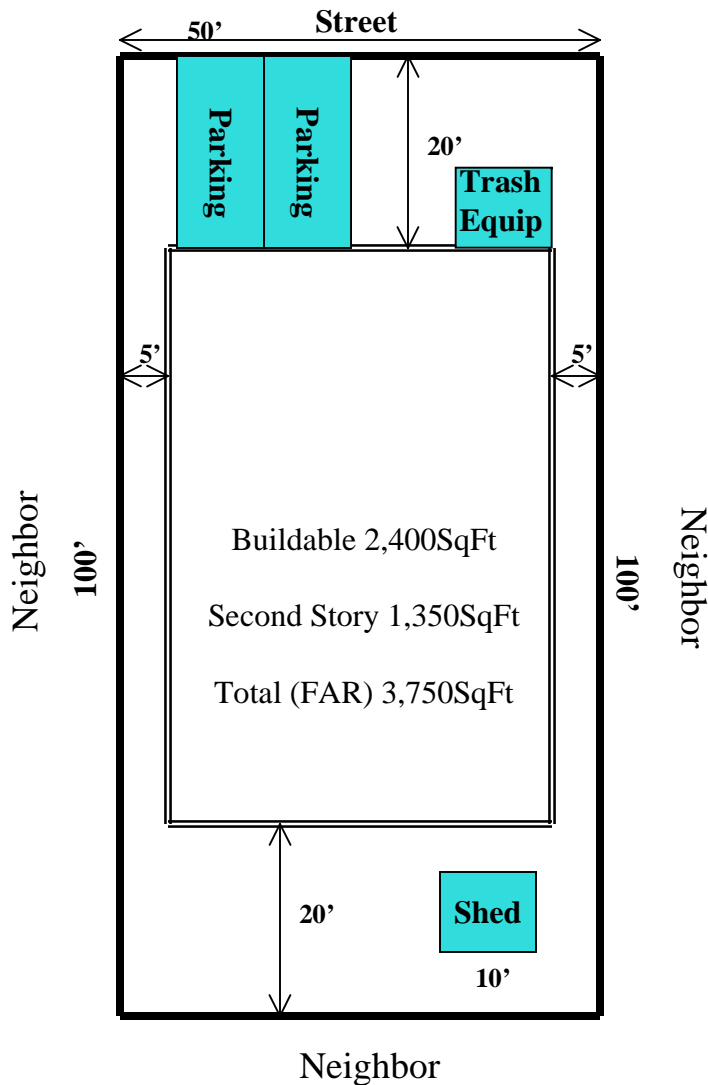


Miami 21 Proposed Code

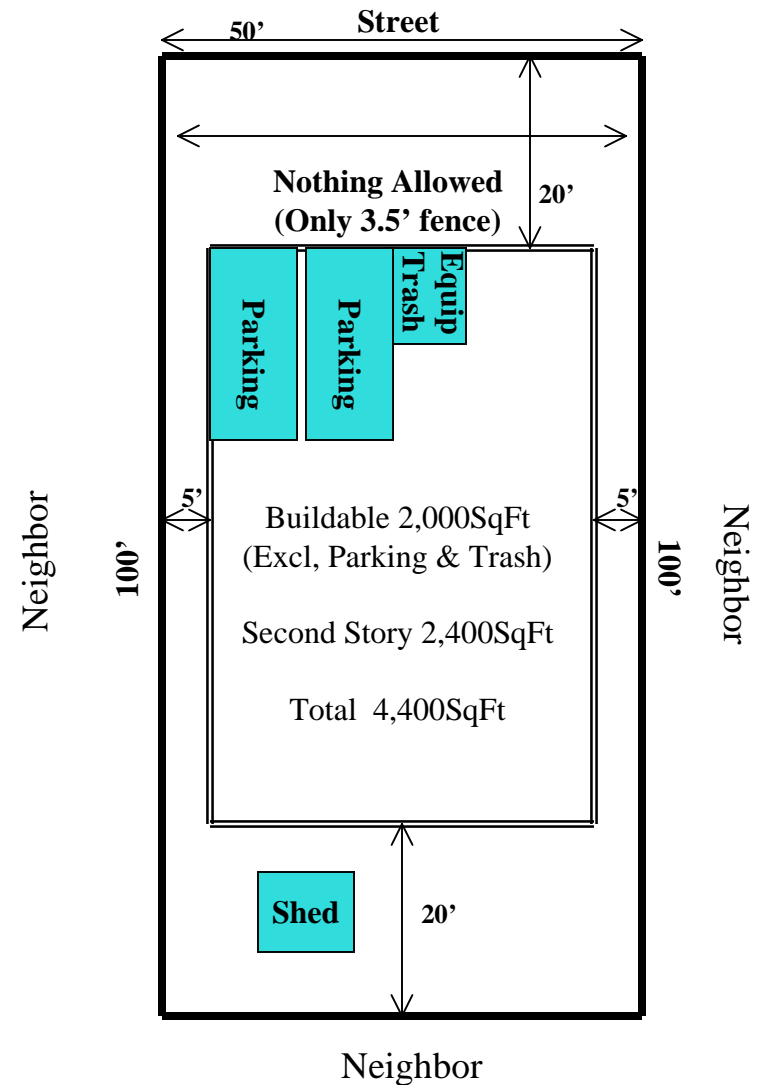


# T-3R What you can build in an Interior Lot

## Current Code 11000



## Miami 21 Proposed Code



## Interior Lot R-1 versus T-3, 50' X 100'

### Current Code 11000

### Miami 21 Code

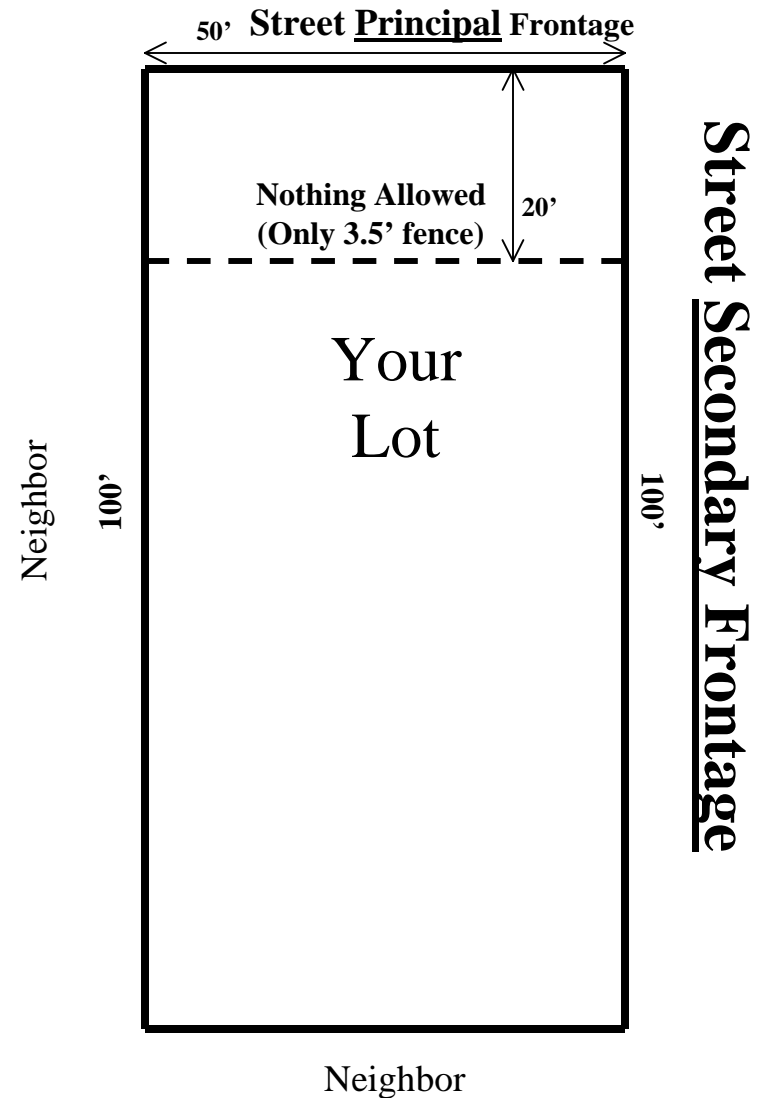
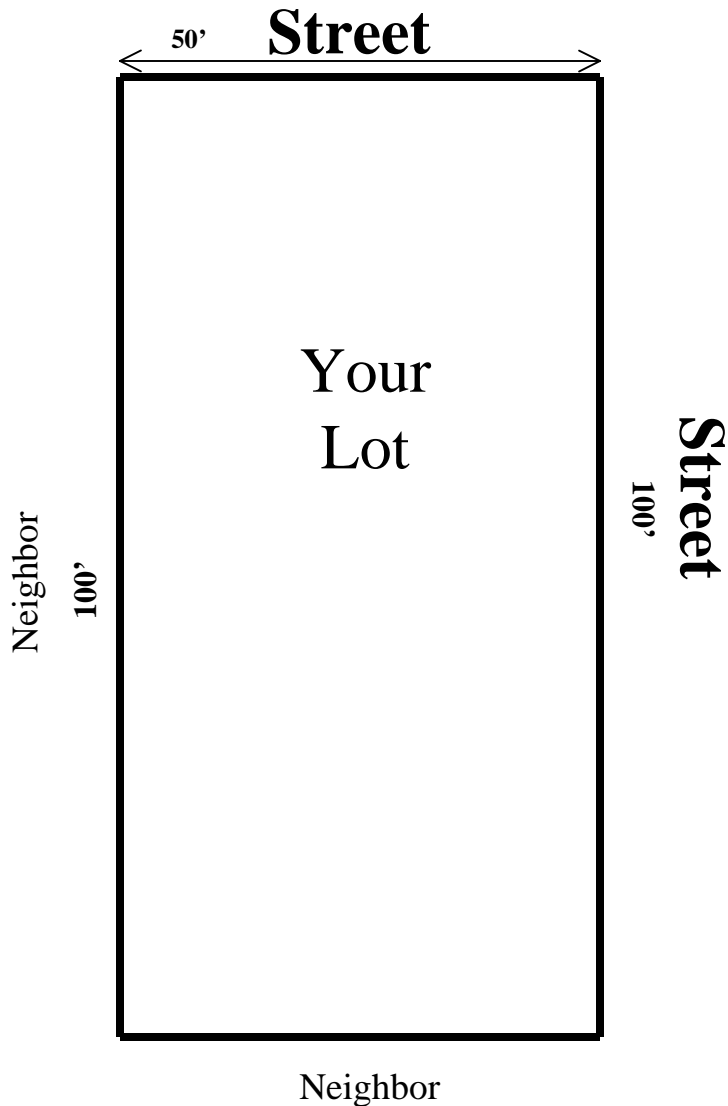
Buildable Area (parking separate)	2,400SqFt	Buildable Area (parking separate)	2,000SqFt
Footprint Max (40% GLA)	2,500SqFt	Footprint Max (50% Lot Area) N/A	2,500SqFt
Second Story Max Useable	1,350SqFt	Second Story Max Useable	2,400SqFt
Max Useable (2 floors)	3,750SqFt	Max Useable (2 floors)	4,400SqFt
FAR Max (25 ft height) N/A	3,750SqFt	Maybe Livable Attic (16'X60')	960SqFt
		Total with Attic	5,360SqFt

**Summary:**  
 First Floor - 17% Smaller Living Space  
 with Second Floor - 17% Larger Living Space

T-3R What you can build in a Corner Lot, no alley:  
Case A "Principal Frontage" on Narrow Side

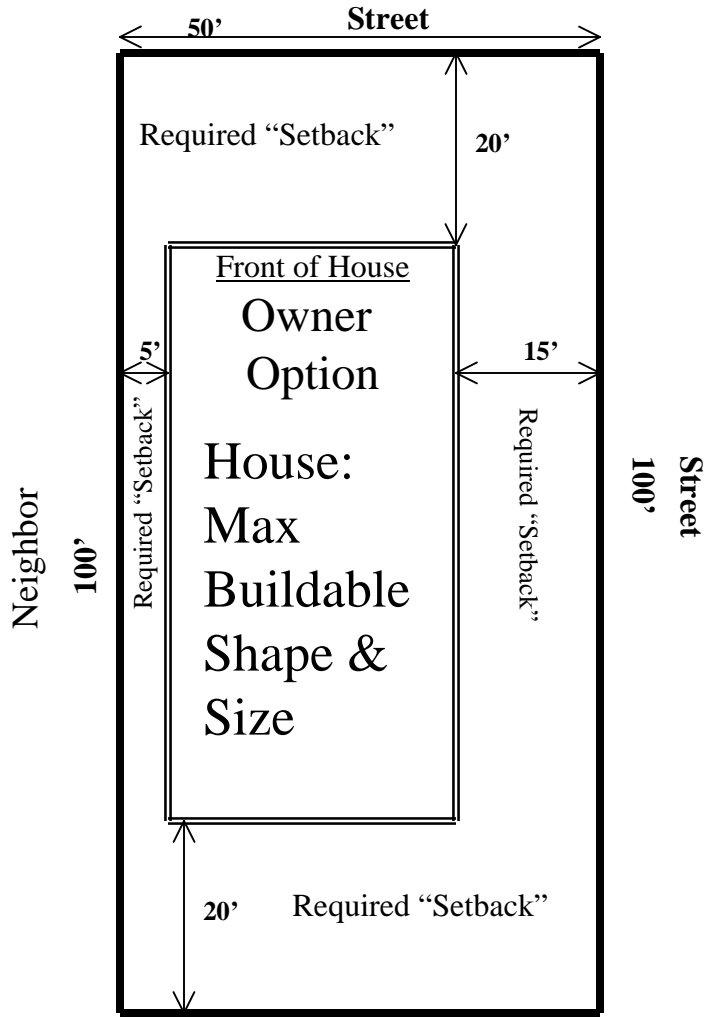
Current Code 11000

Miami 21 Proposed Code



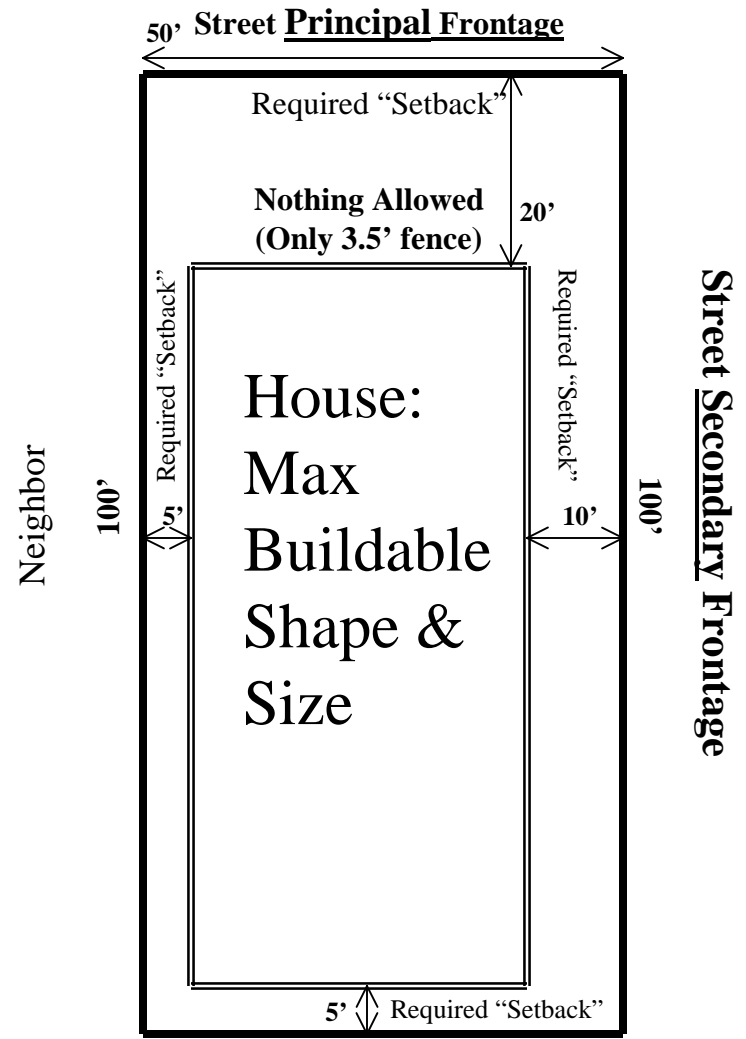
# T-3R What you can build in a Corner Lot, no alley: Case A "Principal Frontage" on Narrow Side

## Current Code 11000



Neighbor

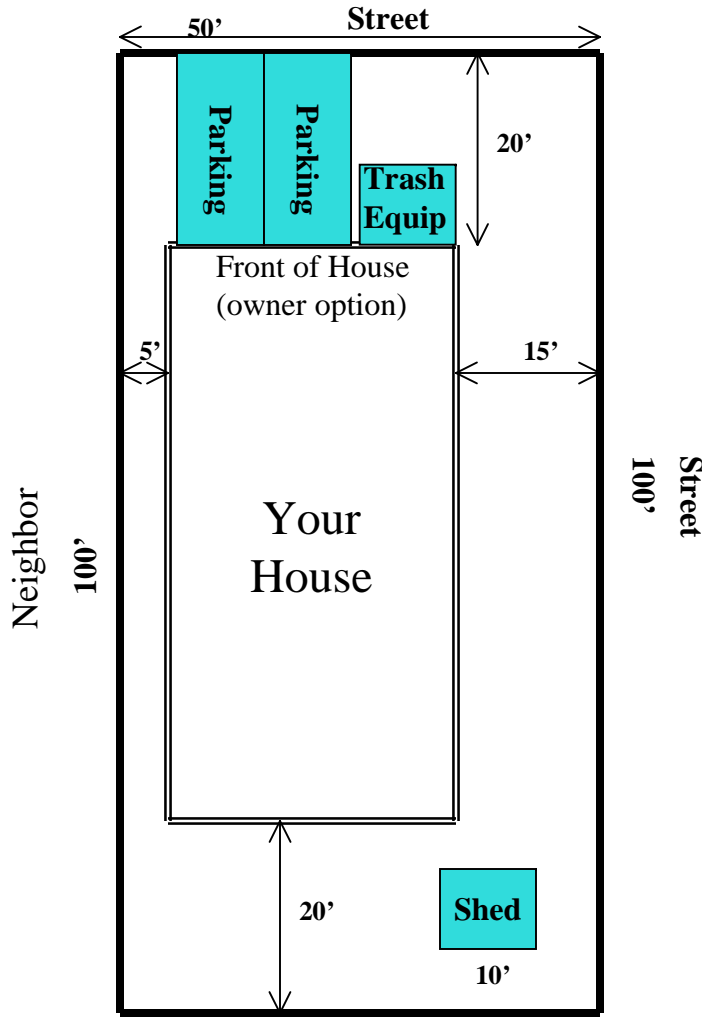
## Miami 21 Proposed Code



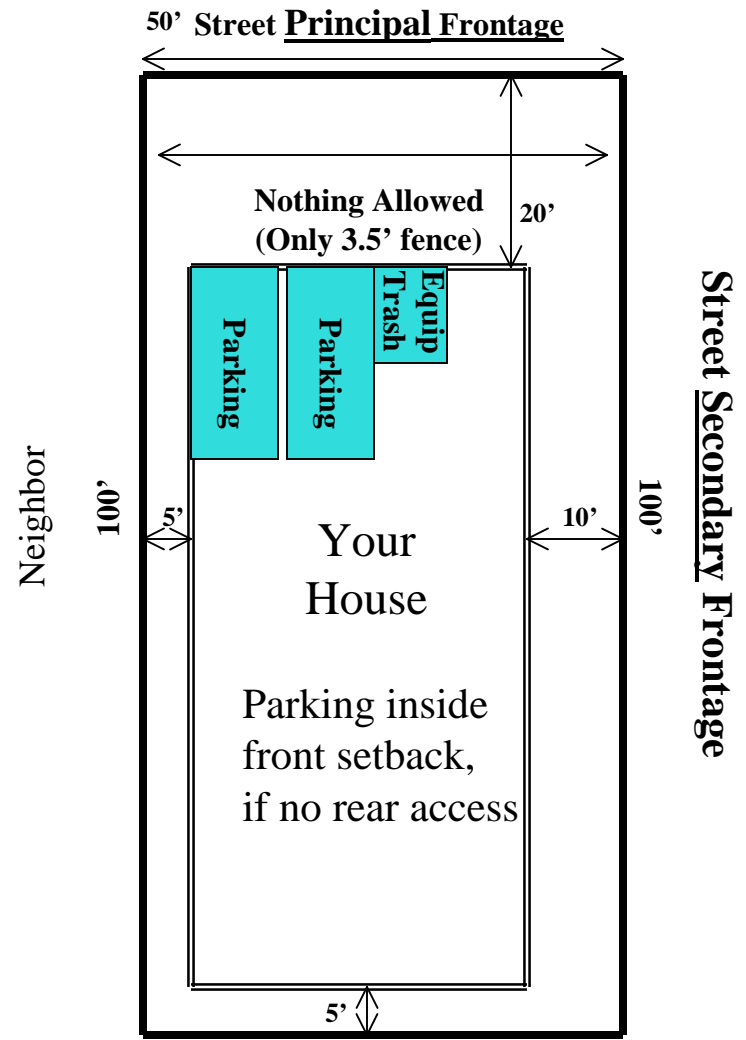
Neighbor

# T-3R What you can build in a Corner Lot, no alley: Case A "Principal Frontage" on Narrow Side

Current Code 11000

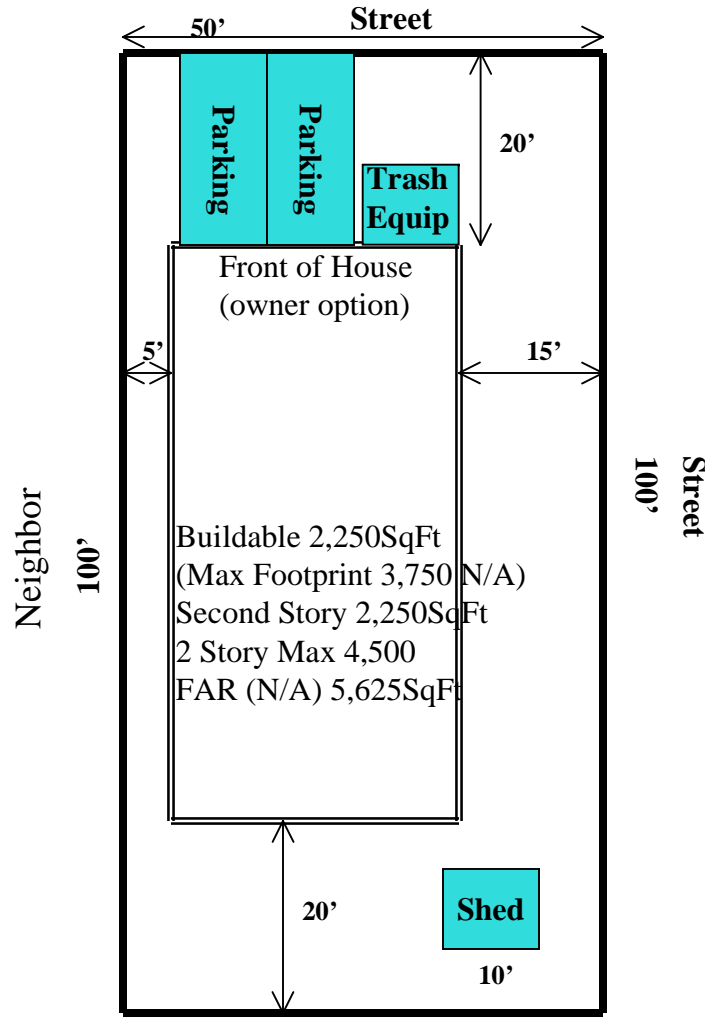


Miami 21 Proposed Code



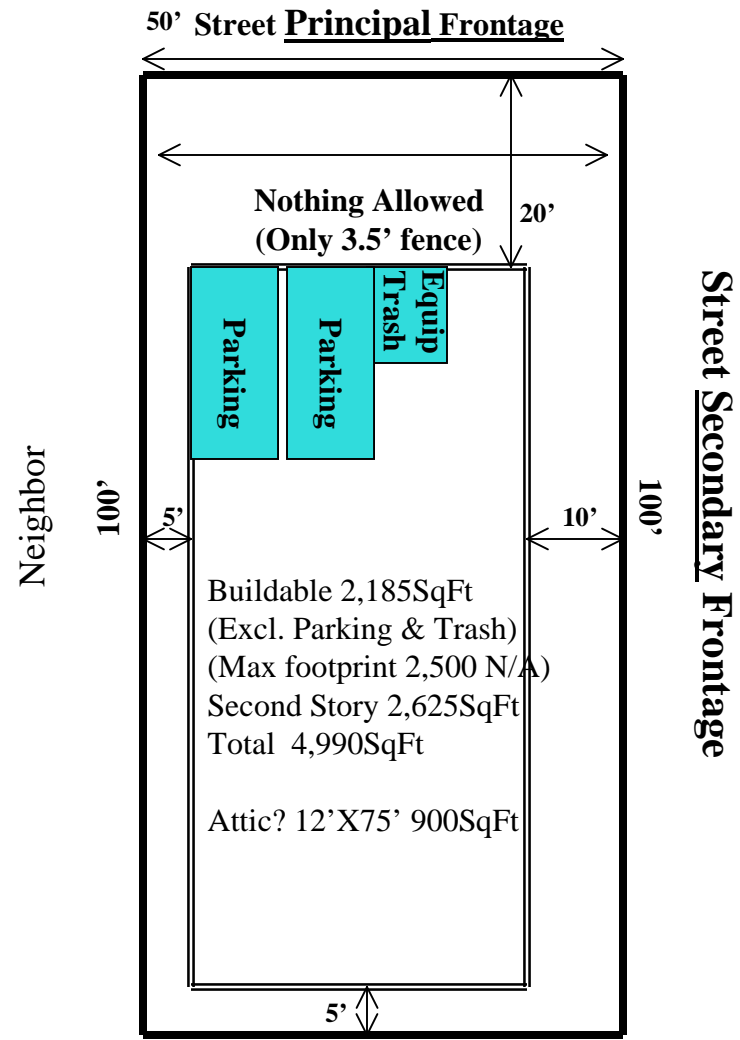
# T-3R What you can build in a Corner Lot, no alley: Case A "Principal Frontage" on Narrow Side

## Current Code 11000



Neighbor

## Miami 21 Proposed Code



Neighbor

**Corner Lot Case A Principal Front on Narrow Side  
R-1 versus T-3, 50' X 100'**

**Current Code 11000**

**Miami 21 Code**

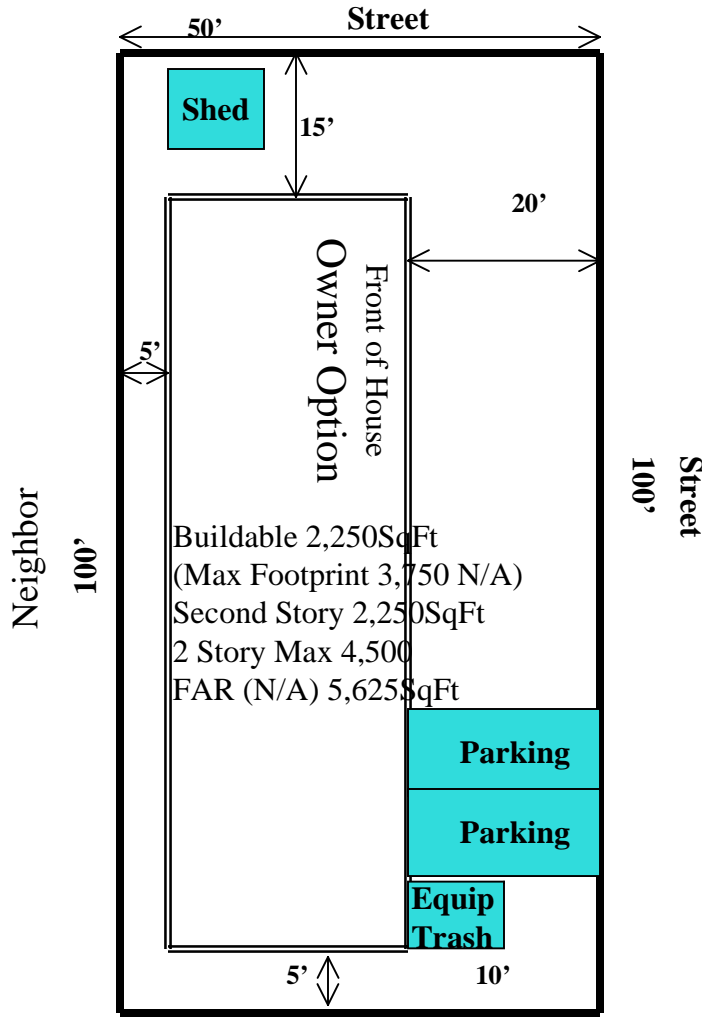
Buildable Area (parking separate)	2,250SqFt	Buildable Area (parking separate)	2,185SqFt
Footprint Max (40% GLA)	3,750SqFt	Footprint Max (50% Lot Area) N/A	2,500SqFt
Second Story Max Useable	2,250SqFt	Second Story Max Useable	2,625SqFt
Max Useable (2 floors)	4,500SqFt	Max Useable (2 floors)	4,990SqFt
Maybe Livable Attic (16'X60')		Maybe Livable Attic (12'X75')	900SqFt
FAR Max (25 ft height) N/A	5,625SqFt	Total with Attic	5,890SqFt

**Summary:**

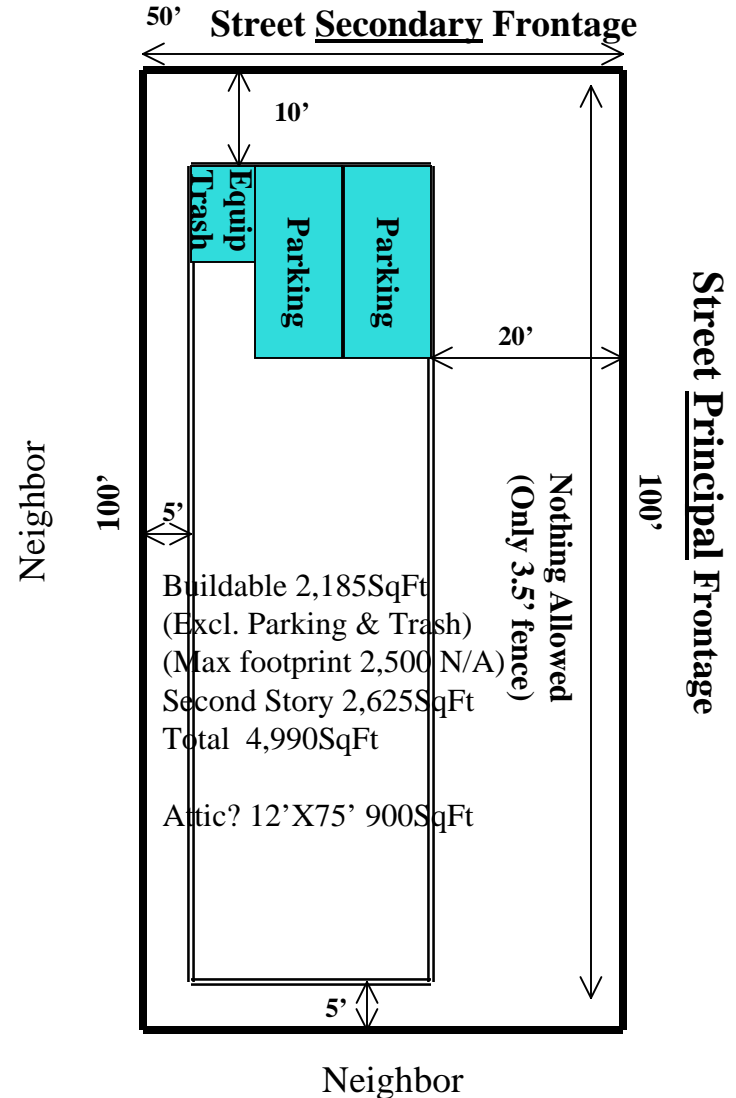
First Floor - 21% Smaller Living Space  
with Second Floor - 11% Larger Living Space

# T-3R What you can build in a Corner Lot, no alley: Case B "Secondary Frontage" on Narrow Side

## Current Code 11000



## Miami 21 Proposed Code



**Corner Lot Case B Secondary Front on Narrow Side  
R-1 versus T-3, 50' X 100'**

**Current Code 11000**

**Miami 21 Code**

Buildable Area (parking separate)	2,000SqFt	Buildable Area (parking separate)	1,705SqFt
Footprint Max (40% GLA)	3,750SqFt	Footprint Max (50% Lot Area) N/A	2,500SqFt
Second Story Max Useable	2,000SqFt	Second Story Max Useable	2,125SqFt
Max Useable (2 floors)	4,000SqFt	Max Useable (2 floors)	3,830SqFt
		Maybe Livable Attic - No	
FAR Max (25 ft height) N/A	5,625SqFt	Total – no Attic	3,830SqFt

**Summary:**  
**First Floor - 15% Smaller Living Space**  
**with Second Floor - 4% Smaller Living Space**

## Improvements and Additions:

- If your home conforms to Miami 21 Rules AND the additions also conform, simple permit process.
- If your home does not conform to all Miami 21 Rules, you need to request special permission to do anything!  
... and the improvements must conform to Miami 21.

## Repairs:

- If your home conforms to Miami 21 Rules, permit process similar to today
- If your home does not conform to all Miami 21 Rules, you can only repair 20% of your gross area in any 12 month period!  
... And you cannot rebuild your wall if it is knocked down!

## Your Property and Miami 21?

What are some differences between the old and Proposed?

A residential property has different buildable limits.

Setbacks similar, only required parking spaces, fences,  
and equipment must be behind the 20' setback.

There is no protection against McMansions.

No improvements or extensions which violate Miami 21.

No more choice which street is the “front” on a corner lot.

If any discrepancies, your property is NON-CONFORMING