

Types of T5 Zones

Regulating use is an important part of any zoning code. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development.

In T5 zones, the emphasis is on limited mixed-use and multi-family residences. T5 creates a small town centre feel and encourages pedestrian activity with options for tourist-driven businesses and small lodging.

**Restricted (R)** single family, ancillary units, two family, & multifamily residences  
**Limited (L)** same as above, and limited commercial, office, lodging, & community centres  
**Open (O)** additional lodging and entertainment establishments permitted



Illustration of a T5 Five-story with ground-floor (commercial)



REGULATION OF USES	R	L	O
<b>Residential</b>			
Single Family Residence	R	R	R
Community Residence	R	R	R
Ancillary Unit			
Two Family Residence	R	R	R
Multi Family Housing	R	R	R
Dormitory		R	R
Home Office	R	R	R
Live-Work		R	R
Work - Live		R	R
<b>Lodging</b>			
Bed & Breakfast	E	R	R
Inn	E	R	R
Hotel		R	R
<b>Office</b>			
Office		R	R
<b>Commercial</b>			
Auto Related			W
Entertainment Establishment		W	R
Entertainment Establishment - Adult			
Food Service Establishment		R	R
Alcohol Service Establishment		E	E
General Commercial		R	R
Marine Related		W	W
Open Air Retail		W	W
Place of Assembly		R	R
Recreational Establishment		R	R
<b>Civic</b>			
Community Facility		W	W
Recreational Facility	E	R	R
Religious Facility	E	R	R
<b>Civil Support</b>			
Community Support Facility		W	W
Infrastructure & Utilities	W	W	W
Major Facility			
Marina	E	W	W
Public Parking	E	W	W
Rescue Mission			
Transit Facilities	E	W	W

A complete version of this diagram (for all transect zones) is found in Article 4, Table 3 of the Miami 21 Zoning Code.

R = the use is permitted by Right  
W = the use is permitted by Warrant  
E = the use is permitted by Exception

Educational	R	L	O
Childcare			
College / University			
Elementary School			
Learning Center			
Middle / High School			
Pre-School			
Research Facility			
Special Training / Vocational			

\$690,000

Unique Opportunity to acquire a 2 Parcel Assemblage of T5-O Zoned lots in the heart of Allapattah. 9,086 SF of land in a PRIME location on NW 17th Ave. Mixed-use Redevelopment opportunity just a few blocks from Miami International Airport. Proximity to University of Miami/Jackson Memorial Medical Center, Design District, Wynwood, Downtown Miami, Miami Springs, [...]

- Commercial Land
- Commercial
- Active



Building Details

NewConstructionYN: No

Building Name: ALLAPATTAH SCH SUB

Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**GarageYN:** No

**CoolingYN:** No

**FireplaceYN:** No

