

Types of T5 Zones

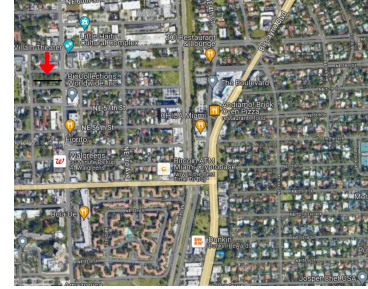
Regulating use is an important part of any zoning code. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development.

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
Residential			
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			
Home Office	R	R	R
Live-Work	R	R	R
Work - Live			
Lodging			
Bed & Breakfast	E	R	R
Inn	E	R	R
Hotel		R	R
Office			
Office		R	R
Commercial			
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
Civic			
Community Facility		W	W
Recreational Facility	E	R	R
Religious Facility	E	R	R
Civil Support			
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			
Childcare			
College / University			
Elementary School			
Learning Center			
Middle / High School			
Pre-School			
Research Facility			
Special Training / Vocational			

\$2,990,000

Unique Opportunity to acquire a 4 Parcel Assemblage of T5 Zoned lots in the heart of Little Haiti. 24,885 SF of land in a PRIME location on NE 2nd ave. Mixed-use Redevelopment opportunity just a few blocks from Magic City Innovation District, Design District, Buena Vista, Wynwood, & Upper East Side. 4-folio assemblage, 4 contiguous [...]

- Commercial Land
- Commercial
- Active



Building Details

NewConstructionYN: No

Building Name: DIXIE HIGHWAY TRACK

Amenities & Features



Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

GarageYN: No

CoolingYN: No

FireplaceYN: No

