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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

Residential

	R	L	O
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			

Lodging

Bed & Breakfast	E	R	R
Inn	E	R	R
Hotel		R	R

Office

Office		R	R
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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

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

Public Parking	E	W	W
Rescue Mission			
Transit Facilities	E	W	W
Educational			
Childcare	E	W	W
College / University		W	W
Elementary School	E	W	W
Learning Center		R	R
Middle / High School	E	W	W
Pre-School	E	R	R
Research Facility		R	R
Special Training / Vocational		W	W

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Your City, Your Plan

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