

Current and Proposed NCD comparison

Proposed legislation promotes green spaces, various lot sizes, building footprints and site dispositions.

Better matches with the Miami 21 form-based code and improves clarity of interpretation and enforcement

SUBJECT	Current Code	Proposed
Floor lot Ratio (FLR) Multiplier applied to Lot area to determine maximum (A/C) floor area	N/A does not exist	T3R lot coverage .50 T3O lot coverage .75
Greenspace At grade unroofed free of impervious materials	T3R_30 of lot area	T3R_ .40 two story structures T3R_ .30 one-story structure T3O_ .35 any style structure
Lot Coverage Area of lot covered by buildings	Excludes decks, pools, trellises	Excludes single story unenclosed structures; same as before but adding carports, porches, verandas, pergolas, pavilions, porticos, driveways, pathways.
Intent	Preserve architectural variety, historic structures, single family building sites, prevent intrusion of additional density, uses and height	Same but with added language protecting the built/natural character and tree canopy protections.
Lot sizes	Single family building site not to be diminished except by warrant Min lot area – 5K for all of Coconut Grove	Clear criteria and process for lot diminishment as well as established lot size minimums (Map) for all of Coconut Grove (think old SD 18)
Architectural similarity	Can't build similar/duplicate houses.	Can't build similar/duplicate houses.
T3O (Duplex) Center Grove / West Grove	N/A does not exist	Added and Addressed in proposed NCD
Garages	Garages face street has 20' setback from Building Facade	Max. 10' garage door (single car) can face the street having a 5' from Building Facade

<p>Density Bonuses (T4, T5)</p> <p>This zoning is mostly on main roads</p>	<p>N/A does not exist</p>	<p>Workforce (1:1), build one of these get one more.</p> <p>Affordable (1:2) build 1 of these and get 2 more.</p>
<p>Density Bonuses (T5, T6)</p> <p>This zoning is mostly on main roads</p>	<p>N/A does not exist</p> <p>Miami 21</p>	<p>Civic spaces (2:1)</p> <p>Cross block connectivity (6:1)</p>
<p>Parking</p>	<p>N/A does not exist</p> <p>Miami 21</p>	<p>Restrictions eased on Transit Corridor and Village Center</p>
<p>ADUs</p>	<p>N/A does not exist</p> <p>Miami 21</p>	<p>Lot over 10,000 Sq F; by right in NCD3</p> <p>Available everywhere in NCD2 (intent is to offer added affordable housing alternatives)</p>
<p>Roof</p>	<p>25' from eave</p>	<p>22' for Flat Roofs</p> <p>Additional 10' for sloped roofs</p> <p>Light colored or planted roofs</p>
<p>Staircase enclosure</p>	<p>N/A does not exist</p> <p>Miami 21</p>	<p>200' – counts toward FLR</p> <p>Roof deck set backs</p>
<p>Encroachments And setbacks</p>	<p>Specified</p>	<p>Mostly same with a few notable additions:</p> <p>Outdoor living spaces encouraged by not counting toward the FLR.</p> <p>Relaxation of set backs and encroachments to preserve Canopy tree's</p>
<p>Landscape standards</p>	<p>Specified</p>	<p>Buffer trees (min 16' ht – 6" DBH) - every 25' in frontage.</p> <p>Less impervious material to minimize watershed</p>

		No AstroTurf
Single story Bonus	N/A does not exist	10% reduction in green space if 1 story Single Family Residence. Indented to promote architectural diversity
Chp. 17 Environmental Preservation Tree Removal process	N/A does not exist	Can Result in rescinded Warrant/Waiver.
Village West Island District	All new construction WAIVER review by UDRB for compatibility, scale and architectural guidelines	ALL new construction WARRANT review and sent to HEPB for adherence to architect guidelines, scale and Compatibility
Charles Ave	Demo by WAIVER sent to HEPB for historical significance	Demo by WARRANT sent to HEPB for historical significance