


## ARTICLE 5 – DEVELOPMENT STANDARDS

	Type	Minimum requirements
		<ul style="list-style-type: none"> <li>i. A minimum buffer width of five (5) feet;</li> <li>ii. A decorative fence or fence/wall combination that is at least four (4) feet in height along the portion of the building that is used for off-street parking;</li> <li>iii. One (1) palm tree and/or medium shade tree for each twenty-five (25) feet of the total property line or fraction thereof; and</li> <li>iv. One (1) shrub for each two (2) feet of the total lineal property line or fraction thereof. The intent is to form a continuous vegetative hedge.</li> </ul> <div style="text-align: center;">  </div> <ul style="list-style-type: none"> <li>b. Parking garage exterior façade treatment. The exterior façades of parking garages that are not subject to subsection “a” above shall be designed and improved so that the use of the building for parking is not readily apparent.</li> <li>c. Automated parking systems. Automated parking systems shall be located within a structure so that a visual barrier is in place to screen the parking from pedestrian view. The structure shall be subject to all standards that apply to the design and location of parking garages.</li> </ul>

### Section 5-1105. Landscape requirements.

A. Public rights-of way. Properties within MF1, MF2, MFSA, MXD, CL, C, I, S, UCD, PAD and P zoning districts exceeding the applicability thresholds as defined in Section 5-1102(B) shall be required to install the improvements listed below. The required improvements are based upon the properties lineal property dimension abutting the r.o.w. The requirements provided herein and any potential conflicts shall be subject to review and approval by the Public Works Department and Public Service Department.

	Type	Minimum Requirements
1.	Drainage.	All properties shall be required to install drainage within the r.o.w. pursuant to the Department of Public Works requirements.
2.	City Streetscape Master Plan and/or Citywide Traffic Calming Plan.	a. Landscaping, landscape islands, bulbouts, curbing, pedestrian crosswalks bulbouts, drainage and other associated traffic calming improvements shall be required pursuant to the City Streetscape Master Plan and accompanying standards and/or Citywide Traffic Calming Plan. If the City Streetscape Master Plan and accompanying standards are not applicable to the area in which the proposed development is contemplated, see Section 5-1105(A)(3) below for minimum r.o.w. planting requirements.
3.	Right-of-way planting requirements not associated with the City Streetscape	<ul style="list-style-type: none"> <li>a. Landscaping shall be installed within the City r.o.w. and shall be installed in accordance with all of the following: <ul style="list-style-type: none"> <li>i. Large shade trees. Provide one (1) large shade tree, minimum planting height of sixteen (16) feet/three-and-a-half (3½) inch caliper per thirty-five (35) linear feet or fraction thereof of right-of-way abutting the property. Palm or medium shade tree, minimum planting height of fourteen (14) feet/two-and-a-half (2½) inch caliper may be utilized to satisfy the above large shade tree</li> </ul> </li> </ul>

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	<i>Type</i>	<i>Minimum Requirements</i>
	Master Plan.	requirements at a three-to-one (3:1) ratio. A maximum of twenty-five (25%) percent of the required total may be palm varieties. ii. Shrubs. Provide one (1) shrub per one (1) linear foot or fraction thereof of the right-of-way abutting the property.
4.	Medians and/or traffic calming devices required pursuant to the City Streetscape Master Plan or Citywide Traffic Calming Plan.	a. If a median exists or can be established on the abutting r.o.w., the improvements listed in above Section 5-1105(A)(3) shall be installed pursuant to the City Streetscape Master Plan and accompanying standards and/or Citywide Traffic Calming Plan. b. If a median exists or can be established on the abutting r.o.w. and is not included within the City Streetscape Master Plan, a median shall be provided subject to all of the following: i. Large shade trees. One (1) large shade tree, minimum planting height of sixteen (16) feet/three-and-a-half (3½) inch caliper per thirty-five (35) feet linear feet or fraction thereof of right-of-way abutting the property. Palm or medium shade tree, minimum planting height of fourteen (14) feet/two-and-a-half (2½) inch caliper may be utilized to satisfy the above large shade tree requirements at a three-to-one (3:1) ratio. A maximum of twenty-five (25%) percent of the required total may be palm varieties. ii. Shrubs. One (1) shrub per one (1) linear feet or fraction thereof of the right-of-way abutting the property.
5.	Lawn grass.	All unpaved surfaces on rights-of-way shall be sodded. Groundcover may be substituted in lieu of lawn grass subject to City review and approval.
6.	Payment in lieu of installation.	In lieu of the requirements set forth in Section 5-1105(A)(2)-(4), the City Manager or designee in accordance with these rules and regulations may allow for the payment of the above improvements into a designated fund in lieu of providing the improvements if either of the following exist: 1) the off site improvements are provided; 2) if onsite constraints exist that prohibit the improvements; or, 3) if the City determines that a comprehensive installation of the improvements will be more beneficial. The estimate shall be based upon design, installation, and costs of all improvements. Applicants shall provide the City an estimate prepared by a licensed civil engineer or other City approved entity. The City shall evaluate and approve all estimates in accordance with the City's rules and regulations. These funds shall be allocated in a special fund towards street improvements in close proximity to the provider.

B. Single-family residential properties. All single-family residential properties within SFR zoning districts and duplexes/town homes in MF1, MF2 and MFSA zoning districts shall comply with the below listed provisions.

	<i>Type</i>	<i>Minimum Requirements</i>
1.	Landscape open space.	a. The landscape open space for building sites shall be provided as follows: i. All building sites shall provide landscaped open space of not less than forty (40%) percent of the area of the building site. ii. At least twenty (20%) percent of the required forty (40%) percent of landscape open space shall be located in the front yard area. iii. The landscaped open space required by this Section shall consist of landscape material.
2.	Planting requirements.	a. Installation of all of the following: i. Large shade tree. One (1) large shade tree for each five-thousand (5,000) square feet or fraction thereof of total land area; ii. Palm and medium shade trees. Two (2), palm or medium shade trees for each five-thousand (5,000) square feet or fraction thereof of total land area; iii. Shrubs. Fifteen (15) shrubs for each five-thousand (5,000) square feet or fraction thereof of total land area;

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		<ul style="list-style-type: none"> <li>iv. Lawn grass. Lawn grass up to a maximum of sixty (60%) percent of the total lot area; and</li> <li>v. Lawn grass in r.o.w. All unpaved surfaces adjoining the property on the r.o.w. shall be sodded.</li> </ul> <ul style="list-style-type: none"> <li>b. A minimum of two (2) trees and sixty-six (66%) percent of the required shrub quantity shall be in front of the residence.</li> <li>c. Quantity and size substitutions of these provisions shall not be permitted.</li> </ul>
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C. Other properties. Properties within MF1, MF2, MFSA, MXD, CL, and C zoning districts exceeding the applicability thresholds as defined in Section 5-1102(B) shall be subject to the following:

	Type	Minimum requirements
1.	Landscape open space.	<ul style="list-style-type: none"> <li>a. The following zoning districts shall provide landscape open space as follows:                             <ul style="list-style-type: none"> <li>i. MF1 District. Forty (40%) percent of the total area. At least twenty (20%) percent of the required landscape open space shall be located in the front yard area.</li> <li>ii. MF2 and MFSA Districts. Twenty-five (25%) percent of the total area as landscape open space.</li> <li>iii. CL District. Ten (10%) percent of the area of the building site. Such landscaped area shall not be less in width or depth than five (5) feet.</li> <li>iv. C Districts. Ten (10%) percent of the area of the building site shall be provided. Such landscaped area shall not be less in width or depth than ten (10) feet. Plazas, courtyards, arcades and loggias paved with a pervious material may be considered open space and counted as such toward the open space requirement up to a maximum of seventy-five (75%) percent.</li> </ul> </li> <li>b. Townhouses as permitted in applicable districts. At least twenty-five (25%) percent of the parcel shall be maintained as landscaped or urban open space, or courtyards, elevated decks, and other amenities which are open to the sky.</li> <li>c. With the exception of Commercial District properties, the landscaped open space required by this Section shall consist of pervious landscaped area and shall not consist of any paved or otherwise impervious areas.</li> </ul>
2.	Planting requirements.	<ul style="list-style-type: none"> <li>a. Large shade trees. A minimum of twenty-eight (28) large shade trees per acre of lot area or fraction thereof shall be located onsite.</li> <li>b. Shrubs. A minimum of two-hundred-and-twenty-four (224) shrubs per acre or fraction thereof shall be located onsite.</li> </ul>
3.	Mixed use district alley planting requirements.	<p>If vegetation can be installed within an alley, the below listed vegetation shall be installed along alleyways (rights-of-way) whenever practicable.</p> <ul style="list-style-type: none"> <li>a. One (1) palm or medium shade tree per thirty-five (35) feet linear feet or fraction thereof of alley abutting the property. A maximum of twenty-five (25%) percent of the total may be palm varieties.</li> <li>b. One (1) shrub per three (3) linear feet or fraction thereof of the alley abutting the property.</li> </ul> <p>The requirements provided herein and any potential conflicts shall be subject to review and approval by the Public Works Department and Public Service Department.</p>

### Section 5-1106. Vegetation removal, preservation of existing vegetation and credits.

- A. Tree removal permits or natural forest community vegetation removal permits are required by the City prior to the removal of trees or any vegetation in a natural forest community pursuant to City Code Chapter 82 and Miami-Dade County, Chapter 18A.
- B. Desirable landscaping shall be preserved in its natural state to the maximum extent possible. General landscaping requirements and standards established by these provisions for off-street parking, yards and open space shall be considered supplemental to retention of desirable natural features. Placement of structures and vehicular use areas shall be designed to retain, to the extent reasonably practical, desirable existing landscaping, open space, and natural features, and to