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Report on County Zoning Districts in Little Gables

There are multiple zoning categories for the area known as Little Gables as depicted on a zoning map attached to this report. The residential zoning categories are: RU-1 (Single-Family Residential District), RU-2 (Two-Family Residential District), RU-3 (Four Unit Apartment House District), RU-3B (Bungalow Court District-now discontinued), RU-4 (High Density Apartment House District) RU-4M (Modified Apartment House District), RU-5 (Residential, Semi-Professional Office District, RU-5A (Semi-Professional Office District).¹ The commercial zoning categories are: BU-1A (Limited Business Districts), BU-2 (Special Business District), and BU-3 (Liberal Business District).²

The following provides highlights of the County Code provisions that regulate these varying zoning districts³:

RU-1 (Single Family Residential District) Article XIV, Section 33-199 through 33-200

- Used for one family residence, also permits workforce housing units, municipal recreation buildings, private recreation areas, and golf courses.
- Minimum lot size is 7500 square feet, minimum width is 75 feet, lot coverage is 35% unless platted after March 8, 2002 then lot coverage is 40%

RU-2 (Two-Family Residential District) Article XV, Sections 33-201 through 33-202

- All uses permitted in RU-1 district and its variants (RU-1 M(a) and RU-1M(b))
- Workforce housing units
- Two-family use including duplexes and two private garages. Where two separate buildings are built on the property, one shall be placed in the front and one in the back, not side-by-side

¹ Although RU-5A has a residential prefix it is largely a district that allows professionals to practice.

² A matrix comparing zoning districts in Little Gables with zoning districts in the City of Coral Gables is attached.

³ There other uses that may be permitted in certain residential and business districts after public hearing such as churches. Section 33-18, Code of Miami-Dade County. Also, unusual uses may be permitted after public hearing. Section 33-13, Code of Metropolitan Dade County.

- Minimum lot size is 7500 square feet, lot coverage shall not exceed 35%, old subdivisions (platted before August 2 1938) lot size is 3,750 and lot coverage shall not exceed 30%
- Note that that a portion of the Little Gables trailer park has in this zoning designation

RU-3 (Four Unit Apartment House District) Article XV, Sections 33-203 through 33-203.2

- Every use permitted in RU-1, RU-1M(a), RU-M(b) and RU-2 Districts, workforce housing, rooming houses, day nurseries serving adjacent neighborhood, churches, schools and universities including dormitories
- No more than 4 families can occupy one building
- Minimum lot size of two net acres; maximum lot coverage 30%
- Administrative site plan review required

RU-3B (Bungalow Court District) Article XVII, Sections 33-204 through 33-207.1

- This zoning district has been repealed based on a finding that it “provokes the overcrowding of property,” however, areas zoned RU-3B “shall retain such zoning until the same are rezoned in accordance with law”
- Bungalow courts shall have a lot size of a minimum of 10,000 square feet and a minimum lot width of 100 feet
- Bungalow courts shall have a minimum of 2000 square feet of lot area per family with a maximum 1-story in height and no more than 2 family units will be permitted under one roof, masonry construction
- Note that a portion of the Little Gables trailer park has this zoning designation.

RU-4 (High Density Apartment House District) Article XVIII, Sections 33-208 through 33-216.3

- Uses permitted in RU-1, RU-1M(a), RU-1M(b), FU-2, RU-3, RU-TH, RU-RH districts, workforce housing units, multiple family apartment house containing fewer than 11 units in a single building or for greater than 11, subject to site plan review
- Community residential facilities maximum of 14 clients, more than 14 approved after public hearing.
- Minimum lot size 10, 000 square feet with minimum width of lot 100 feet.
- Maximum lot coverage of 40%
- 100 foot height or more permitted if abutting 100 feet or more right of way, however subject to shadow study to avoid shadows on adjacent buildings
- FAR restrictions: 1-story: 0.40; 2-stories: 0.60; 3-stories: 0.80; 4-stories: 1.00; 5-stories: 1.20; 6-stories 1.40; 7-stories: 1.60; 8-stories: 1.80; 9-stories or over: 2.00

- Administrative site plan review required as noted

RU-4M (Modified Apartment House District) Article XVIIIB, Sections 33-207.3 through 33-207.6

- Uses permitted in RU-1, RU-1M(a), RU-1M(b), FU-2, RU-3, RU-TH, RU-RH districts, workforce housing units, multifamily apartment house with one principal building designed for four family units
- Minimum lot size 10,000 square feet and minimum lot width of 100 feet
- Maximum lot coverage 30%
- Maximum height of 9 stories and shall not exceed 100 feet (certain limitations based on floor area ratio (FAR))
- FAR restrictions: 1-story: 0.30; 2-stories: 0.50; 3-stories: 0.75; 4-stories: 0.80; 5-stories: 0.85; 6-stories 0.90; 7-stories: 0.95; 8-stories: 1.00; 9-stories: 1.05
- Administrative site plan review required

RU-5 (Residential-Semi-Professional Office District) Article XIXA, Sections 33-223.1 through 33-223.5.1

- Permits Duplex use as would be permitted in the RU-2 (Two Family Residential District)
- Rowhouse development subject to RU-RH regulations.
- Apartment house as permitted in the RU-3 (Four Unit Apartment House District), multifamily projects and workforce housing.
- 45 professions permitted to practice such as accountant, adjusters, architects, attorneys, chiropractors, medical doctors, dentists and real estate. Also, banks without drive in tellers. (no store front or display windows permitted)
- Minimum lot size 10,000 square feet and minimum 100 lot width. Height shall not exceed 2-stories (FAR .40 for 1-story and .60 FAR for 2-stories)
- Administrative site plan review required

RU-5A (Semi-Professional Office District) Article XIXB, Sections 33-223.6 through 33-223.11

- 45 professions permitted to practice in the area similar to RU-5
- Minimum lot size 10,000 square feet and minimum lot width of 75 feet, with lot coverage a maximum of 40%
- Height shall not exceed 2 stories (FAR .40 for 1-story and .60 FAR for 2-stories)
- Administrative site plan review required

BU-1A (Limited Business District) Article XXV, Sections 33-246 through 33-251.5

- Purpose is to provide for retail and service convenience facilities which satisfy needs of adjacent residential neighborhood and more specialized commercial facilities that serve several neighborhoods
- All uses permitted in BU-1 (Neighborhood Business District) except residential uses subject to approval at public hearing
- Other uses permitted such as: Automobile parts new with minimal maintenance preformed at no cost, auto and new truck sales permitted after public hearing, gas stations and specified auto repairs, brew pubs, pet hospital indoor only, donation goods centers, home improvement centers, jewelry loan centers, restaurants with associated cocktail lounge, self-storage facilities if approved after public hearing, theater live production and movies.
- Maximum height 4-stories and not to exceed 45 feet subject to FAR restrictions and maximum lot coverage 40 percent
- FAR restrictions: .40 at one 1-story and 0.11 for each additional story. (Structure parking does not count for floor area but does count for building height and number of stories)
- Landscape open space requirements (lot area): Up to 1 acre: 18%; more than one acre up to 5 acres: 16%; more than 5 acres up to 25 acres: 14%; more than 25 acres: 12%
- Five-foot wall required to separate business from residential
- Administrative site plan review required

BU-2 (Special Business District) Article XXVI, Sections 33-252 through 33-253.9

- Purpose is to provide for Regional Shopping Center and Office Park for large scale commercial or office facilities to serve large urban area.
- All uses permitted in BU-1 and BU-1A Districts
- Other uses such as: automobile parking garages, commuter colleges/universities, hospitals, major department stores, night clubs, pubs and bars, regional shopping centers
- No height limitation, however, limited by FAR, lot coverage no greater than 40%
- FAR restrictions: 0.40 at 1-story and shall be increased by 0.11 for each additional story up to 8-stories, thereafter increased by 0.06 for each additional story (Structure parking does not count for floor area but does count for building height and number of stories)
- Landscape open space requirements (lot area): Up to 1 acre: 18%; more than one acre up to 5 acres: 16%; more than 5 acres up to 25 acres: 14%; more than 25 acres: 12%
- Administrative site plan review required

BU-3 (Liberal Business District) Article XXVII Section 33-254 through 33-256.8

- Purpose is to provide for large scale commercial activities
- All uses in the BU-1, BU-1A and BU-2 Districts except residential

- Other uses in this district include: open lot automobile and truck services and facilities, automobile body and paint service, carpentry, dog kennels, dry cleaning, gun shops, pawn brokers after approval at public hearing, secondhand stores, self-service storage, tire vulcanizing and retreading, upholstery and furniture repairs.
- Note that certain specified uses are not permitted within 500 feet of residential zoning districts except after public hearing and 250 feet if there is a wall separating the use
- Height is unlimited subject to FAR restriction; lot coverage is a maximum 40%
- FAR restrictions: 0.40 at 1-story and shall be increased by 0.11 for each additional story up to 8-story, thereafter increased by 0.06 for each additional story (Structure parking does not count for floor area but does count for building height and number of stories)
- Landscape open space requirements (lot area): Up to 1 acre: 18%; more than one acre up to 5 acres: 16%; more than 5 acres up to 25 acres: 14%; more than 25 acres: 12%
- Administrative site plan review required