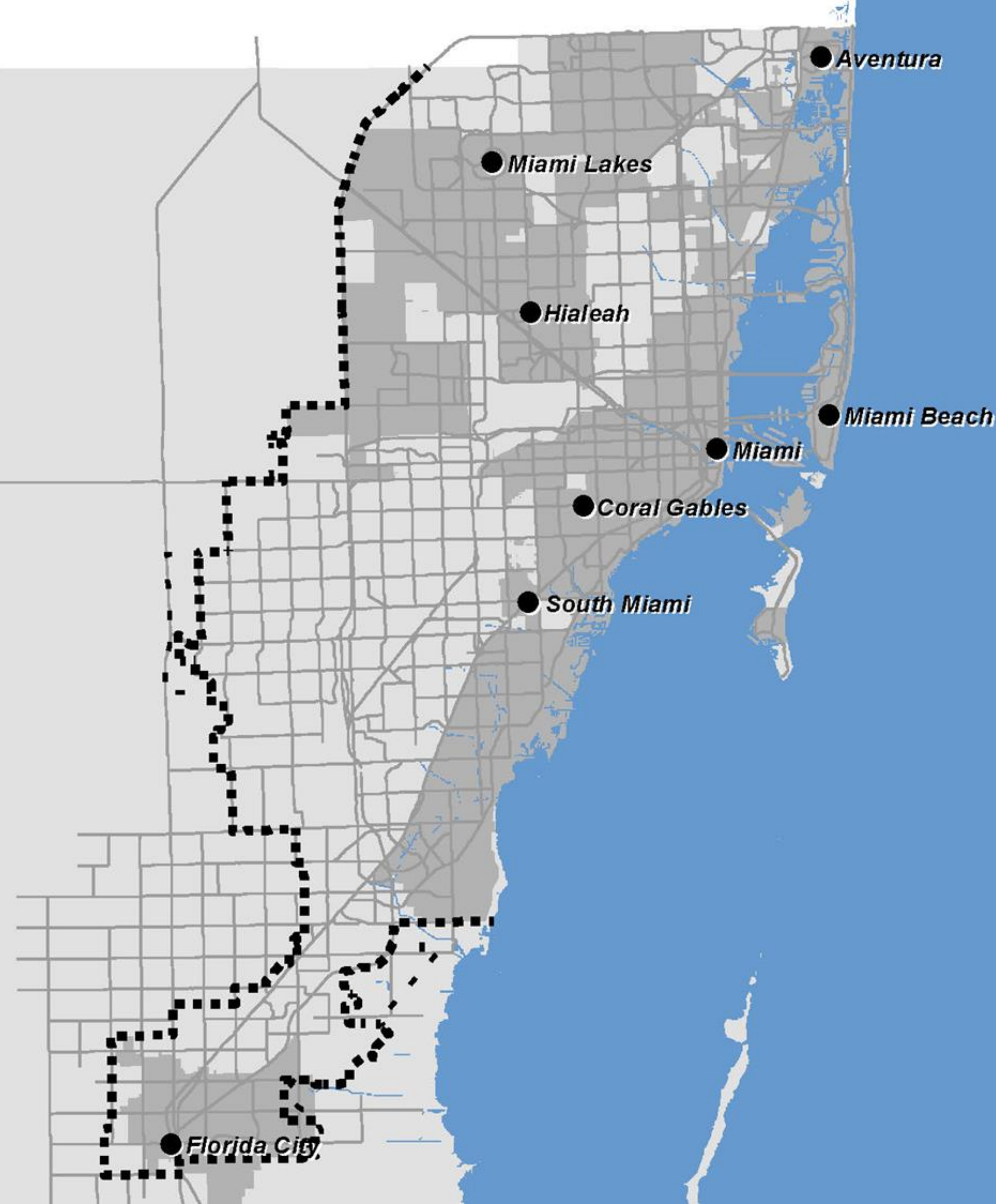


# TOD POLICY IN MIAMI-DADE COUNTY

[Learn More](#)

TOD POLICY IN MIAMI-DADE COUNTY  
INCORPORATED AND UNINCORPORATED  
AREAS

2020 POPULATION  
2.7 million total  
1.5 million incorporated areas  
1.2 million unincorporated areas



**Legend**

- ■ ■ 2030 Urban Development Boundary
- - - Urban Expansion Area Boundary
- Incorporated Area
- Unincorporated Area
- Ocean, Bay

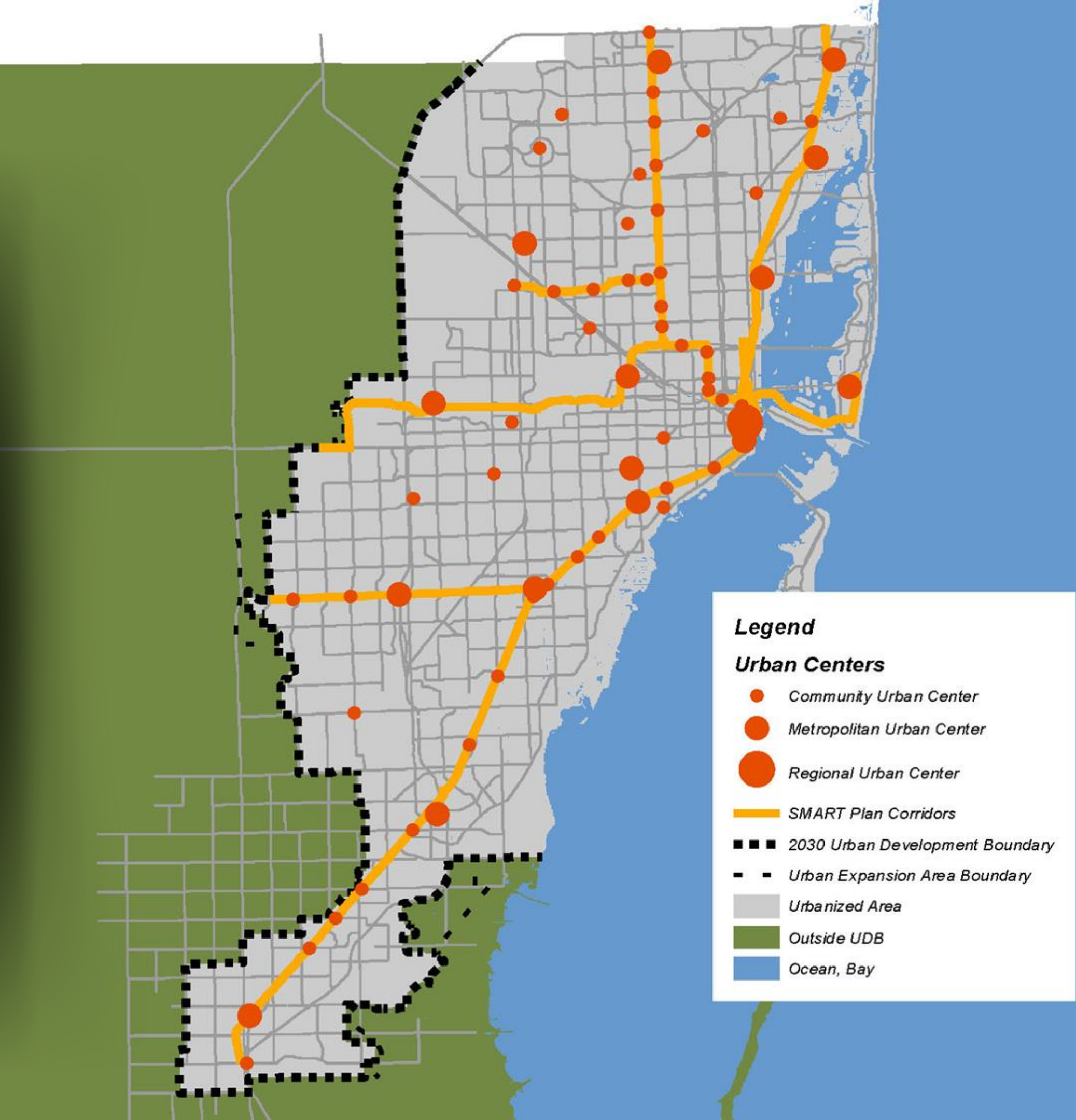


TOD POLICY IN MIAMI-DADE COUNTY

URBAN CENTERS

INTENSITY STANDARDS FOR URBAN CENTERS

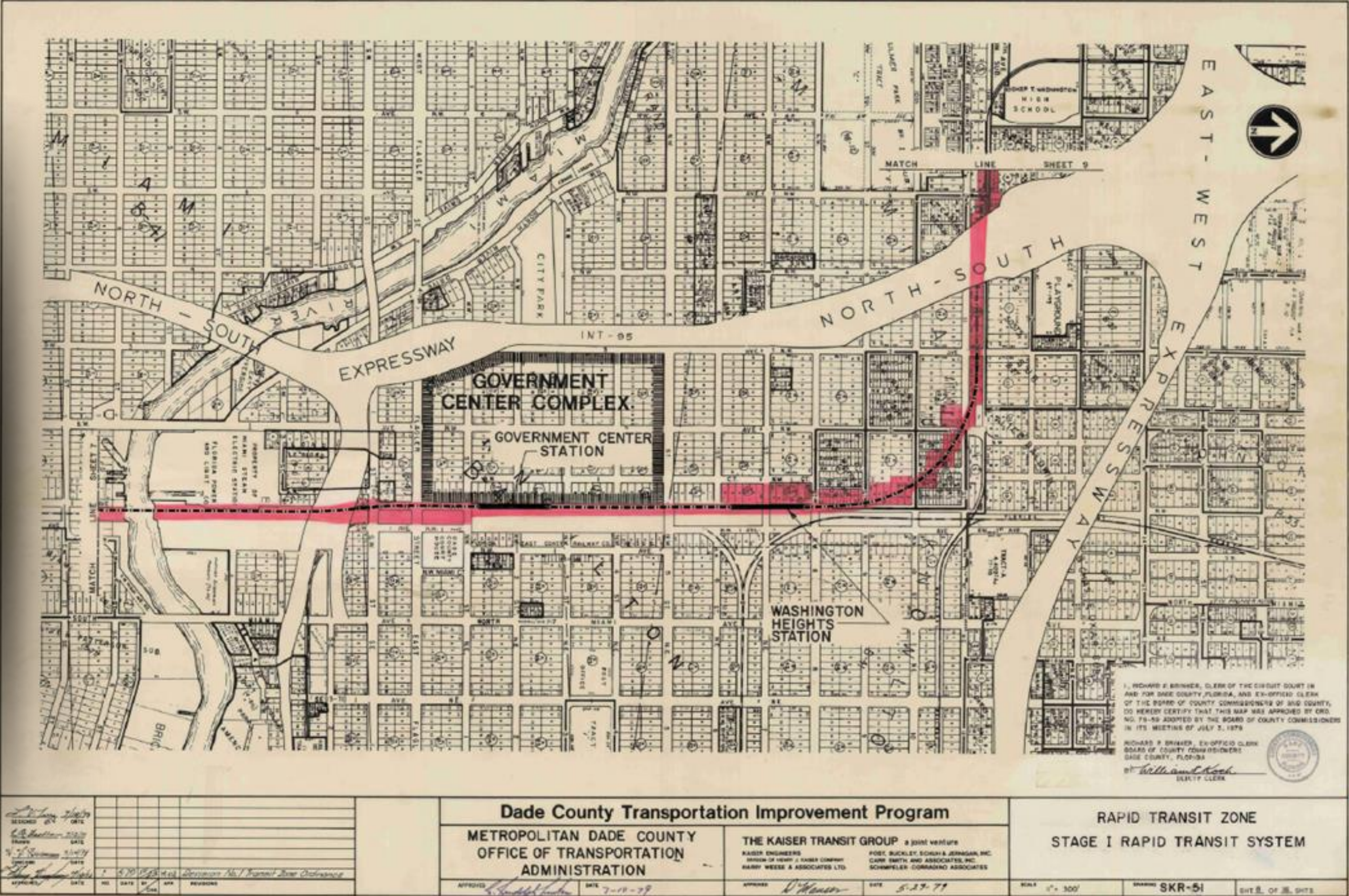
Urban Center Type	Maximum Allowed Density	Minimum Required FAR	Maximum Height (Stories)
Community	125	>1.5 in the core* >0.5 in the edge*	15
Metropolitan	250	>3.0 in the core* >0.75 in the edge*	25
Regional	500		Airport zoning controls
* Core and edge areas established by CDMP policy			





TOD POLICY IN MIAMI-DADE COUNTY

RAPID TRANSIT ZONE (RTZ) ESTABLISHED IN THE 1970S ALONG WITH THE CONSTRUCTION OF THE METRORAIL SYSTEM ALLOWS TRANSIT FACILITIES AND USES INCLUDING RETAIL, OFFICE AND RESIDENTIAL

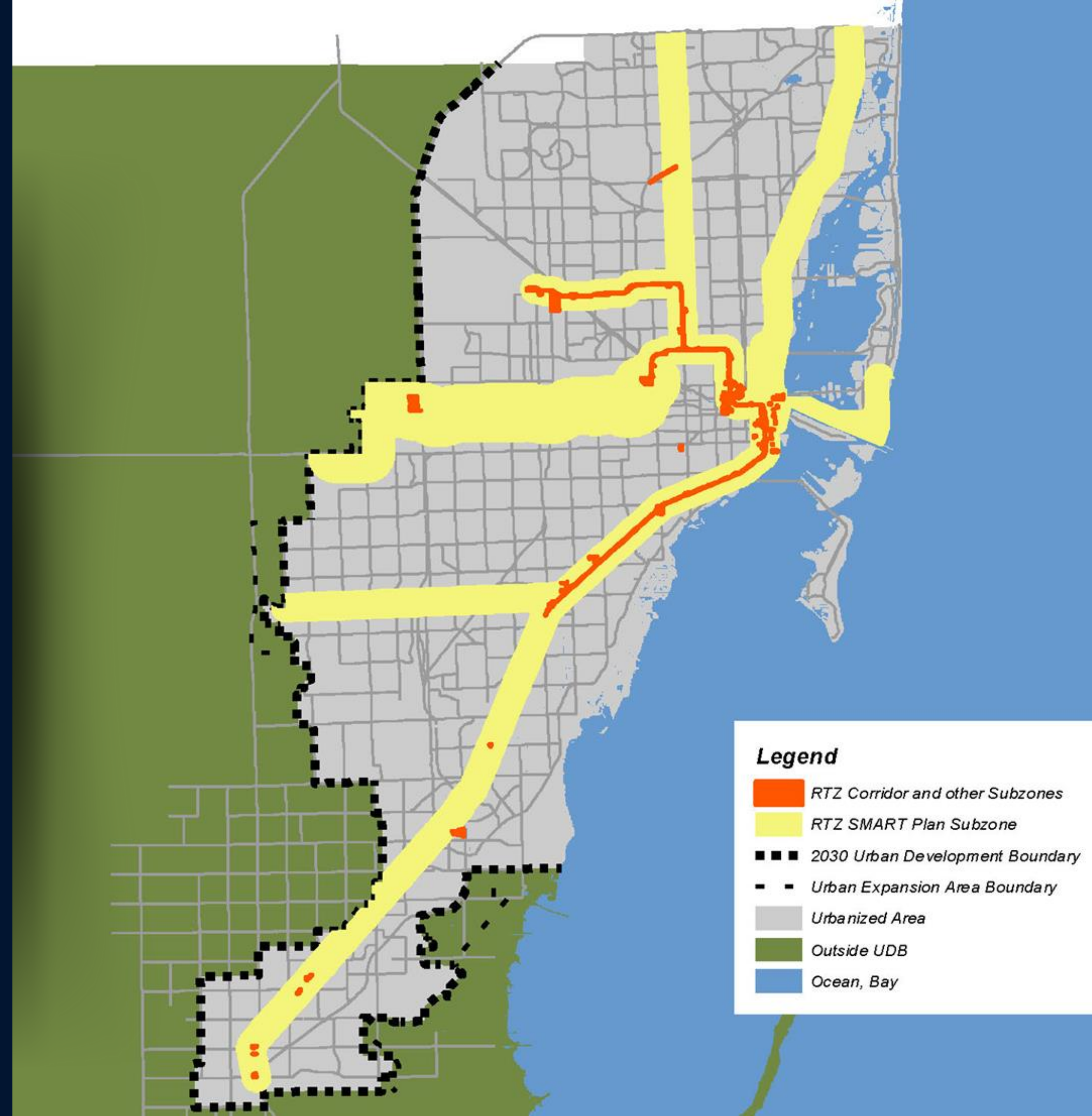




## TOD POLICY IN MIAMI-DADE COUNTY

### 2022 RTZ SMART CORRIDOR SUBZONE

- THIS YEAR, THE RTZ WAS EXPANDED TO INCLUDE ALL AREAS WITHIN 1/2 OR 1 MILE OF THE SMART CORRIDORS
- THE SMART CORRIDOR SUBZONE APPLIES TO BOTH INCORPORATED AND UNINCORPORATED AREAS WITHIN TWO YEARS, MUNICIPALITIES ARE REQUIRED TO ADOPT LAND DEVELOPMENT REGULATIONS THAT IMPLEMENT THE APPLICABLE SMART CORRIDOR MINIMUM DEVELOPMENT INTENSITY





## TOD POLICY IN MIAMI-DADE COUNTY

### URBAN CENTERS

ADDITIONAL URBAN CENTERS WERE DESIGNATED CONCURRENTLY WITH THE PLANNING FOR THE SOUTH MIAMI-DADE TRANSITWAY BRT DEVELOPMENTS WITH MORE THAN 4 RESIDENTIAL UNITS ARE REQUIRED TO PROVIDE 12.5% WORKFORCE HOUSING, THE OF PRICING WHICH IS RESTRICTED TO HOUSEHOLDS WHOSE INCOME IS UP TO 140% OF THE MOST RECENT MEDIAN FAMILY INCOME FOR THE COUNTY

GOULDS COMMUNITY URBAN CENTER  
DEVELOPMENT ADJACENT TO THE  
SOUTHWEST 216TH STREET BRT  
STATION



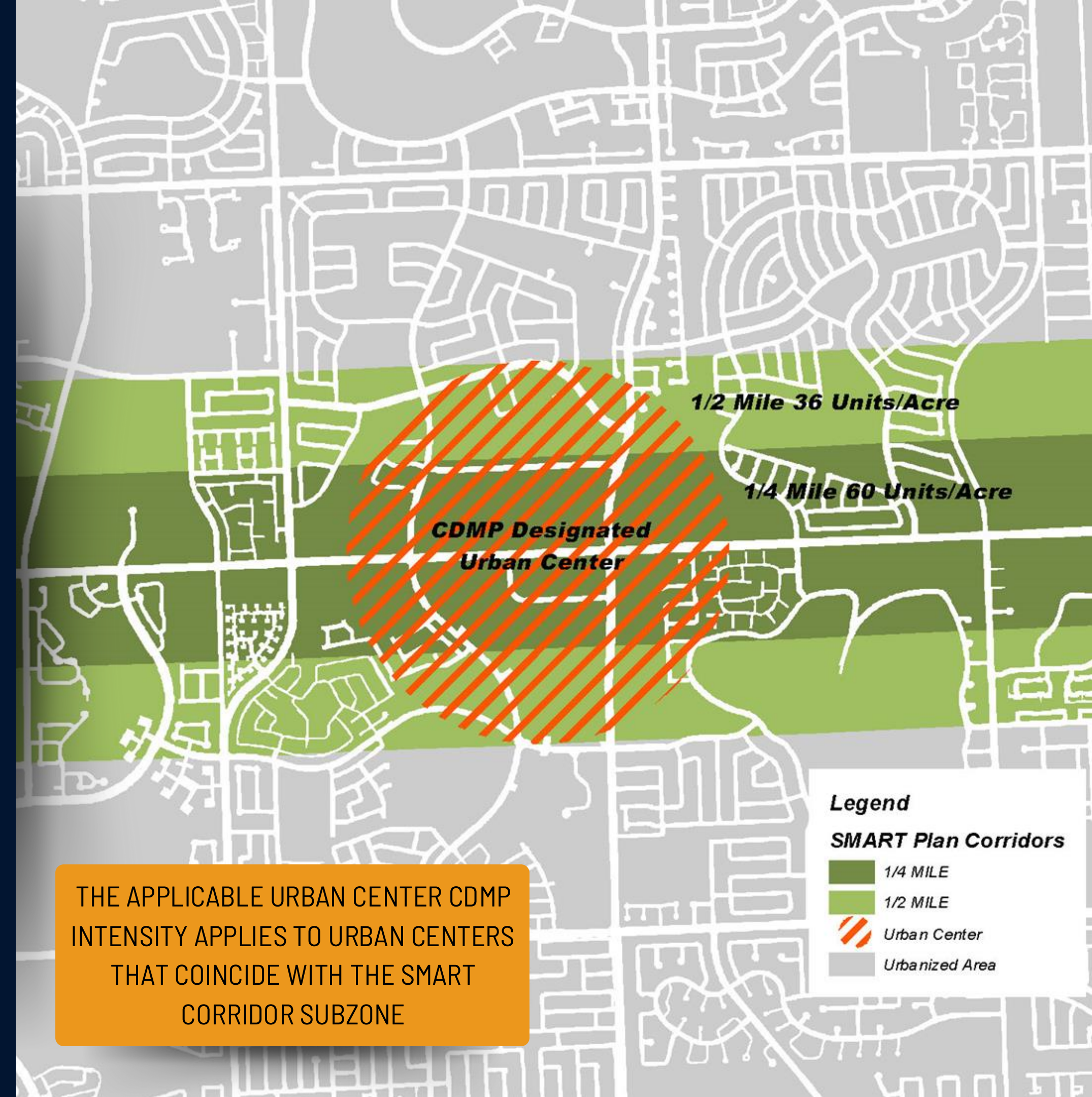


# TOD POLICY IN MIAMI-DADE COUNTY

## 2022 RTZ SMART CORRIDOR SUBZONE

### RTZ INTENSITY STANDARDS FOR SMART CORRIDOR OUTSIDE OF URBAN CENTERS OR OTHER RTZSUBZONES

SMART Corridor proximity	Maximum Allowed Density	Floor Area Ratio Range	Maximum Height (Stories)
1/4 mile	60	1.0 to 2.0	8
Between 1/4 mile and 1/2 mile	36	1.0 to 1.5	6
Between 1/2 mile and 1 mile	18	0.5 to 1.25	4
* Core and edge areas established by CDMP policy			





# TOD POLICY IN MIAMI-DADE COUNTY

## URBAN CENTERS

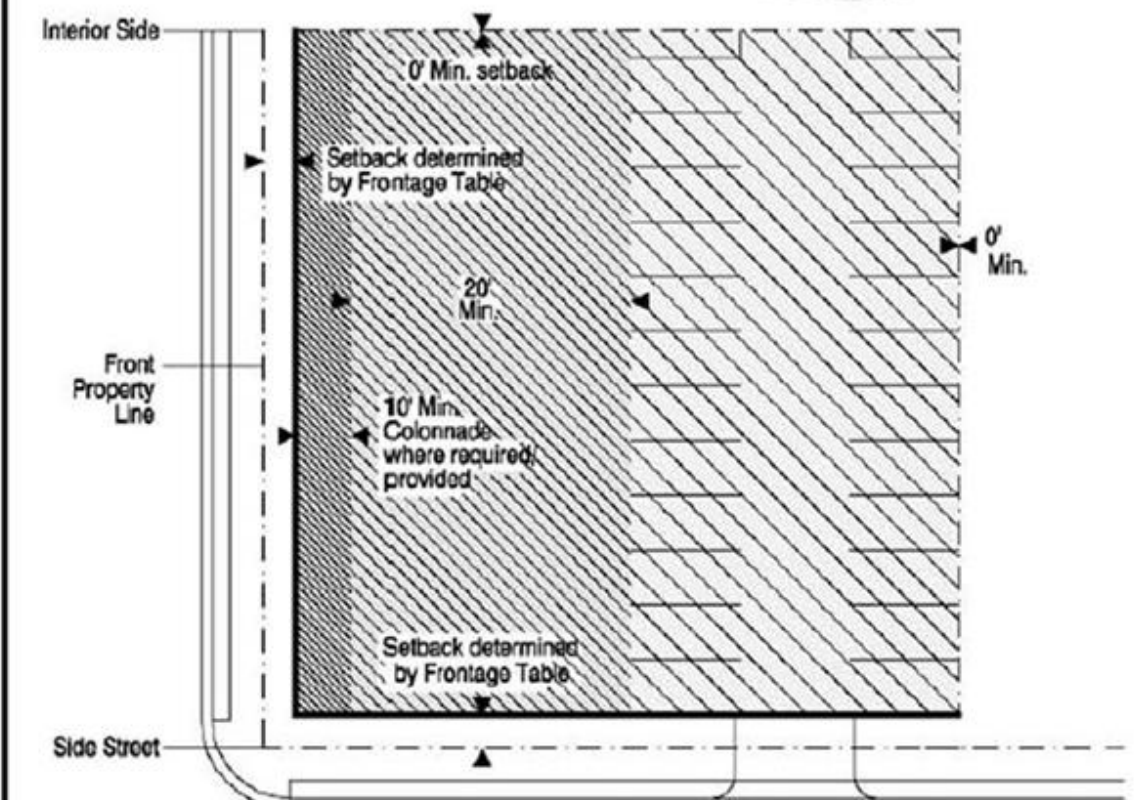
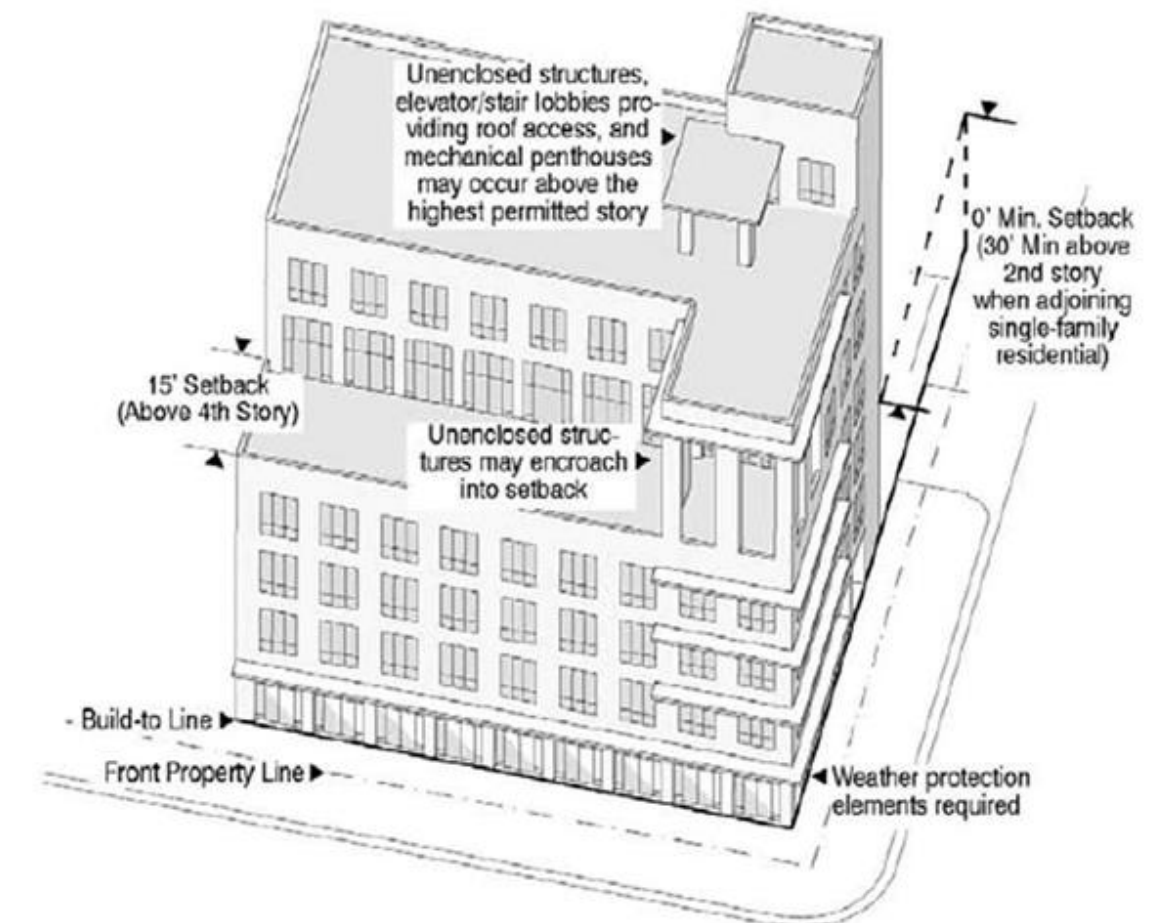
THE STANDARD URBAN CENTERS ARTICLE WITHIN THE COUNTY ZONING CODE CONTAINS COMMONS REGULATIONS FOR BUILDING SETBACK, MASSING, PARKING, AND OTHER ELEMENTS

### 2. MIXED-USE MULTI-FAMILY

Min: Minimum  
Max: Maximum  
Req: Required

- Build to Line
- - - Property Line
- ▨ Colonnade
- ▧ Habitable Space
- ▩ Parking and / or allowable building area

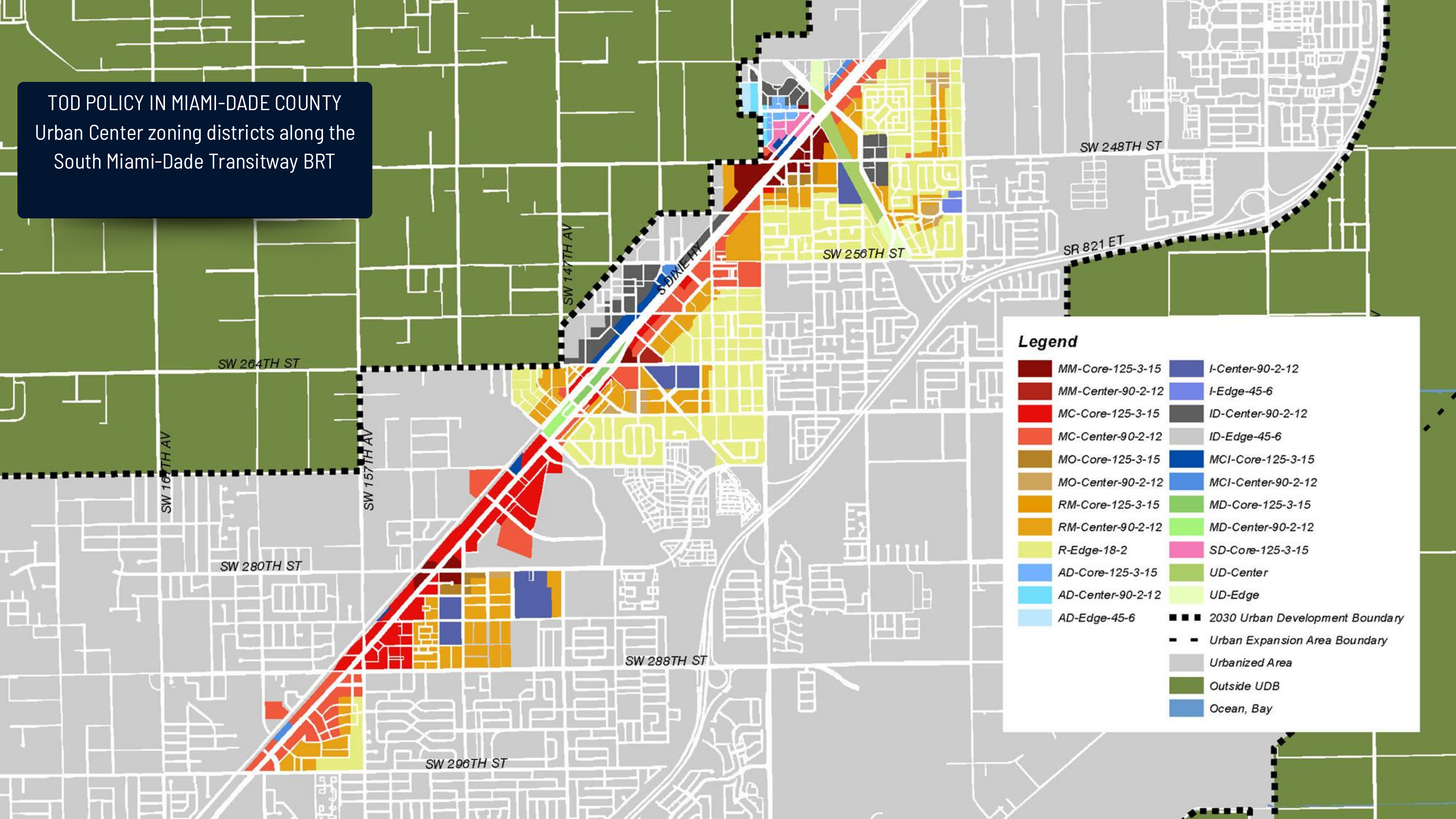
- Building Frontage Required: Seventy (70) percent minimum at build-to line in all Sub-districts. Minimum frontage requirement applies along the front property line only.
- Build-to-lines or street setback requirements shall be measured from the edge of sidewalk.
- The interior side/rear setbacks shall be as shown above.
- When provided, the front setback shall be hard surfaced and finished to match the adjoining sidewalk. A minimum of five (5) feet clear width within the setback shall be kept unobstructed for pedestrians.
- All on-site parking shall be accessed from the service road or lowest ranking street.
- Where a wall or fence is used to screen parking areas along streets, a five (5) foot landscape strip with a hedge shall be required in front of the wall or fence.
- Above the fourth story the setback shall be from the property line.





TOD POLICY IN MIAMI-DADE COUNTY

Urban Center zoning districts along the South Miami-Dade Transitway BRT





TOD POLICY IN MIAMI-DADE COUNTY

**2022 RTZ SMART CORRIDOR SUBZONE**

DEVELOPMENTS WITH MORE THAN 4 RESIDENTIAL  
UNITS ARE REQUIRED TO PROVIDE 12.5% WORKFORCE  
HOUSING, THE OF PRICING WHICH IS RESTRICTED TO  
HOUSEHOLDS WHOSE INCOME IS UP TO 140% OF THE  
MOST RECENT MEDIAN FAMILY INCOME FOR THE  
COUNTY

