

TABLE 3 BUILDING FUNCTION: USES

	T3			T4			T5			T6			C			D		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
	SUB-URBAN			URBAN GENERAL			URBAN CENTER			URBAN CORE			CIVIC			DISTRICTS		
DENSITY (UNIT PER ACRE)	9	9	18*	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	AZ****	AZ****
RESIDENTIAL																		
CO-LIVING							R***	R***	R***	R***	R***	R***			R***	R***		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY					E	E		R	R		R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R			
LIVE - WORK					R	R		R	R		R	R			R			
WORK - LIVE															R	R		
LODGING																		
BED & BREAKFAST					R	R	E	R	R	E	R	R			R	R	E	E
INN						R		R	R	E	R	R			R	R	E	E
HOTEL								R	R		R	R			R	R***	E	E
OFFICE																		
OFFICE					R	R		R	R		R	R		E	R	R	R	W
COMMERCIAL																		
AUTO-RELATED COMMERCIAL ESTAB.									W		W	W				R	R	
ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R				R	R	
ENTERTAINMENT ESTAB. - ADULT																	R	
FOOD SERVICE ESTABLISHMENT					R	R		R	R	W	R	R	W	E	R	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.					E	E		E	E		E	E			E	E	E	E
GENERAL COMMERCIAL					R	R		R	R	W	R	R	E	E	R	R	R	W

	T3			T4			T5			T6			C			D		
MARINE RELATED COMMERCIAL ESTAB.								W	W		W	W	E			R	R	
OPEN AIR RETAIL								W	W		W	W	W	E	R	R	R	W
PLACE OF ASSEMBLY								R	R	E	R	R		E	E	R	R	W
RECREATIONAL ESTABLISHMENT								R	R		R	R		E	R	R	R	W
AMUSEMENT RIDE												E						
CIVIC																		
COMMUNITY FACILITY					W	W		W	W		W	W	W	E	W	R	R	
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W
REGIONAL ACTIVITY COMPLEX												E		E	E			
CIVIC SUPPORT																		
COMMUNITY SUPPORT FACILITY				W	W	W		W	W		W	W		E	E	R	R	W
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	R	W
MAJOR FACILITY														E	R	E	E	E
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R
PUBLIC PARKING					W	W	E	W	W	E	W	W		E	R	R	R	W
RESCUE MISSION														E	R	E	W	W
TRANSIT FACILITIES					W	W	E	W	W	E	W	W		E	R	R	R	W
EDUCATIONAL																		
CHILDCARE				E	W	W	E	W	W	W****	W****	W****	E	E	R	E		
COLLEGE / UNIVERSITY								W	W	****	W****	W****		E	R	E		
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E****	W****	W****		E	R	E		
LEARNING CENTER					E	E		R	R	****	R****	R****	E	E	R	E		
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E****	W****	W****		E	R	E		
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E****	R****	R****		E	R	E		
RESEARCH FACILITY					R	R		R	R	****	R****	R****		E	R	R	R	W
SPECIAL TRAINING / VOCATIONAL						E		W	W	****	W****	W****		E	R	R	R	W

	T3			T4			T5			T6			C			D		
INDUSTRIAL																		
AUTO-RELATED INDUSTRIAL ESTBL.																R	R	W
MANUFACTURING AND PROCESSING																R	R	W
MARINE RELATED INDUSTRIAL ESTBL.																R	R	R
PRODUCTS AND SERVICES																R	R	W
STORAGE/ DISTRIBUTION FACILITY																R	R	W

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See [City Code Chapter 4](#) for regulations related to Alcohol Service Establishment and Food Service Establishments.

* Additional densities in some T6 zones are illustrated in [Diagram 9](#) and densities in T3-O zones may be modified by specific regulations in Article 5.

** AZ: Density of lowest Abutting Zone

*** By Right only in the UCBD, Civic Health District, NRD-1 and NRD-2.

***Hotel Uses only allowed by Warrant in D1 for properties identified in Appendix PA-1 of the Miami Comprehensive Neighborhood Plan and located on the north side of the Lower River. See Article 6, Table 13 for supplemental regulations.

****AZ: Density of lowest Abutting Zone nearest to the subject property not to exceed 65 du/acre.

***** Educational Uses may be allowed By-Right if the requirements are met in Article 6, titled Supplemental Regulations