

Commercial Land

- 4120 NW 17th Ave, Miami, Florida 33142



Types of T5 Zones

Regulating use is an important part of any zoning code. Miami 21 Zoning Code prohibits building form (shape and bulk) over the regulation of use to allow for mixed-use development.

In T5 zones, the emphasis is on limited mixed-use and multi-family residences. T5 creates a small town urban feel and encourages pedestrian activity with options for tourist-driven businesses and small lodging.

Restricted (R) single family, auxiliary units, two family, multifamily residences.
Limited (L) same as above, and limited commercial, office, lodgings, & community centers.
Open (O) additional lodging and entertainment establishments permitted.

Illustration of a 5-story with ground floor (commercial)

A complete version of this diagram (for all zoning codes) is found in Article 4, Table 3 of the Miami 21 Zoning Code.

R = the use is permitted by Right
 W = the use is permitted by Waiver
 E = the use is permitted by Exception

REGISTRATION OF USES	R	L	O
Residential			
Single Family Residence	R	R	R
Community Residence	R	R	R
Auxiliary Unit	R	R	R
Two Family Residence	R	R	R
Multi Family Housing	R	R	R
Dormitory	R	R	R
Home Office	R	R	R
Work-Use	R	R	R
Lodging			
Bed & Breakfast	E	R	R
Inn	E	R	R
Hotel	R	R	R
Commercial			
Office	R	R	R
Community			
Adult Related	W		
Entertainment Establishment	W	R	
Entertainment Establishment - Adult	W	R	
Food Service Establishment	R	R	
Alcohol Service Establishment	E	E	
General Commercial	R	R	
Marine Related	W	W	
Open Air Retail	W	W	
Place of Assembly	R	R	
Recreational Establishment	R	R	
Education			
Community Facility	W	W	
Recreational Facility	E	R	R
Religious Facility	E	R	R
Child Support			
Community Support Facility	W	W	
Infrastructure & Utilities	W	W	
Major Facility	W	W	
Museum	E	W	W
Public Parking	E	W	W
Rescue Mission	E	W	W
Special Facilities	E	W	W
Educational			
Childcare	E	W	W
College / University	W	W	
Elementary School	E	W	W
Learning Center	R	R	
Middle / High School	E	W	W
Pre-School	E	R	R
Research Facility	R	R	
Special Training / Vocational	W	W	

Basic Details

Property Type: **Commercial Land**

Property Sub Type: **Commercial**

Listing Type: **For Sale**

Listing ID: **A11610698**

Price: **\$690,000**

Lot Area: **0.21 Acre**

Appliances

✓ Utilities: **Other Utilities Available, Other**

Features

✓ Lot Features: **Less Than 1 Acre, City Location, Near Airport**

✓ Sewer: **Public Sanitation**

Water Front: **1**

Address Map

Country: **US**

State: **FL**

County: **Miami-Dade County**

City: **Miami**

Zipcode: **33142**

Street: **4120 NW 17th Ave**

Street Number: **4120**

Building Name: **ALLAPATTAH SCH
SUB**

Floor Number: **0**

Longitude: **W81° 46' 32.1"**

Latitude: **N25° 48' 49"**

Parcel Number: **01-31-22-035-0290**

Zoning: **6101**

Street pre
Direction: **Nw**
