

# 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
<b>Residential</b>			
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
<b>Lodging</b>			
Bed & Breakfast	E	R	R
Inn	E	R	R
Hotel	R	R	R
<b>Commercial</b>			
Office	R	R	R
<b>Community</b>			
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	
<b>Education</b>			
Community Facility	W	W	
Recreational Facility	E	R	R
Religious Facility	E	R	R
<b>Child Support</b>			
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
<b>Educational</b>			
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**

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