

- 5830 NE 2nd Ave, Miami, Florida 33137



Types of T5 Zones

Residential use is an important part of any zoning code. Miami 21 Zoning Code allows building form (shape and build) under the regulation of use to allow for mixed-use development.

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

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

Example: T5-1 Single-Family Residential with Limited Commercial

REGULATION OF USES

Regulation 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
Accessory	R	R	R
Home Office	R	R	R
Live/Work	R	R	R
Work Space	R	R	R
Commercial			
Auto Related		W	
Entertainment Establishment		W	R
Entertainment Establishment - Adult		W	R
Food Service Establishment		W	R
Alcohol Service Establishment		W	R
General Commercial		W	W
Home Based		W	W
Open Air Retail		W	W
Place of Assembly		W	W
Recreational Establishment		W	W
Public			
Community Facility		W	W
Recreational Facility		R	R
Health Facility		R	R
Day-Care Center		R	R
Community Support Facility		W	W
Library & Libraries		W	W
Major Facility		W	W
Religious		W	W
Health Planning		W	W
Adult Meeting		W	W
Research Facility		F	W

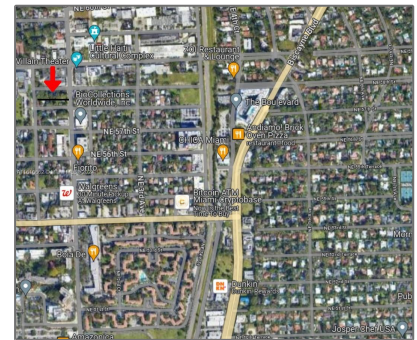
Illustration of a Five-story with ground floor (commercial)

A complete version of this diagram (the full diagram) 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 conditional approval
F = the use is permitted by Exception

Education

Childcare	E	W	W
College / University		W	W
Elementary School		E	W
Learning Center		W	W
Middle / High School		E	W
Pre School		E	W
Research Facility		F	W
Science Teaching / Uncontrolled			



Property Type:	Commercial Land
Property Sub Type:	Commercial
Listing Type:	For Sale
Listing ID:	A11610662
Price:	\$2,990,000
Lot Area:	0.57 Acre

<div> <div>✓</div> <div>Lot Features:</div> </div>	<div> <div>Less Than 1 Acre, Corner Location, Corner Lot, Central Business District</div> </div>
<div> <div>✓</div> <div>Sewer:</div> </div>	<div> <div>Public Sanitation, Storm Sewers</div> </div>
<div> <div>Water Front:</div> </div>	<div> <div>1</div> </div>

✓ Utilities: Sewer Connected, Water Connected, Electricity Connected, Electricity Available, Sewer Available, Water Available

Country:	US
State:	FL
County:	Miami-Dade County
City:	Miami
Zipcode:	33137
Street:	5830 NE 2nd Ave
Street Number:	5830

Building Name: **DIXIE HIGHWAY
TRACK**

Floor Number: **0**

Longitude: **W81° 48' 29.6"**

Latitude: **N25° 49' 44.4"**

Parcel Number: **01-31-13-065-1700**

Zoning: **6101**

<input checked="" type="checkbox"/>	Street pre Direction:	Ne
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