

V. HC ZONING ELEMENTS

Boundaries:

The boundaries of the Morningside Historic District have been drawn to include that portion of the present Morningside neighborhood which contains a predominance of buildings constructed between 1922 and 1941. The boundaries also follow those of the original Bay Shore subdivisions, platted between 1922 and 1924 (located east of Biscayne Boulevard only), and the Bayshore Plaza subdivision, platted in 1936. Although platted later, Bayshore Plaza contains houses similar in age and architectural style to those in Bay Shore.

Specifically, N.E. 60 Street was selected as the northern boundary because of the historical factors mentioned above and because the area north of this street contains few historic buildings. On the east, Biscayne Bay and Morningside Park form natural physical boundaries. The rear lot line between N.E. 55 Street and N.E. 53 Street was selected as the southern boundary for historical reasons and because the majority of houses south of this line were constructed after 1941. Finally, Biscayne Boulevard is an obvious edge on the west for visual and psychological factors, as well as physical.

Major Exterior Surfaces Subject to Review:

The major exterior surfaces subject to review shall include all facades visible from a public right-of-way.

Major Landscape Features Subject to Review:

The major landscape features subject to review shall include all features which are subject to requirements for tree removal permits, as set forth in Chapter 17 of the City Code.