

GENERALIZED
LAND USE PLAN

3

APPENDIX

APPENDIX A

PROPOSED DENSITY STANDARDS

1. SINGLE FAMILY DWELLINGS. Detached dwellings to house one (1) family with not over one (1) dwelling per lot. Usual minimum lot frontage to be fifty (50) feet; usual minimum lot area to be five thousand* (5,000) square feet. Maximum building coverage on lot to be thirty-five percent (35%). For purposes of estimating population density, occupancy in single family dwellings shall be considered as an average of three (3) persons per dwelling.

2. TWO-FAMILY DWELLINGS. Dwellings to house not more than two (2) families, in duplexes or flats. When built on individual lots, one (1) dwelling structure to a lot; the minimum frontage of such a lot shall be fifty (50) feet; the minimum lot area shall be five thousand* (5,000) square feet; the maximum building coverage on the lot shall be thirty-five percent (35%). When several two-family dwelling structures are built on a single tract, the maximum density shall be at the rate of sixteen (16) dwelling units per net acre and not more than thirty-five percent of the net tract area shall be covered by buildings. For purposes of estimating population density, occupancy in two-family dwellings shall be considered as an average of three (3) persons per dwelling unit.

3. LOW-DENSITY MULTIPLE DWELLINGS. Multiple dwelling structures providing common access and services and not more than two and one-half (2½) stories in height. When built on individual lots, one (1) dwelling structure to a lot; the minimum lot frontage shall be fifty (50) feet; the minimum lot area shall be five thousand* (5,000) square feet. No dwelling unit to contain less than five hundred (500) square feet of gross floor space. For structures providing five hundred (500) square feet of gross floor space per dwelling unit, the maximum number of units shall be at the rate of forty (40) per net acre; for structures providing seven-hundred-fifty (750) square feet of gross floor space per dwelling unit, the maximum number of units shall be at the rate of thirty (30) per net acre; for each additional two-hundred-fifty (250) square feet of gross floor space per dwelling unit, the maximum allowable density shall be further reduced by five (5) dwelling units per net acre. Not more than thirty percent (30%) of the net area of any lot or tract shall be covered by buildings. For purposes of estimating population density, dwelling unit occupancy shall be taken as one (1) person for every two hundred and fifty (250) square feet of gross floor space.

(*5,000 square feet adopted in deference to existing facts of land subdivision in Miami. Approximately 19,000 acres (out of 21,000 acres in Miami) were platted more than 30 years ago, in substantially the same form as at present. A sample survey indicates that the average size of vacant lots (in half of the blocks that have vacant lots) is less than 6,000 square feet.

4. MEDIUM-DENSITY MULTIPLE DWELLINGS. Multiple dwelling structures providing common access and services and not more than three (3) stories in height. When built on individual lots, one (1) dwelling structure to a lot, the minimum lot frontage shall be sixty (60) feet; the minimum lot area shall be six thousand (6,000) square feet. No dwelling unit to contain less than five hundred (500) square feet of gross floor space. For structures providing five hundred (500) square feet of gross floor space per dwelling unit, the maximum number of units shall be at the rate of sixty (60) per net acre; for structures providing seven hundred and fifty (750) square feet of gross floor space per dwelling unit, the maximum number of units shall be at the rate of forty-five (45) per net acre; and for each additional two hundred and fifty square feet (250) of gross floor space per dwelling unit, the maximum density shall be further reduced by nine (9) dwelling units per net acre. Not more than thirty percent (30%) of the net area of any lot or tract shall be covered by buildings. For purposes of estimating population density, dwelling unit occupancy shall be taken as one (1) person for every two hundred and fifty (250) square feet of gross floor space.

5. HIGH-DENSITY MULTIPLE DWELLINGS. Multiple dwelling structures providing common access and services and exceeding three (3) stories in height. When built on individual lots,

one dwelling structure to a lot; minimum lot frontage shall be one hundred (100) feet; the minimum lot area shall be ten thousand (10,000) square feet. No dwelling unit to contain less than five hundred (500) square feet of gross floor space.

For six (6) story structures providing five hundred (500) square feet of gross floor space per dwelling unit, the maximum number of units shall be at the rate of eighty (80) per net acre; for six (6) story structures providing seven hundred and fifty (750) square feet of gross floor space per dwelling unit, the maximum number of units shall be at the rate of sixty-five (65) per net acre; for each additional two hundred and fifty (250) square feet of gross floor space per dwelling unit, the maximum allowable density shall be further reduced by nine (9) dwelling units per net acre. Not more than twenty-five percent (25%) of the net area of any lot or tract shall be covered by six (6) story buildings.

For thirteen (13) story structures providing five hundred (500) square feet of gross floor space per dwelling unit, the maximum number of units shall be at the rate of ninety-five (95) per net acre; for thirteen (13) story structures providing seven hundred and fifty (750) square feet of gross floor space per dwelling unit, the maximum number of units shall be at the rate of eighty (80) per net acre; for each additional two hundred and fifty (250) square feet of gross floor space per dwelling

unit, the maximum allowable density shall be further reduced by ten (10) dwelling units per net acre. Not more than seventeen percent (17%) of the net area of any lot or tract shall be covered by thirteen (13) story buildings.

For purposes of estimating population density, dwelling unit occupancy in high density multiple dwelling areas shall be taken as one (1) person for every two hundred and fifty (250) square feet of gross floor space.

MINIMUM LOT SIZE IN NEW PLATS. In any new platting, or replatting of land in residential areas, no lot of less than sixty (60) linear feet in frontage or less than six thousand (6,000) square feet in area, shall be laid out.

APPENDIX B

NEIGHBORHOODS PLAN FOR MIAMI

In the planning of residential areas, the basic objective is the development and preservation of human and economic values. It is generally recognized, moreover, that such values rest not alone upon the quality of the housing structures themselves, but upon the physical character of the environment, and that the two, in fact, are interdependent.

Just as the building of a good house requires careful planning and design, so, too, does the creation of a good environment. The principles of design include at least the following:

1. General elimination of through traffic from residential streets.
2. Segregation of residence from incompatible or divisive non-residential land-uses.
3. Equitable distribution of adequate public services, for example, schools, and playgrounds, readily accessible to provide for easy, daily use.
4. Proper distribution of business and social services, for example, stores, clinics, churches, etc., to allow for the recurring and frequent needs of residents.

5. The application, through legal regulations, of suitable standards to the building of dwellings, giving assurance of proper spacing between structures and enough open space for considerations of service and aesthetics. Standards, of course, should be devised according to the varying requirements of the different types of dwelling structures.
6. Provision, through zoning, for some diversity in the distribution of dwelling types, to encourage a reasonable stability in the patterns of occupancy in the various sections of the city by a population of varied composition.

The application of the foregoing principles will result in a division of the city into segments of varying size. For example, segregation of residence from commercial and industrial activities will tend to separate some residential parts from others by setting up intervening "buffers" of a non-residential character. The development of thoroughfares with their usually inevitable "strings" of commercial uses will serve to divide one residential section from another. Individual elementary schools and children's playgrounds will give definition to areas of service, serving to give further distinguishing

identity to various residential sections. Obviously, the more the residential areas so defined can be made to coincide, the stronger will be the unifying forces in each area. For example, if the same area that is served by an elementary school has further definition as the area served by a given playground, or set of playgrounds, and by an individual business center and if it is further distinguished by the strength or depth of its physical boundaries from other residential areas, it has at least the basis for physical, and perhaps social, unity. Such residential area units are often called "neighborhoods". Many planners have come to believe that the objectives of good residential planning can be better attained if the planning proceeds on the basis of neighborhood units.





The neighborhood principle is sometimes difficult, or even impossible, to apply to cities that are already fully developed. Where existing physical features have come into being by happenstance, with a gridiron street pattern having been applied to a flat terrain, and with residential development lying in an unbroken spread over an area of many square miles, the difficulty of delineating neighborhoods on the basis of a coincidence of the determining factors becomes obvious. The present situation in Miami is somewhat of this character. Consequently, neighborhood boundaries in the Miami Plan will often be weak, perhaps fictitious or arbitrary lines, or will

call for strong public measures in the creation of real, physical boundaries, such as improved major thoroughfares, greenbelts, or buffers of non-residential uses.

The area served by an elementary school is often taken as the actual basis for neighborhood delineation. In Miami, at present, there are public elementary schools at 29 different locations, serving a gross residential area of about 15,000 acres. This works out to an average of a little over 500 acres served by each school, or an area described by 1/2 mile radius. The average population served is about 10,000 for each school, a population that, in 1950, represented 750 children in elementary school. Thus, if each existing school could have been so located as to meet successfully the average requirements in terms of area and population served, each school district would constitute an acceptable neighborhood. However, the actual distribution of schools falls considerably short of this ideal.

A preliminary plan of proposed neighborhoods has been completed. (See Figure 16). Neighborhood delineation has been based on the present distribution of schools, on present and proposed generalized land-use patterns, present major thoroughfares and other physical boundaries, etc. The plan provides for 49 neighborhoods lying wholly within the City of Miami. In addition, there are about 250 acres of residential area within Miami, but so situated as to be more properly

NEIGHBORHOODS PRELIMINARY PLAN

-  PRINCIPAL NON-RESIDENTIAL AREAS
-  EXISTING PUBLIC SCHOOLS
-  RECREATION AREAS
-  EXPRESSWAY



integrated with neighborhoods lying outside the city limits.

Population estimates for neighborhoods are based on full development according to the generalized land-use plan and on average family-size.

In 20 of the 49 proposed neighborhoods, there is no presently existing public elementary school. This lack is offset in a few cases by the existence of a school just outside the city limits, serving the neighborhood within the city. However, if it is assumed that the proposed neighborhoods can be justified in terms of space limitations, traffic barriers, population limits, etc., there is evidence to suggest that additional schools would be desirable in Miami.

It should be kept in mind that the proposal for 49 neighborhoods is only one of several possible schemes, even within the general framework of things as they now exist.

NEIGHBORHOODS

- | | |
|--------------------------|------------------------------|
| 1. EL PORTAL | 26. FLAGLER GARDENS |
| 2. BISCAYNE HEIGHTS | 27. KINLOCH PARK |
| 3. LITTLE RIVER SOUTH | 28. GROSSE POINTE - NORTH |
| 4. MORNINGSIDE | 29. GROSSE POINTE - SOUTH |
| 5. BELLE MEADE | 30. CITRUS GROVE - NORTH |
| 6. LIBERTY CITY | 31. CITRUS GROVE - SOUTH |
| 7. ORCHARD VILLA | 32. RIVERSIDE - NORTH |
| 8. EDISON PARK | 33. LUMMUS PARK |
| 9. ENGLEWOOD GARDENS | 34. AUBURNDALE |
| 10. BAY POINT | 35. BEACOM MANOR |
| 11. ALLAPATTAH | 36. RIVERSIDE |
| 12. SHADOWLAWN | 37. CORAL GATE |
| 13. PRINCESS PARK | 38. SHENANDOAH |
| 14. MELROSE HEIGHTS | 39. CORAL WAY |
| 15. SANTA CLARA | 40. BRICKELL ESTATES |
| 16. BUENA VISTA | 41. SOUTHSIDE |
| 17. EDGEWATER | 42. BRICKELL |
| 18. VENETIAN ISLES | 43. SILVER BLUFF - WEST |
| 19. LE JEUNE GARDENS | 44. SILVER BLUFF |
| 20. GRAPELAND HEIGHTS | 45. BRICKELL - SOUTH |
| 21. CURTIS PARK | 46. COCONUT GROVE - NORTH |
| 22. HIGHLAND PARK | 47. BAY HEIGHTS |
| 23. BOOKER T. WASHINGTON | 48. GEORGE WASHINGTON CARVER |
| 24. FLAGAMI | 49. COCONUT GROVE - SOUTH |
| 25. FAIRLAWN | |

APPENDIX C

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