

- 2951 NW 132nd Ter, Opa-Locka, Florida 33054

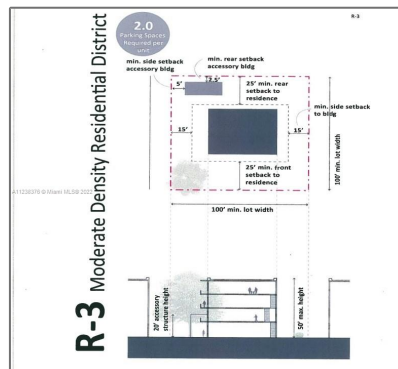
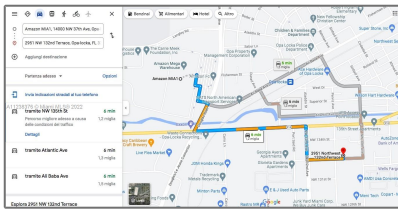


Table of Standards	
Standard	R-3
Density	Garden Apartment, Two Stories, 8-12 units per building 42-44 40-50 units per acre.
	Higher densities may be permitted only if the site is located in a mixed use overlay district and meets associated development standards, and is located in a Future Land Use District that permits the requested density. Apartment Buildings - Use/Build Development, Three to Four Stories, 15-30 units per building 40-75 units per acre.
Minimum Site Area	10,000 8,600 square feet; Art, Bldg, Live/Work, MU, District Minimum Site Area 17,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Setbacks	Front - 25 feet Side, Interior lot - 15 feet Side, street - 20 feet Rear - 20 feet
Maximum Height	4 stories or 50 feet
Minimum Unit Size	500 square feet (s.f.) for efficiency units, 625 s.f. for one bedroom units, 750 s.f. for two bedroom units, 1,000 s.f. for three bedroom units, exclusive of garages, carports, terraces, breezeways and porches
Maximum Impervious Area	80 percent of Site
Accessory Structure Height	20 feet
Accessory Structure Setbacks	Front - 5 feet Side - 5 feet Side, street - 15 feet Rear - 2-5 feet

Address

Country:	US
State:	FL
County:	Miami-Dade County
City:	Opa-Locka
Zipcode:	33054
Street:	2951 NW 132nd Ter
Building Name:	NILE GARDENS SEC 2
Floor Number:	0



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