

SECTION 4.1: DRIVEWAYS AND WALKWAYS

DRIVEWAYS AND WALKWAYS

Re-paving of an existing driveway must be in the same location, configuration, and material as the original. Any new driveway or walkway must complement and be compatible in both type, material, and color with the style of the building as well as the character of the neighborhood. Utilizing materials or patterns that differ from what was original to the historic district detract from the character of the overall streetscape and the architectural importance of each structure.

Placement of new driveways and walkways shall take into consideration where any paving was placed originally. If no evidence is found that a driveway or walkway existed on the site, then the size and placement should be in a location that minimally impacts that historic structure, utilizing a compatible type and material. Historically, driveways were no larger than 10'-0" in width.

Installation of a new driveway or walkway that does not follow the standards within the Design Guidelines or approved Guidelines for individual historic districts may require approval from the HEPB.

Any new driveway or walkway must also follow all other City Codes including, but not limited to the following:
Miami 21: Article 4. Table 4 Density, Intensity, and Parking
Miami 21: Article 4. Table 5 Building Function: Parking and Loading
Miami 21: Article 5. Specific to Zones

DRIVEWAY TYPES

- Wheel Strips
- Slabs
- Pavers
- Circular*
- Curved
- Double Driveway

*New circular driveways are not allowed.

PAVING MATERIALS

- Concrete Slab
- Concrete Pavers (Grey and Colored)
- Stamped Colored Concrete*
- Concrete with Grass
- Flagstone*
- Brick Pavers*
- Gravel
- Colored Gravel*
- Crushed Shell
- Pervious Pavers

*Denotes materials that were not originally found within Miami's historic districts and require HEPB Approval.

Removal of limestone, coral rock, or similar original material shall not be permitted.



4.1 Concrete Pavers



4.2 Concrete Wheel Strips



4.3 Concrete Pads

Resources

[Interpreting the Secretary of the Interior's Standard for Rehabilitation, ITS #39, Changes to Historic Sites](#)

NOTE: There may be specific guidelines for driveways and walkways that are applicable to specific historic districts. Please check Section 8: Commercial Historic Districts and Section 9: Residential Historic Districts for additional information.

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A CERTIFICATE OF APPROPRIATENESS IS REQUIRED WHEN...

- Re-Paving existing driveway or walkway
- Creation of a new driveway or walkway
- Removal of existing driveway or walkway

ADMINISTRATIVE APPROVAL IS POSSIBLE WHEN:

- Re-Paving existing driveway or walkway with a historically accurate paving material
- Re-paving existing driveway or walkway with an appropriate paving material
- Creation of a new driveway that is consistent with standards within the Design Guidelines or approved Guidelines for an individual historic district

HEP BOARD APPROVAL IS REQUIRED FOR:

- Re-paving existing driveway or walkway with an inappropriate paving material
- Creation of a new driveway that is inconsistent with standards within the Design Guidelines or approved Guidelines for an individual historic district

APPLICATION CHECKLIST

Below is a checklist to use when applying for a Certificate of Appropriateness:

TYPE OF WORK:

- REPAIR ONLY
- IN-KIND REPLACEMENT
- REPLACEMENT WITH NEW MATERIAL TO MATCH ORIGINAL

EXISTING DRIVEWAY/WALKWAY CONDITION:

- EXCELLENT
- GOOD
- FAIR
- POOR

ATTACHMENTS REQUIRED:

- SURVEY OF THE PROPERTY
- ONE SET OF PLANS (NO LARGER THAN 11x17)
- MATERIAL SPECIFICATION AND/OR PHOTOS OF THE PROPOSED PAVING MATERIAL (COLOR)
- PHOTOS OF THE FRONT OF THE PROPERTY, SIDES, AND DETAILS SHOWING EXISTING PAVING
- HISTORIC PICTURE IF AVAILABLE