

If you own real estate you are affected by the laws, rules and regulations of various governmental organizations. These ordinances control what you can do on your property, what you can build and what can happen in your neighborhood.

Through the use of the Internet all of these rules and regulations are available online at [www.municode.com](http://www.municode.com). To start, go to the *home* page and select *online codes* from the left side panel. This will lead you to a map of the United States. Here, you will select the *State of Florida*. For Miami-Dade County zoning codes select *municipal codes for Miami-Dade County Code of Ordinances*. Once on the selected page choose *no frames* to view the documents.

If you are interested in knowing what can be constructed on a property which is zoned RU-1 or single family zoning, select the *advanced search* option on the left side of the page. This will lead you to the *Search for Documents* window. Narrow the search by typing *RU-1 permitted uses* in the window *containing all these words*. Click on *search* at the bottom and you will see the search results. Once the results are listed, click on *Sec. 33-199. Uses—Permitted* and the list of permitted uses is shown.

This same procedure can be used to look up different zoning classifications and local regulations for all of the cities listed.

Now that you can look up all the rules and regulations, don't miss my next article where I will show you how to look up deed information from the County Recorders Office.

Enjoy.

Tom can be reached at 305-443-4966 or [www.tomdixon.com](http://www.tomdixon.com) email [tom@tomdixon.com](mailto:tom@tomdixon.com)