

CITY COMMISSION FACT SHEET

File ID: 18563

Title: AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("MIAMI 21 CODE"), BY AMENDING ARTICLE 4, TITLED "STANDARDS AND TABLES," SPECIFICALLY BY AMENDING TABLE 3, TITLED "BUILDING FUNCTION: USES," TO ESTABLISH DEFINITIONS AND REGULATIONS FOR RESIDENTIAL USES FOR CERTAIN "CI" CIVIC INSTITUTION PROPERTIES AFFILIATED WITH OR OWNED BY A RELIGIOUS, EDUCATIONAL, OR NOT-FOR-PROFIT INSTITUTION, A OR A GOVERNMENTAL ENTITY AND TABLE 4, TITLED "DENSITY, INTENSITY AND PARKING," TO ESTABLISH RULES FOR APPLYING DENSITY ALLOWANCES; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

APPLICANT(S): Arthur Noriega V, City Manager on behalf of the City of Miami

PURPOSE: Amending Article 4, Table 3 of the Miami 21 Zoning Code (Ordinance 13114) by amending sections that address the Definitions, Standards, and Uses as it pertains to establishing Residential Uses in Religious, Educational, and Not-For-Profit Institutions.

FINDING(S):

PLANNING DEPARTMENT: Recommended approval.



**City of Miami
Legislation
Ordinance
Enactment Number**

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

File Number: 18563

Final Action Date:

AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED (“MIAMI 21 CODE”), BY AMENDING ARTICLE 4, TITLED "STANDARDS AND TABLES," SPECIFICALLY BY AMENDING TABLE 3, TITLED "BUILDING FUNCTION: USES," TO ESTABLISH DEFINITIONS AND REGULATIONS FOR RESIDENTIAL USES FOR CERTAIN “CI” CIVIC INSTITUTION PROPERTIES AFFILIATED WITH OR OWNED BY A RELIGIOUS, EDUCATIONAL, OR NOT-FOR-PROFIT INSTITUTION, A OR A GOVERNMENTAL ENTITY AND TABLE 4, TITLED “DENSITY, INTENSITY AND PARKING,” TO ESTABLISH RULES FOR APPLYING DENSITY ALLOWANCES; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning, Zoning and Appeals Board (“PZAB”), at its meeting on November 5, 2025, following an advertised public hearing, adopted Resolution No. PZAB-R-25-072 by a vote of seven to zero (7 - 0), Item No. PZAB. 7, recommending approval with modifications of the Zoning Change; and

WHEREAS, the Florida Statue (F.S. §125.01055 and 166.04151) authorizes the governing board of a municipality, to approve the development of housing that is affordable, including mixed-use residential, on any parcel owned by religious institutions; and

WHEREAS, Chapter 62 of the Code of the City of Miami, Florida, as amended (“City Code”), provide the Planning Department with the administrative authority and responsibility for the preparation, conduct and implementation of the continuing comprehensive planning program as set out in state statutes and elsewhere in the City Code; and

WHEREAS, Article 4, Table 3 of the City of Miami Zoning Code (Ordinance 13114) lists Building Functions: Uses and allowable intensities by Transect Zone Designation; and

WHEREAS, the City wishes to amend Article 4, Table 3 of the City of Miami Zoning Code (Ordinance 13114) to allow Residential Uses By-Right on properties owned by religious institutions, as defined in Section 170.201(2), F.S., and not-for-profit Institutions; and

WHEREAS, the City categorizes Religious Facilities as a Civic Use, which is intended to encompass Land Use functions predominantly of community-oriented purposes or objectives including those of not-for-profit organizations dedicated to arts and culture, education, recreation, religion, government, and the like; and

WHEREAS, the City currently has approximately 668 properties that are considered Civic Uses; and

WHEREAS, of those 668 properties, 27 properties have been identified as religious institutions zoned "Civic Institution" ("CI"), 246 properties have been identified as religious institutions zoned with a Transect other than "CI", and 395 properties have been identified as non-religious Civic Uses zoned "CI"; and

WHEREAS, the Planning, Zoning and Appeals Board ("PZAB") has conducted a public hearing on the proposed text amendment; and

WHEREAS, consideration has been given as to whether the proposed change will further the goals, objectives, and policies of the Comprehensive Plan, the Miami 21 Code, and other City regulations; and

WHEREAS, due consideration has been given to the need and justification for the proposed change, including changing and changed conditions that make the passage of the proposed change necessary; and

WHEREAS, the PZAB, after careful consideration of this matter, deems it advisable and in the best interest of the general welfare of the City and its inhabitants to recommend to the City Commission approval of the proposed zoning text amendment as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted and incorporated as if fully set forth in this Section.

Section 2. Article 4 of the Miami 21 Code is hereby amended in the following particulars:¹

"ARTICLE 4. STANDARDS AND TABLES

* * *

TABLE 3 BUILDING FUNCTION: USES

	T3			T4			T5			T6			C			D		
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¹ Words and/or figures stricken through shall be deleted. Underscored words and/or figures shall be added. The remaining provisions are now in effect and remain unchanged. Asterisks indicate omitted and unchanged material.

	SUB-URBAN			URBAN GENERAL			URBAN CENTER			URBAN CORE			CIVIC			DISTRICTS		
	9	9	18*	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	AZ***	AZ***
DENSITY (UNIT PER ACRE)																		
RESIDENTIAL																		
CO-LIVING							R**	R**	R**	R**	R**	R**	R***	R***	R**	R*	R*	R*
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R	R***	R***	R			
DORMITORY					E	E		R	R		R	R	E		R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R			
LIVE - WORK					R	R		R	R		R	R			R			
WORK - LIVE															R	R		

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Service Establishment and Food Service Establishments.

* Additional densities in some T6 zones are illustrated in Diagram 9 and densities in T3-O zones may be modified by specific regulations in Article 5.

** AZ: Density of lowest Abutting Zone

*** By Right only in the UCBD, Civic Health District, NRD-1 and NRD-2.

***Hotel Uses only allowed by Warrant in D1 for properties identified in Appendix PA-1 of the Miami Comprehensive Neighborhood Plan and located on the north side of the Lower River. See Article 6, Table 13 for supplemental regulations.

****AZ: Density of lowest Abutting Zone nearest to the subject property not to exceed 65 du/acre.

***** Educational Uses may be allowed By-Right if the requirements are met in Article 6, titled Supplemental Regulations

*****Cultural Facilities such as Museums and Libraries shall be processed by Warrant; all other Community Facility uses shall be processed By Right.

***** By Right only on a parcel, or a parcel connected thereto, which: is owned (or controlled by or affiliated with a religious institution by legal instrument) by a religious institution, as defined by Section 170.201(2), F.S., and contains a physical place of worship on site; or a not-for-profit institution; or a governmental entity; or contains an Elementary, Middle, or High School Educational Facility.

* * *

TABLE 4 DENSITY, INTENSITY AND PARKING (C)

	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
DENSITY (UPA)	N/A	DENSITY OF ABUTTING ZONE	150 UNITS PER ACRE
RESIDENTIAL		<p>Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Density and all intensity, parking and loading regulations to match that of the most restrictive Abutting zone. • <u>When a CI property with (or controlled by) a religious institution, or not-for-profit institution, governmental entity, or an Elementary, Middle, or High School, has no</u> 	<ul style="list-style-type: none"> • Minimum of 1 parking space for every 800 square feet of Residential Use. • Loading - See Article 4, Table 5 • Co-Living - A minimum of .25 Bicycle Rack Space per Co-Living Room is required. <p>Co-Living: Minimum of 0.5 parking space per Co-Living Room with a minimum of one (1) additional visitor parking space for every ten (10) Co-Living Rooms. Thirty percent (30%) of required Co-Living</p>

		<u>abutting property that allows residential density, residential uses shall be allowed at a density equivalent to T4. Properties abutting T3 may develop as T4 by process of Warrant. Residential Developments within CI properties shall provide units at a minimum Workforce Housing AMI level identified within Section 3.16.</u>	Parking may be provided through payment-in-lieu into the Transportation Trust Fund identified within City Code Chapter 35.
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Section 3. It is the intention that the provisions of this Ordinance shall become and be made a part of the Zoning Ordinance of the City of Miami, Florida, which provisions may be renumbered or realtered and that the word "ordinance" may be changed to "section," "article," or other appropriate word to accomplish such intention.

Section 4. If any section, part of a section, paragraph, clause, phrase, or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

Section 5. This Ordinance shall become effective ten (10) days after adoption.

APPROVED AS TO FORM AND CORRECTNESS: