

## CITY COMMISSION FACT SHEET

**File ID:** 18014

**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”), AMENDING ARTICLE 6, TITLED “SUPPLEMENTAL REGULATIONS,” TO CLARIFY AUTO-RELATED COMMERCIAL REGULATIONS, UPDATE ASSOCIATED DESIGN STANDARDS, AND STREAMLINE THE PROCESS FOR THE REESTABLISHMENT OF THOSE RECENTLY OPERATING; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**PURPOSE:** The amendments clarify regulations and update design standards relating to Auto-Related Commercial Uses including Car Washes, Gas Stations, Vehicle Rental Facilities, and Auto-Sales Dealerships. A by Right process is available when certain criteria are complied with. The updated standards also streamline the process for the reestablishment of recently operating Auto-Related Commercial uses, while providing protection to the neighborhood character and mitigating the impact on adjacent properties.

**FINDING(S):**

PLANNING DEPARTMENT: Recommended approval.

PLANNING, ZONING AND APPEALS BOARD: On December 17, 2025, recommended approval, by a vote of 8-0.



**City of Miami  
Legislation  
Ordinance  
Enactment Number**

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

**File Number: 18014**

**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”), AMENDING ARTICLE 6, TITLED “SUPPLEMENTAL REGULATIONS,” TO CLARIFY AUTO-RELATED COMMERCIAL REGULATIONS, UPDATE ASSOCIATED DESIGN STANDARDS, AND STREAMLINE THE PROCESS FOR THE REESTABLISHMENT OF THOSE RECENTLY OPERATING; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on October 22, 2009, the City Commission adopted Ordinance No. 13114, the Zoning Ordinance of the City of Miami, Florida, which has been amended from time to time (“Miami 21 Code”); and

WHEREAS, the Office of the City Manager appointed a Steering Committee to evaluate existing Miami 21 Code entitlements with the intent of identifying opportunities for process improvements and recommending legislative amendments (“Entitlement Reform Program”); and

WHEREAS, an amendment to the Miami 21 Code is necessary to clarify regulations and update design standards relating to Auto-Related Commercial Uses, including Car Washes, Gas Stations, and Vehicle Rental Facilities; and

WHEREAS, similar uses such as gas stations and car washes create similar urban conditions and should be regulated with the same design standards and flexibilities; and

WHEREAS, small-scale car rental facilities are appropriate services within local neighborhoods with design standards and larger facilities more appropriately directed to major arterials; and

WHEREAS, an amendment to the Miami 21 Code is needed to streamline the reestablishment of recently operating Auto-Related Commercial Uses while still requiring screening and landscape to create appropriate transitions with Abutting properties and mitigate visual impacts; and

WHEREAS, the Planning, Zoning and Appeals Board (“PZAB”), following an advertised public hearing on October 15, 2025, adopted Resolution No. PZAB-R-25-069 by a vote of eleven to zero (11-0), Item No. PZAB.3, recommending approval of a proposed amendment to the Miami 21 Code regarding auto-related commercial establishments; and

WHEREAS, after a modification to the ordinance, the PZAB, following an advertised public hearing on December 17, 2025, adopted Resolution No. PZAB-R-25-083 by a vote of eight to zero (8-0), Item No. PZAB.19, rescinding Resolution No. PZAB-R-25-069 and

recommending approval of the proposed amendment to the Miami 21 Code as indicated therein; and

WHEREAS, consideration has been given to the relationship of this proposed amendment to the goals, objectives and policies of the Miami Comprehensive Neighborhood Plan (“MCNP”), with appropriate consideration as to whether the proposed change will further the goals, objectives and policies of the MCNP, the Miami 21 Code, and other City regulations; and

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

WHEREAS, after careful consideration of this matter, the City Commission deems it in the best interest of the general welfare of the City and its inhabitants to amend the Miami 21 Code as hereinafter set forth;

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

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

Section 2. Article 6. of the Miami 21 Code is hereby amended in the following particulars:<sup>1</sup>

**“ARTICLE 6. SUPPLEMENTAL REGULATIONS**

\* \* \*

**Table 13: T5 - URBAN CENTER ZONE**

T5	RESTRICTED	LIMITED	OPEN
* * *	* * *	* * *	* * *
AUTO RELATED COMMERCIAL			<b>Car Wash:</b> <b><u>General Regulations</u></b> Subject to City Code Chapter 23 Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir spaces before and 2 after each

<sup>1</sup> 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.

			<p>stall.  Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</p> <p><b>Gas Stations:</b>  Subject to City Code Chapter 23</p> <p>Principal Frontage access may be allowed. Frontage requirement may be reduced maximum 30% by Waiver. Building Facade may be a colonnade. All vending machines shall be located indoors. <u>Trash facilities shall be completely enclosed and shielded from Primary and Secondary Frontages.</u>  Only vehicles awaiting service, permitted rental vehicles and staff vehicles parked while working shall be allowed.  All repairs, change of tires, greasing/lubricating shall be conducted within a building.  Outdoor display of products incidental to normal refueling is prohibited closer to the street than pump islands.  Outdoor display or storage of tires is prohibited.  <u>Auto-Related Commercial Establishments that previously held a Certificate of Use within the preceding five (5) years and for which legal building permits</u></p>
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			<p>have been provided, shall be permitted By Right subject to the provision of:</p> <ul style="list-style-type: none"> <li>• <u>Street Trees pursuant to Article 9 'Landscape Requirements'; and</u></li> <li>• <u>Streetscreens along the Frontage that conceal vehicular / service areas; and</u></li> <li>• <u>a six-foot (6) solid masonry wall provided along all side and rear property lines.</u></li> </ul> <p><b><u>Gas Station and/or Car Wash:</u></b>  <u>Access may be from a Principal Frontage. Building Façade requirement may be reduced up to a maximum of 30% by process of Waiver. Where a Building cannot meet the Building Façade requirement, a portion of the Façade may be designed as a colonnade that includes a Streetscreen of a minimum Height of 3.5 feet. Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir spaces before and 2 after each stall. Custom hand car wash shall provide for each</u></p>
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		<p>wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</p> <p><b>Vehicle Rental Facilities:</b>  For lease or rental passenger vehicle facilities with a storage capacity of twenty-five (25) vehicles or more shall, in addition to the parking requirements in Article 4 Table 4, for lease or rental passenger vehicle facilities there shall be 10 parking spaces provided for the first 10,000 square feet of Floor Area and 1 space for each additional 500 square feet.</p> <p>In addition to the parking requirements in Article 4 Table 4 for lease or rental cargo vehicle facilities 1 parking space per staff member and 1 space for each 8 vehicles stored on the premises.</p> <p>For lease or rental passenger vehicle facilities with a storage capacity of twenty-five (25) vehicles or more, All access to the site shall be from a County designated primary arterial road a Principal Arterial, Minor Arterial, Major Collector, and/or Minor Collector, as detailed in Appendix TR-2 'Major Thoroughfares by Functional Classification' of the Miami Comprehensive Neighborhood Plan, and/or any Secondary</p>
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			<p><u>Frontage(s) within the Downtown Development Authority (DDA) boundary.</u></p> <p>Buildings designated for customer service must be located where it is easily accessible from site access point.  All transactions must be conducted indoors.  All vehicle storage areas must be lighted without causing spillover onto Abutting properties.  On-site vehicle service must be conducted indoors and is limited to minor repairs and maintenance.</p> <p><b>Auto Sales:</b>  For new Buildings, the display of vehicles and sales transactions must be located indoors.</p> <p>Building disposition, configuration, and all applicable standards must meet the minimum requirements defined in Article 5.</p>
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**Table 13: T6 - URBAN CORE ZONE**

T6	RESTRICTED	LIMITED	OPEN
* * *	* * *	* * *	* * *
AUTO RELATED COMMERCIAL		<p><b><u>Car Wash: General Regulations</u></b>  <u>Subject to City Code Chapter 23</u>  Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3</p>	<p><b><u>Car Wash: General Regulations</u></b>  Subject to City Code Chapter 23  Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3</p>

		<p>parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir spaces before and 2 after each stall. Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces. <b>Gas Stations:</b> Principal Frontage access may be allowed. Frontage requirement may be reduced maximum 30% by Waiver. Building Facade may be a colonnade. All vending machines shall be located indoors. Trash facilities shall be completely enclosed and shielded from <u>Primary and Secondary Frontages</u>. Only vehicles awaiting service, permitted rental vehicles and staff vehicles parked while working shall be allowed. All repairs, change of tires, greasing/lubricating shall be conducted within a building. Outdoor display of products incidental to normal refueling is prohibited closer to the street than pump islands. Outdoor display or storage of tires is prohibited. <u>Auto-Related Commercial Establishments that previously held a Certificate of Use within the preceding five (5)</u></p>	<p>parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir spaces before and 2 after each stall. Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces. <b>Gas Stations:</b> Subject to City Code Chapter 23  Principal Frontage access may be allowed. Frontage requirement may be reduced maximum 30% by Waiver. Building Facade may be a colonnade. All vending machines shall be located indoors. Trash facilities shall be completely enclosed and shielded from <u>Primary and Secondary Frontages</u>. Only vehicles awaiting service, permitted rental vehicles and staff vehicles parked while working shall be allowed. All repairs, change of tires, greasing/lubricating shall be conducted within a building. Outdoor display of products incidental to normal refueling is prohibited closer to the street than pump islands. Outdoor display or storage of tires is prohibited. <u>Auto-Related Commercial Establishments that</u></p>
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	<p>years and for which legal building permits have been provided, shall be permitted By Right subject to the provision of:</p> <ul style="list-style-type: none"> <li>• <u>Street Trees pursuant to Article 9 'Landscape Requirements'; and</u></li> <li>• <u>Streetscreens along the Frontage that conceal vehicular / service areas; and</u></li> <li>• <u>a six-foot (6) solid masonry wall provided along all side and rear property lines.</u></li> </ul> <p><b><u>Gas Station and/or Car Wash:</u></b>  <u>Access may be from a Principal Frontage. Building Façade requirement may be reduced up to a maximum of 30% by process of Waiver. Where a Building cannot meet the Building Façade requirement, a portion of the Façade may be designed as a colonnade that includes a Streetscreen of a minimum Height of 3.5 feet. Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1 parking reservoir spaces before and 2 after each stall.</u></p>	<p>previously held a Certificate of Use within the preceding five (5) years and for which legal building permits have been provided, shall be permitted By Right subject to the provision of:</p> <ul style="list-style-type: none"> <li>• <u>Street Trees pursuant to Article 9 'Landscape Requirements'; and</u></li> <li>• <u>Streetscreens along the Frontage that conceal vehicular / service areas; and</u></li> <li>• <u>a six-foot (6) solid masonry wall provided along all side and rear property lines.</u></li> </ul> <p><b><u>Gas Station and/or Car Wash:</u></b>  <u>Access may be from a Principal Frontage. Building Façade requirement may be reduced up to a maximum of 30% by process of Waiver. Where a Building cannot meet the Building Façade requirement, a portion of the Façade may be designed as a colonnade that includes a Streetscreen of a minimum Height of 3.5 feet. Self-service, semiautomatic, and automatic dragline shall provide for each of the first 3 wash stalls, 3 parking reservoir spaces before and 3 after. Beyond 3 stalls, 1</u></p>
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		<p><u>Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</u></p> <p><b>Vehicle Rental Facilities:</b>  <u>For lease or rental passenger vehicle facilities with a storage capacity of twenty-five (25) vehicles or more shall, in addition to the parking requirements in Article 4 Table 4, for lease or rental passenger vehicle facilities there shall be 10 parking spaces provided for the first 10,000 square feet of Floor Area and 1 space for each additional 500 square feet.</u>  <u>In addition to the parking requirements in Article 4 Table 4 for lease or rental cargo vehicle facilities 1 parking space per staff member and 1 space for each 8 vehicles stored on the premises.</u></p> <p><u>For lease or rental passenger vehicle facilities with a storage capacity of twenty-five (25) vehicles or more, All access to the site shall be from a County designated primary arterial road a Principal Arterial, Minor Arterial, Major Collector, and/or Minor Collector, as detailed in Appendix TR-2 'Major Thoroughfares by Functional Classification' of the Miami Comprehensive</u></p>	<p><u>parking reservoir spaces before and 2 after each stall.</u>  <u>Custom hand car wash shall provide for each wash stall, 1 parking reservoir space before each stall and 1 after, and 5 additional parking spaces.</u></p> <p><b>Vehicle Rental Facilities:</b>  <u>For lease or rental passenger vehicle facilities with a storage capacity of twenty-five (25) vehicles or more shall, in addition to the parking requirements in Article 4 Table 4, for lease or rental passenger vehicle facilities there shall be 10 parking spaces provided for the first 10,000 square feet of Floor Area and 1 space for each additional 500 square feet.</u>  <u>In addition to the parking requirements in Article 4 Table 4 for lease or rental cargo vehicle facilities 1 parking space per staff member and 1 space for each 8 vehicles stored on the premises.</u></p> <p><u>For lease or rental passenger vehicle facilities with a storage capacity of twenty-five (25) vehicles or more, All access to the site shall be from a County designated primary arterial road a Principal Arterial, Minor Arterial, Major Collector, and/or Minor Collector, as detailed in Appendix TR-2 'Major Thoroughfares</u></p>
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		<p><u>Neighborhood Plan, and/or any Secondary Frontage(s) within the Downtown Development Authority (DDA) boundary.</u></p> <p>Buildings designated for customer service must be located where it is easily accessible from site access point. All transactions must be conducted indoors. All vehicle storage areas must be lighted without causing spillover onto Abutting properties. On-site vehicle service must be conducted indoors and is limited to minor repairs and maintenance.</p> <p><b>Auto Sales:</b> For new Buildings, the display of vehicles and sales transactions must be located indoors.</p> <p>Building disposition, configuration, and all applicable standards must meet the minimum requirements defined in Article 5.</p>	<p><u>by Functional Classification' of the Miami Comprehensive Neighborhood Plan, and/or any Secondary Frontage(s) within the Downtown Development Authority (DDA) boundary.</u></p> <p>Buildings designated for customer service must be located where it is easily accessible from site access point. All transactions must be conducted indoors. All vehicle storage areas must be lighted without causing spillover onto Abutting properties. On-site vehicle service must be conducted indoors and is limited to minor repairs and maintenance.</p> <p><b>Auto Sales:</b> For new Buildings, the display of vehicles and sales transactions must be located indoors.</p> <p>Building disposition, configuration, and all applicable standards must meet the minimum requirements defined in Article 5.</p>
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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 re-numbered or re-lettered 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 Resolution is declared invalid, the remaining provisions of this Ordinance shall not be affected.

Section 5. This Ordinance shall become effective immediately upon adoption.<sup>2</sup>

APPROVED AS TO FORM AND CORRECTNESS:

  
George K. Wysocki III, City Attorney 1/6/2026

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<sup>2</sup> This Ordinance shall become effective as specified herein unless vetoed by the Mayor within ten (10) days from the date it was passed and adopted. If the Mayor vetoes this Ordinance, it shall become effective immediately upon override of the veto by the City Commission or upon the effective date stated herein, whichever is later.