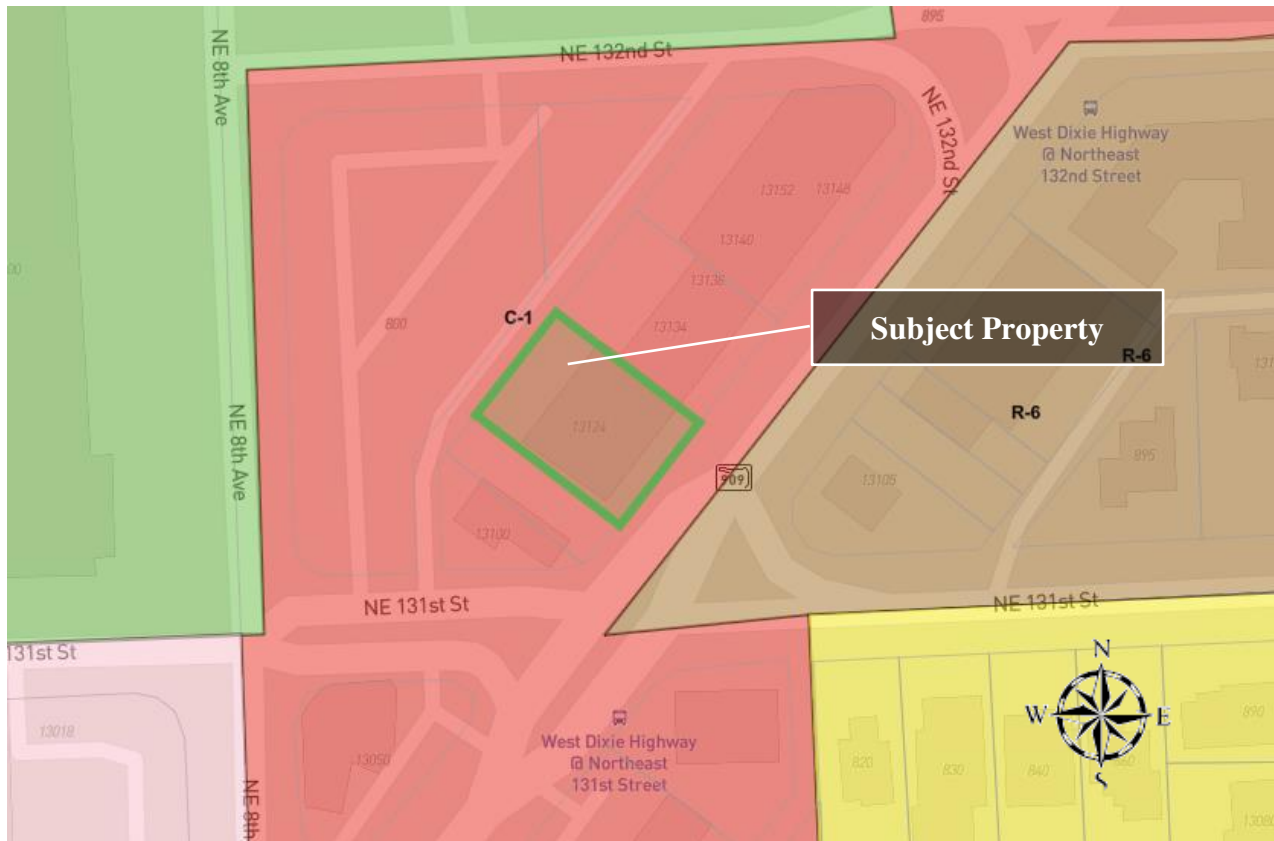




Figure 1: North Miami Zoning Map



ZONING DISTRICTS

BZ (115 ft, 100 DU/AC)	C-3 (150 ft)	PD-3 (110 ft, 45 DU/AC)	R-4 (35 ft, 12 DU/AC)
C-1 (55 ft)	M-1 (55 ft)	PU	R-5 (75 ft, 16.3 DU/AC)
C-2BE (55 ft)	PD-1 (55 ft, 25 DU/AC)	R-1 (35 ft, 5.1 DU/AC)	R-6 (110 ft, 25 DU/AC)
C-2BW (55 ft)	PD-2 (75 ft, 40 DU/AC)	R-2 (35 ft, 5.1 DU/AC)	RO (35 ft)

SURROUNDING CONTEXT

Property	Future Land Use	Zoning	Existing Use
Site	Commercial/Office, FLU/PCD	C-1 with PCD Overlay	Store: Retail Outlet
North	Commercial/Office, FLU/PCD	C-1 with PCD Overlay	Store: Retail Outlet; Civic: Municipal
South	Commercial/Office, FLU/PCD	C-1 with PCD Overlay	Civic: Municipal
East	High Density Residential, FLU/PCD	R-6 with PCD Overlay	Restaurant: Retail Outlet
West	Commercial/Office, FLU/PCD	C-1 with PCD Overlay	Civic: Municipal



POLICY FRAMEWORK

The purpose of the C-1 Commercial/Office district is to provide the citizens of the city with convenient access to goods and services without adversely impacting the integrity of residential neighborhoods. The purpose of the Planned Corridor Overlay District (PCD) is to encourage a compact, high-intensity mix of residential, commercial, employment, and civic-institution uses to support transit use, reduce single-occupancy vehicle, increase pedestrian activity and improve access and mobility.

Pursuant to Section 4-202 of the LDRs, below is a list of the permitted uses within the C-1 zoning district¹:

Permitted, subject to review

- Community Residential (6 or less)
- Community Residential (7 to 14)
- Multifamily
- Live/work Studio
- Nursing/ Convalescent Homes
- Business, Sales, Professional
- Medical, Clinic
- Medical, No Clinic
- Animal Grooming, Pet Sitting
- Animal Kennel, Boarding
- Bar/Lounge
- Brew/Pub
- Convenience Store
- Copy/Printing Service
- Cosmetic Surgery/ Beauty Clinic
- Day Spa
- Diagnostic Lab
- Drug Store/Pharmacy
- Dry Cleaning Establishment
- Equipment/ Tool Rental
- Financial Institution
- Food Specialty Store
- Grocery Store
- Mail Service/ Package Shipping
- Parking Garage/ Lot
- Restaurants
- Retail-General, single use
- Studios-Recording, TV/Radio
- Call Center
- Vehicle- Parts, new
- Laundromat, Self-Service
- Community Center

¹ [Click to view Section 4-202: Types of uses](#)



- Government Facilities, Critical Facilities
- Public Parks and Recreational Facilities
- Public Safety Facilities
- Public Schools
- Accessory Uses and Structures
- Educational, Scientific and Research
- Farmer's Market
- Fishery
- Laboratory
- Showroom, Retail Sale, Non-Vehicular
- Winery/ Microbrewery Distillery
- Radio and Transmitting Station
- Urban Agricultural Gardens/ Community
- Self-Storage Facility

Special Exception

- Child Care Center (6+)
- Hospital
- Auto Service Station
- Vehicle sales/displays, Major
- Vehicle sales/displays, Minor
- Nightclub/Cabaret
- Tattoo Parlor/ Body Piercing
- Car Wash, Mechanical
- Funeral Homes
- Cultural/ Civic Center/ Convention Center
- Private Schools, including Charter
- Technical, Vocational, Specialty Schools
- Industrial, Light
- Medical Marijuana Dispensaries
- Distribution Center
- Warehouse

Permitted, site plan required

- Adult Day Care
- Hotels, Motels, Lodging
- Animal Hospital, Veterinarian Clinic
- Banquet Hall
- Health/Fitness Club
- Museum
- Recreation, Indoor
- Religious Institutions
- Retail- Home Improvement
- Retail- Wholesale, Department
- Secondhand Store/ Consignment Store
- Studios- Fine Arts
- Theater, Movie/Performing Arts
- Vehicle Rental



For more specific information please schedule a meeting with the City of North Miami's Development Services Department.

Per the LDRs, **Section 4-203**, Minimum Standards of Development, the C-1 zoning designation's setbacks, height, and lot coverage/open space are provided in the table below². Please note, if the property is redeveloped, any development would have to abide by the standards outlined in the table below. Further, future redevelopment may also be required to adhere to the additional criterion of Sections 5-802 & 5-803 of the LDRs and any relevant overlay districts. Any legal non-conformities of the property are subject to Article 6³ of the LDRs (to be confirmed by D.S.D. staff in a Pre-Application Meeting).

The following provisions are required in the C-1 district:

Structure	Min. Lot Size	Min. Lot Width (Feet)	Minimum Setbacks (ft.)			Max Height (ft.)	Max Lot Coverage
			Front	Side	Rear		
Principal Structure	10,000 Sf	100	15'	10'	10'	55'	80%

Subject to PCD criteria established in Sec. 4-306 and the design and sustainability standards of sections 5-802 and 5-803, as may be applicable.

LDRs Sec. 5-1402: Schedule of required parking for parking requirements for some common uses in the C-1 zoning district⁴. **(please refer to sections 5-1402 of the City's LDR)**

PERMITS & VIOLATIONS

There are currently zero (0) pending code enforcement violations, zero (0) open permits, or building code violations as of the date of this zoning verification letter. For further Building or Zoning code violation information, please contact the City of North Miami Neighborhood Services Department at 12330 NE 8th Avenue, North Miami, FL 33161, or (305) 895-9832. For fire code violations, please visit [Miami-Dade Violations Research Services online](#). Our research revealed no special permits/exceptions, ordinances, site plans, planned developments, resolutions, or conditions that apply to the subject property. For certificate of occupancy and building permit information, please contact the City of North Miami Office of Building Services located at 12340 NE 8th Avenue, North Miami, FL 33161, or (305) 895-9820.

Please contact Miami-Dade County for further information concerning variances, special permits/exceptions, and ordinances done under their jurisdiction.

Additional information can be found at the City's website at Northmiamifl.gov/Land-use-services. If you have further questions, please feel free to contact the Development Services Department, Zoning Division at (305) 893-6511, ext. 19013, or email lus@northmiamifl.gov.

² [Click here to view Section 4-203](#)

³ [Click here to view the policies regarding Nonconformities, Article 6](#)

⁴ [Click here to view the detailed parking standards and requirements of Article 5, Division 14.](#)



Sincerely,

Mitchell Graham

Mitchell Graham
Planner
Office of Land Use Services
Development Services Department