

Other Permitted Uses in I-1 Zoning District

- Non-public Technical, Vocational Education Facilities
- Office – Business, Sales, Professional, Semi-Professional Services
- Outdoor storage – agriculture*
- Outdoor storage – open air storage*
- Outside Car Wash Hand Wash*
- Package Shipping, Mail Service
- Parking Garage - Commercial Lot
- Personal Care Services
- Place of Religious Assembly
- Plant Nursery Retail or Wholesale*
- Private Clubs
- Private Educational and Child Care Facilities* (includes charter schools)
- Public Education Facilities
- Public Parks and Recreational Facilities
- Public Safety Facility
- Radio and transmitting station
- Recycling facility, refuse disposal
- Rental – Automobile, Truck and other vehicles
- Repair and Service Shop- General Merchandise
- Restaurant – Sports Bar, Amusement Restaurant/Bar, Coffee/Sandwich
- Retail – home improvement, building materials*
- Retail- big box, club membership, department
- Retail- General single use
- Self service storage facility
- Sewage Lift or Pump Station*
- Showrooms – Retail Sales
- Showrooms – wholesale sales
- Solid Waste Transfer Station
- Sports fields, batting cages, basketball courts racket ball courts, sporting activities- outdoor
- Studios – movie, television, music production
- Studios – Photographic and Instructional
- Tattoo parlor, body piercing
- Theater (Movie, Performing Arts)
- Vehicle Fueling Stations and Sales
- Vehicle Major Repair- Mechanical Body
- Vehicle Minor Repair- Mechanical Service
- Vehicle Parts Sales, Installation and Service – new
- Vehicle Sales – new automobiles
- Warehouse
- Wireless antennas and support services*
- And other uses permitted by public hearing

I-1

I-1 Zoning District Special Industrial

Permitted Uses

- Adult Entertainment Establishment
- Animal Grooming and pet sitting - indoor
- Animal Hosp/Veterinarian Clinic
- Animal Shelters
- Auction House - indoor
- Banquet Hall
- Blood Banks, Diagnostic Medical Treatment Centers
- Call center
- Catering Service
- Check Cashing, Bill Payments
- Convenience Store
- Copy, Printing Center
- Cosmetic Surgery, Beauty Clinics
- Customer Service Center
- Distribution Center
- Donated Goods Center- new/used*
- Drug/Pharmacy Store
- Dry Cleaning
- Dry cleaning – commercial laundry plant
- Enclosed Car Wash*
- Equipment and Tool Rental
- Financial Inst.- Banks, Credit Unions, Investment Brokerage Establishment.*
- Food Specialty Store
- Funeral Home
- Grocery Store
- Hotels, Motels, Lodging*
- Industrial uses – heavy
- Industrial uses – light
- Laboratory – medical research, testing
- Liquor Package Store*

* Please refer to the Miami Gardens Land Development Regulations, Article IX, Sections 9-10 and Section 9-20 for use regulations.

*** Please note that The Land Development Code may be subject to amendments from time to time. Verify all information with the Planning and Zoning Department.

CITY OF MIAMI GARDENS
PLANNING AND ZONING DEPARTMENT



A Public Information Service of
PLANNING AND ZONING DEPARTMENT
1515 NW 167th Street, Building 5, Suite 200,
Miami Gardens, Florida 33169, 305-622-8023

Lot and Density Parameters

- Minimum lot frontage = 125 ft
- Minimum net lot area = 10,000 sf
- Maximum Floor Area Ratio = .50

Maximum Impervious Area

- Maximum impervious area = 80% of net lot area

Building Height

- Principal building height = 55 ft

Principal Building Setbacks and Spacing

- Minimum front setback = 20 ft
- Minimum rear setback = 20 ft
- Minimum interior side setback = 0 ft
- Minimum side street setback = 20 ft
- Minimum rear setback abutting nonresidential non-industrial zoning district = 25 ft
- Minimum rear setback abutting residentially zoned lot = 50 ft
- Minimum rear setback separated from residentially zoned lot by street, alley or other right-of-way = 25 ft
- Minimum spacing between buildings = 10 ft

Accessory Building/ Structures Height

- Accessory building height = 35 ft

Accessory Building Setbacks and Spacing

- Minimum front setback = 20 ft
- Minimum rear setback = 0 ft
- Minimum interior side setback = 0 ft
- Minimum side street setback = 20 ft
- Minimum rear setback abutting residentially zoned lot = 50 ft
- Minimum rear setback separated from residentially zoned lot by street, alley or other right-of-way = 25 ft
- Minimum space between buildings = 10 ft