



Amendments to Miami 21

Below is a summary of amendments to the Miami 21 Code since its original adoption in October 2009. For further information on each legislative item, please refer to Legistar, the City's legislative hub at www.miamigov.com.

	Legislative ID #	Ordinance #	Sections Modified	Subject	Date Approved
1	10-00285zt	13165	Article 4, Table 3	Marine Related and Childcare Uses in CS Transect	4/22/2010
2	10-00287zt	13164	Article 4, Table 3	Alcohol Uses by Exception	4/22/2010
3	10-00290zt	13159	Article 7, Section 7.1.1.4	Requirements for PZAB members	4/22/2010
4	10-00291zt-b	13166	Article 3, Section 3.5.2	Measurement of Height (T6-36 and above)	4/22/2010
5	10-00374zt	13173	Article 3, Section 3.5.2	D1 height and mezzanine	5/13/2010
6	10-00361zt	13176	Article 4, Table 2, Table 3, and Table 4; Article 5, Illustration 5.9; Article 6, Table 13	D1 Density	5/13/2010
7	10-00519	13177	Article 1, Section 1.4; Article 3, Section 3.6.10, Section 3.13.2; Article 6, Table 13; Article 9	"Green" ordinances carried into Miami 21	5/13/2010
8	10-00956zt	13235	Article 1, Section 1.1.d, Section 1.2; Article 2, Section 2.1.3; Article 3, Section 3.3.6, Section 3.4.1, Section 3.6.1, Section 3.11; Article 4, Table 2, Table 3, Table 4; Article 5, Section 5.3.2, Section 5.3.6, Illustration 5.3, Section 5.4.5, Section 5.4.6, Section 5.5.5, Section 5.6.2, Section 5.6.5; Article 6, Table 13; Article 7, Section 7.1.2.4, Section 7.1.2.6, Section 7.1.3.4, Section 7.1.4.5, Section 7.2.2; Article 8, Section 8.1; Article 9, Section 9.5.5; Appendix A, Section 2.4, Section 3.6; Appendix B, Bulkheads and Seawalls; Appendix C	Minor and non-substantial modifications throughout the Code	11/18/2010
9	10-00963zt	13238	Article 4, Table 4 and Table 5; Article 5, Section 5.3.1, Section 5.3.2, Section 5.4.1, Section 5.4.2; Article 6, Section 6.1, Table 13; Article 7, Section 7.1.2.5	Requirements for sheds and other structures; loading berth substitutions; requirements for child care facilities; requirements for public and commercial storage	12/16/2010



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				facilities; distance separation requirements for ALF's; distance separation requirements for uses and structures	
10	10-00964zt	13239	Article 1, Section 1.2; Article 4, Table 4	Parking ratios for Educational Facilities	12/16/2010
11	10-00968zt	13240	Article 5, Section 5.5.1, Section 5.6.1; Article 7, Section 7.1.2.5	Modification of door spacing requirements and removal of public easement requirements	12/16/2010
12	10-00969zt	13241	Article 1, Section 1.2; Article 6, Section 6.3.1	Required process for large-scale commercial establishments	12/16/2010
13	10-00970zt	13242	Article 5, Section 5.4.2, Section 5.5.2, Section 5.6.2	Establish limits and procedures for extensions above maximum height for stairs, elevators, mechanical equip., etc.	12/16/2010
14	10-00971zt	13243	Article 6, Section 6.5.1.5, Section 6.5.2.5, Section 6.5.3	Requirements and limitations for freestanding signs, painted wall signs, establish regulations for CI-HD and D3	12/16/2010
15	10-01335zt	13251	Article 1, Section 1.2; Article 7, Section 7.1.7 (new)	To add procedures for Unity of Title	01/27/2011
16	10-01454zt	13254	Article 5, Section 5.4.2, Illustration 5.4	Modify story height for T4 Transect to 40 feet max	02/24/2011
17	10-01461zt	13259	Article 5, Section 5.3.2, Section 5.4.2, Section 5.7.1.4, Section 5.8.2	Regulations for fences and walls in certain Transects	03/24/2011
18	11-00018zt	13260	Article 6, Table 13	Adding an exception process for extensions of docks or piers	03/24/2011
19	11-00022zt	13265	Article 1, Section 1.2; Article 3, Section 3.13.1, Section 3.15 (new); Article 7, Section 7.1.1.5; Section 7.1.2.8	Incentives for construction of Affordable Housing	05/12/2011



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20	11-00195zt	13271	Article 3, Section 3.13.1	Modification to Sustainability requirements and process	05/26/2011
21	11-00151zt	13269	Article 7, Section 7.2.3	Modification to non-conformities	05/26/2011
22	11-00584zt	13282	Article 6, Table 13	Modification to drive-in and drive-through regulations in T4	07/28/2011
23	11-00588zt	13281	Article 1, Section 1.1; Article 4, Table 3; Article 6, Table 13; Article 6, Section 6.5	Regional Activity Complex permissibility and sign regulations for same	07/28/2011
24	11-00380ap	13279	Appendix E	Special Area Plan – Brickell CitiCentre	07/28/2011
25	11-00585zt	13290	Article 4, Table 2, Table 4, Table 6, Table 7, Table 12, Diagram 9	Minor modifications to Article 4	10/27/2011
26	11-00875zt	13307	Article 4, Table 4; Article 6, Table 13, Section 6.3.1	Public Storage Facilities modifications	01/26/2012
27	11-00791zt	13314	Article 3, Section 3.3.5; Article 5, Section 5.5.1, Section 5.6.1, Section 5.8.1	Added "Structures other than signs" to dominant setback waivers	02/23/2012
28	05-00410ap	13382	Appendix G	Special Area Plan – River Landing	05/23/2013
29	12-00563zt	13326	Article 5, Section 5.6.4	Additional flexibility for parking garages	6/28/2012
30	11-01196ap	13334	Appendix F	Special Area Plan – Design District	07/26/2012
31	12-00942zt	13359	Article 3, Section 3.3.1, Section 3.6.1	Accessory Parking	01/10/2013
32	11-00806zt	13358	Article 1, Section 1.2; Article 3, Section 3.6.3	Added watercraft stationing regulations	01/10/2013
33	12-01180zt	13354	Article 3, Section 3.3.6	Tigertail Setback Area	01/10/2013
34	12-01296zt	13362	Article 7, Section 7.1.2.8	April / October dates in the Code	02/28/2013
35	13-00002zt	13373	Article 3, Section 3.15.3	Affordable Housing Setbacks above the 8 th Floor by Waiver	03/28/2013
36??	13-00763zt	13406	Chapter 13	Add & update language in the SEOPW DRI Increment	9/26/2013



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37	13-01088zt	13452	Article 3, Section 3.14.4.b.(1), Section 3.14.4.b.(3) Article 4, Table 7	Park Improvements Amendment add new	4/24/2014
38	13-01089zt	13425	Article 5, Section 5.6.2.	Text Amendment T6-12	12/12/2013
39	13-01348zt	13436	Article 3, Section 3.15.1	Affordable Housing Amendment	2/27/2014
40	14-00109zt	13465	Article 3, Section 3.15.1, Section 3.15.2, Section 3.15.3	Zoning Text – Affordable Housing	05/22/2014
41	12-00941zt1	13464	Article 1, Section 1.3; Article 4, Table 12; Article 6, Deletion of Section 6.5.1, Section 6.5.2, Section 6.5.3; Article 7, Section 7.1.2.9, Section 7.2.9; addition of Article 10	Sign Regulations Re- write	05/22/2014
42	14-00664zt	13485	Article 1, Section 1.1; Article 6, Section 6.6.1, Table 13	Regional Activity Complex Amendment	09/29/2014
43	14-01074zt	13494	Article 3, Section 3.13.1, Article 6, Table 13; Appendix A, A-3.	Amended Articles 3 and 6 to allow substitution of “and” for “or”; and amended Appendix A to clarify Setback requirements for Single Family Lots	01/22/2015
44	14-00515zt	13499	Article 7, Section 7.1.1.4(d)(4)	Amending voting requirements	02/26/2015
45	14-01216zt	13501	Article 1, Section 1.2	Amended Animal Clinic Definition	02/26/2015
46	14-01198zt	13507	Article 3, Section 3.14.1; Article 4, Table 2; Article 5, Illustration 5.6; Article 7, Section 7.1.2.8	Established T-24b Transect Zone	03/12/2015
47	14-01215zt	13516	Article 5, Section 5.6.2(c)	Modification of Balcony and Façade encroachment allowances	03/26/2015
48	15-00778zt	13541	Article 1, Section 1.3; Article 6, Section 6.1, Section 6.5	Deleting, Striking, and Repealing Media Tower Language	7/23/2015
49	15-00678zt2 15-00678zt 15-00678zt1	13561	Creation of Neighborhood Revitalization District NRD-1 or Wynwood NRD-1 Appendix J addition	Wynwood NRD-1 Creation	9/24/2015
50	14-01304zt1	13566	Article 7, Section 7.2.6	Clarify Language on Time Extensions for Nonconforming Uses	9/24/2015



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51	14-01076zt1	13565	Article 1, Section 1.2; Article 4, Table 4	Amending definition for transit corridor and Modify Standards for Parking Reductions	10/22/2015
52	15-00624ap	13570	Appendix K addition???	Special Area Plan – Miami River	10/22/2015
53	14-01075zt	13577	Article 7, Section 7.7.2	Modifications of Parking Requirements for Adaptive Uses	11/19/2015
54	15-01249zt	13594	Article 7, Section 7.1.1.5, and 7.1.5	Expand Scope of Appeals from PZAB to include Certificate of Use Revocations	1/28/16
55	15-01496zt	13596	Article 3, Section 3.3.6(g)	Amending Article 3 Section 3.3.6(g) 1 in order to modify an existing Established Setback Area to include an established Side Setback for the entire Height of a building.	2/25/2016
56	11-01196ap3	13603	Special Area Plan DACRA	Removal of specific parcels in the Miami Design District Retail Street SAP	4/28/2016