

I Industrial.

Intent and Scale:

The industrial category applies to manufacturing, processing, assembly and storage activities; and generally limits activities to those which do not generate excessive amounts of noise, smoke, fumes, illumination, traffic, hazardous wastes, or negative visual impact and may involve the discharge of effluents beyond those generally discharged into sanitary sewer systems. These districts shall generally be located where directly served by major transportation facilities, and buffered from residential areas.

Intensity:

Minimum lot size: Five thousand (5,000) square feet.

Setbacks: Front - no setback required; side - no setback required, or the same as the abutting district, whichever is greater; rear - no setback required, or the same as the abutting district, whichever is greater.

Minimum lot width: Fifty (50) feet.

Height: One hundred twenty (120) feet or ten (10) stories, whichever is less, except for broadcasting towers which may be one hundred fifty (150) feet in height (see section 915.3).

Floor area ratio: Maximum of one and seventy-two hundredths (1.72) times the gross lot area.

Building footprint: Maximum of six-tenths (0.60) times the gross lot area.

Open Space: Minimum of fifteen-hundredths (0.15) times the gross lot area; modifications shall be permitted as set forth in Section 907.2.

Open space requirements as set forth herein are based on gross lot area, however all such required open space must be provided on the subject property or the property's net lot area. Open space requirements may not be fulfilled on public or adjacent lands as used for gross lot area calculations.

Miami 21 Site – [www.https://rem.ax/4j43ihy](https://rem.ax/4j43ihy) <https://gis.miami.gov/miamizoning/main>

Office-A Building or portion thereof used for conducting a business, profession, service, or government. Such facilities may include, but are not limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices, and exclude manufacturing activities.

Auto - Related Industrial Establishment- A facility conducting activities associated with the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment; paint and body work; major overhaul of engine or engine parts; vehicle impound or wrecking yard; outdoor vehicle sales, storage or repair; and government vehicle maintenance facilities. This includes auto related Uses not otherwise allowed within the commercial auto related establishment category.

Manufacturing and Processing- A facility primarily engaged in the manufacturing, processing, repair or assembly of goods. Premises may include retail or wholesale sales.

Marine Related Industrial Establishment- A facility conducting activities associated with the construction, repair, and operation, storage, loading and unloading of boats, and other activities the primary purpose of which is to facilitate the maritime industry. All work on vessels which exceed eight (8) feet in width; all vessel paint and body work; and major engine work or overhaul, shall all be considered marine-related industrial activity including but not limited to shipping, boatyards, marinas commercial fishing, container yards and tug-boat basins.

Products and Services - A public or private facility providing industrial and other services to individuals or businesses. This includes but is not limited to Laundry / Dry Cleaning Plants, metal, machine or welding shops. This also includes special services such as Pawn Shops, Pharmaceutical Laboratories, Animal Kennels, Government Maintenance Facilities, Hiring Halls / Labor Pools, and Solid Waste Facilities.

Storage / Distribution Facility - A facility providing long-term or short-term storage, selling or distribution of merchandise. This includes but is not limited to: container yards; crating, packing and shipping service; heavy equipment sales, service and storage; storage, warehousing or distribution establishments; Public Storage Facilities or Commercial Storage Facilities; outdoor storage of building materials; or Concrete Batching Plants.