

Sec. 24-50 - RO Residential Office District.

- (A) *Purpose.* The purpose and intent of this district is to provide suitable sites for the development of office structures of a low-rise single-family residential character which accommodate low traffic generating uses and can serve as a transitional land use element between single-family residential neighborhoods and major streets or more intensive commercial areas as may be consistent with the City's Comprehensive Plan Land Use Plan.
- (B) *Uses Permitted.*
- (1) Single-family residential dwellings, subject to the RS-3 regulations.
 - (2) Public parks and playgrounds.
 - (3) Places of public assembly, provided that:
 - (a) The minimum site area shall be ten thousand (10,000) square feet;
 - (b) All such uses shall be located on and oriented to an arterial or collector roadway;
 - (c) All such uses shall be located in a single use stand alone building; and
 - (d) The parking requirement of Section 24-95 is complied with.
 - (e) Site development standards for this district as set forth in paragraph (D) below shall apply unless specifically addressed herein.
- (C) *Uses Permitted Conditionally.*
- (1) Office uses (with or without an accessory residential dwelling for the owner of the business), limited to:
 - (a) Abstract and title offices;
 - (b) Advertising agencies;
 - (c) Business management consultants;
 - (d) Family and marriage counselors;
 - (e) Insurance agencies;
 - (f) Investigative services;
 - (g) Investment counselors, excluding brokerage offices;
 - (h) Notary publics;
 - (i) Professional services: Accountants, architects, auditors, appraisers, City planners, economists, engineers, lawyers, psychologists, and licensed medical and dental practitioners and health related services;
 - (j) Public relations agencies;
 - (k) Secretarial and steno-graphic services;
 - (l) Telephone answering services.
 - (m) Other office uses which are similar in nature to the uses permitted above, but not specifically permitted in the B-1, B-2, B-3, or B-4 districts.

(2) Public facilities and utilities, provided that:

- (a) No structure shall be located less than fifty (50) feet from any adjacent residential property; and
- (b) All such uses shall be directly related to and supportive of surrounding residential neighborhoods.

(3) Day care centers and nurseries, provided that:

- (a) The minimum site area shall be ten thousand (10,000) square feet; and
- (b) All outdoor activity areas shall be effectively screened from adjacent residential properties.

(D) *Site Development Standards.*(1) *Minimum lot area:* Six thousand (6,000) square feet.(2) *Minimum lot width:* Sixty (60) feet.(3) *Minimum yard setbacks:*

Yard	Setback (feet)
Front	25
Rear	15
Side (interior)	7½
Side (corner)	25

(4) *Minimum pervious area:* Thirty (30%) percent of total lot area.(5) *Maximum building height:* One (1) story or fifteen (15) feet.(6) *Maximum floor area:* Two thousand five hundred (2,500) square feet.(7) *Structural character:* The exterior design of all structures, whether new or remodeled, shall be of a single-family residential character. Flat type roofs shall not be permitted.(E) *General Regulations.*

- (1) Site plan review procedures, see Article XV;
- (2) Off-street parking and loading requirements, see Article IX;
- (3) Landscaping provisions, see Article XI;
- (4) Sign regulations, see Article XIII.

(Ord. No. 2008-4 § 2, 3/4/08)

Sec. 24-51 - B-1 Limited Business District.

- (A) *Purpose and Intent.* The purpose and intent of this district is to provide suitable sites for development of office, retail and service uses of a convenience nature, which satisfy the essential and frequent needs of adjacent residential neighborhoods in areas consistent with the City's Comprehensive Plan.
- (B) *Uses Permitted.*
- (1) Any permitted or conditional business, office or commercial use allowed in the RO district.
 - (2) Additional office uses, limited to:
 - (a) Office, business and professional uses;
 - (b) Studio schools: Art, dance, music, drama, sculpture, and similar instruction;
 - (c) Vocational schools: Airline, business, cosmetology, secretarial and similar instruction;
 - (3) Retail and service establishments, shall be limited to a maximum of three thousand (3,000) gross square feet and, shall be limited to:
 - (a) Retail uses (general retail);
 - (b) Personal services uses;
 - (c) Restaurants, including fast food excluding drive-thru;
 - (4) Places of public assembly;
 - (5) Public parks and playgrounds;
 - (6) Public utilities;
 - (7) Other uses which are similar in nature to the uses permitted above, but not specifically permitted in the B-2, B-3, B-4 or B-5 districts shall be permitted upon a finding by the Community Development Director that the characteristics of and activities associated with the use are substantially similar to one (1) or more of the listed uses, and will not involve greater impacts than the uses listed in the district and the use will be consistent with the purposes of the applicable zoning district.
- (C) *Uses Permitted Conditionally.*
- (1) Residential, multifamily: In conformance with the RM-23 provisions of Section 24-48 and conditioned upon compatible adjacent uses that will not adversely impact residential units.
 - (2) Pharmacies.
 - (3) Medical marijuana dispensaries/medical marijuana treatment centers.
 - (4) Animal boarding; provided that all activities relating to any such uses are conducted entirely within an air conditioned, soundproofed building and that no such use shall be located within three hundred (300') feet of such premises and any residential districts.
- (D) *Site Development Standards.*
- (1) *Minimum lot area:* Five thousand (5,000) square feet.
 - (2) *Minimum lot width:* One hundred (100) feet.
 - (3) *Minimum yard setbacks:*

Yard	Setback (feet)
Front	25
Rear	20
Side (interior)	0
Side (corner)	20
Adjacent residential district	25

(4) *Maximum building height:* Two (2) stories or thirty (30) feet, whichever is less.

(5) *Minimum pervious area:* Twenty (20%) percent of total lot area.

(6) *Maximum lot coverage:* Forty (40%) percent.

(7) *Maximum floor area:* Three thousand (3,000) square feet per establishment.

(8) *Special regulations:*

- (a) Enclosed activities: All activities relating to the uses permitted herein shall be conducted entirely within an enclosed and roofed structure.
- (b) Fencing: A solid masonry wall of not less than six (6) feet in height shall be located along all lot lines which abut properties of a residential zoning classification.
- (c) Lighting: All necessary lighting shall be so oriented as to prevent any direct glare or nuisance of any kind on or to adjacent properties or public rights-of-way.

(E) *General Regulations.* See also Supplemental and Special Regulations in Articles VIII—XIII.

(F) *Special Limited Conditional Uses.* See [Section 24-177](#).

(Ord. No. 99-1 § 1, 06/01/99; Ord. No. 2011-10 § 3, 9/26/11; Ord. No. 2006-1 § 7, 2/21/06; Ord. No. 2008-4 § 2, 3/4/08; Ord. No. 2011-10 § 3, 9/26/11; [Ord. No. 2017-12](#), § 3, 1-16-18; [Ord. No. 2018-7](#), § 3, 6-19-18; [Ord. No. 2024-02](#), § 3, 4-16-24)

Sec. 24-52 - B-2 General Business District.

- (A) *Purpose and Intent.* The purpose and intent of this district is to provide suitable sites for development of retail and service commercial uses of a general nature which serve the diverse consumer needs of the entire community, in areas consistent with the City's Comprehensive Plan Land Use Element.

(B) *Uses Permitted.*

- (1) All office, retail and service uses permitted in the B-1 district.
- (2) Additional retail and service establishments, limited to:
 - (a) Bars and lounges provided that any such use shall not be located within five hundred (500') feet of the real property that comprises a public or private elementary school, middle school or secondary school (as amended by Section 562.45(2)(a), Florida Statutes);
 - (b) Microbrewery, winery or distillery, only within the legal boundaries defined as the Community Redevelopment Agency (CRA) for the City of North Miami Beach;
 - (c) Movie theaters;
 - (d) Museums;
 - (e) Personal services uses;
 - (f) Recording studios and radio stations, provided that that any such use shall be located entirely within an air conditioned, soundproofed building;
 - (g) Restaurants, including fast food, excluding drive-thru, including outdoor dining;
 - (h) Retail uses (general retail);
 - (i) Trade schools for real estate, tax preparation and similar vocations.
- (3) Public parks and playgrounds.
- (4) Places of public assembly.
- (5) Public utilities.
- (6) Other uses which are similar in nature to the uses permitted above but which are not specifically permitted in the B-3, B-4, or B-5 districts shall be permitted upon a finding by the Community Development Director that the characteristics of and activities associated with the use are substantially similar to one (1) or more of the listed uses, and will not involve greater impacts than the uses listed in the district and the use will be consistent with the purposes of the applicable zoning district.

(C) *Uses Permitted Conditionally.*

- (1) Animal hospitals and kennels; provided that all activities relating to any such uses are conducted entirely within an air conditioned, soundproofed building and that no such use shall be located less than three hundred (300') feet from any residential district.
- (2) Automotive sales and rental uses.
- (3) Barbeque restaurants (open air).
- (4) Package liquor stores; provided that any such use shall not be located within five hundred (500') feet of any other bar, lounge or package liquor store.
- (5) Bonding companies (bail).
- (6) Drug/alcohol rehabilitation service, including residential detoxification service.
- (7) Funeral homes; provided that any such use shall have a site area of not less than fifteen thousand (15,000)

square feet, that it shall be located not less than three hundred (300') feet from any residential district, and that the front yard setback area shall be entirely landscaped.

- (8) Hotels and motels; provided that any such use shall have a site area of not less than two (2) acres.
- (9) Microbrewery, winery or distillery.
- (10) Pain management clinic.
- (11) Parking garages; provided that parked vehicles shall not be visible from surrounding properties or public street rights-of-way and that any such structure shall be well landscaped.
- (12) Psychiatric and psychological services (drug/alcohol and violent/dangerous behavior, counseling or treatment).
- (13) Residential detoxification services.
- (14) Residential, multifamily or mixed use: In conformance with the RM-23 provisions of Section 24-48 and conditioned upon compatible adjacent uses that will not adversely impact residential units.
- (15) Restaurants, fast food with drive-thru.
- (16) Service stations as defined in Article II; provided that any such use shall not have any outside display of merchandise, that there shall not be any rental, sale or storage of trucks, trailers, motorcycles or automobiles, that there shall be no major mechanical repairs or body work conducted on-premises, and that automobile washing be limited to washing by hand in one (1) bay only as an accessory use to gasoline sales.
- (17) Social service agencies.
- (18) Medical marijuana dispensaries/medical marijuana treatment centers.
- (19) Pharmacies.
- (20) Animal boarding; provided that all activities relating to any such uses are conducted entirely within an air conditioned, soundproofed building and that no such use shall be located within three hundred (300') feet of such premises and any residential districts.

(D) *Site Development Standards.*

- (1) *Minimum lot area:* Five thousand (5,000) square feet except one (1) acre for lots with frontage on SR 826 and three (3) acres for a lot with frontage on Biscayne Boulevard. See Section 24-89.
- (2) *Minimum lot width:* One hundred (100) feet.
- (3) *Minimum yard setbacks:* The following setbacks shall apply to all structures of three (3) stories or less in height and shall be increased by five (5) feet each for every story thereafter.

Yard	Setback (feet)
Front	25

Rear	20
Side (interior)	0
Side (corner)	20
Adjacent more restrictive district	25

(4) *Maximum building height:* Fifteen (15) stories or one hundred fifty (150) feet, whichever is less.

(5) *Minimum pervious area:* Twenty (20%) percent of total lot area.

(6) *Minimum floor area:* One thousand (1,000) square feet per structure.

(7) *Special regulations:*

(a) Enclosed activities: All activities relating to the uses permitted herein shall be conducted entirely within an enclosed and roofed structure except for outdoor dining areas.

(b) Fencing: A solid masonry wall of not less than six (6) feet in height shall be located along all lot lines which abut properties of a more restrictive zoning classification.

(c) Lighting: All necessary lighting shall be so oriented as to prevent any direct glare or nuisance of any kind on or to adjacent properties or public right-of-way.

(E) *Other Regulations.* See also Supplemental and Special Regulations in Articles VIII—XIII.

(F) *Special Limited Conditional Uses.* See [Section 24-177](#).

(Ord. No. 99-1, § 2, 06/01/99; Ord. No. 2006-1, §§ 8, 9, 2/21/2006; Ord. No. 2008-4 § 2, 3/4/08; Ord. No. 2011-1 § 3, 2/1/11; Ord. No. 2011-5 § 3, 4/26/11; [Ord. No. 2012-12, § 2, 8-7-12](#); [Ord. No. 2016-14, § 3, 11-15-16](#); [Ord. No. 2017-12, § 3, 1-16-18](#); [Ord. No. 2018-7, § 3, 6-19-18](#); [Ord. No. 2024-02, § 3, 4-16-24](#))

Sec. 24-53 - B-3 Intensive Business District.

(A) *Purpose and Intent.* The purpose and intent of this district is to provide suitable sites for business establishments which are generally either amusement-related or oriented to the automobile. Such uses shall be located and designed in a manner so as to avoid any deleterious effects upon nearby residential uses and shall be consistent with the City's Comprehensive Plan Land Use Element.

(B) *Uses Permitted.*

(1) All uses permitted in the B-2 district.

(2) Additional retail and service establishments, limited to:

(a) Automotive sales and rental uses;

(b) Boats and marine uses;

- (c) Check cashing/cash advance/money wire; providing such use shall not be located on Biscayne Boulevard, 826, or Northeast 164 Street or within two hundred (200) feet of any residential use or zone;
 - (d) Drug/alcohol rehabilitation services;
 - (e) Funeral homes;
 - (f) Game rooms, sports and amusement facilities;
 - (g) Laundries/self-serve coin operated, provided that no such use be located on Biscayne Boulevard, State Road 826 or N.E. 164 Street, or within two hundred (200) feet of residential use or zone;
 - (h) Microbrewery, winery or distillery;
 - (i) Night clubs and discotheques;
 - (j) Service stations, as defined in Article II.
- (3) Other uses which are similar in nature to the uses permitted above, but which are not specifically permitted in the B-4 or B-5 districts shall be permitted upon a finding by the Community Development Director that the characteristics of and activities associated with the use are substantially similar to one (1) or more of the listed uses, and will not involve greater impacts than the uses listed in the district and the use will be consistent with the purposes of the applicable zoning district.

(C) *Uses Permitted Conditionally.*

- (1) Animal hospitals and kennels; provided that all activities relating to any such uses are conducted entirely within an air conditioned, soundproofed building and that no such use shall be located less than three hundred (300') feet from any residential district.
- (2) Barbeque restaurants (open air).
- (3) Blood banks.
- (4) Hotels and motels; provided that any such use shall have a site area of not less than two (2) acres.
- (5) Residential detoxification service.
- (6) Residential, multifamily. In conformance with the RM-23 provisions of Section 24-48 and conditioned upon compatible adjacent uses that will not adversely impact residential units.
- (7) Medical marijuana dispensaries/medical marijuana treatment centers.
- (8) Pharmacies.
- (9) Animal boarding; provided that all activities relating to any such uses are conducted entirely within an air conditioned, soundproofed building and that no such use shall be located within three hundred (300') feet of such premises and any residential districts.

(D) *Site Development Standards.*

- (1) *Minimum lot area:* Ten thousand (10,000) square feet except one (1) acre for lots with frontage on SR 826 and three (3) acres for a lot with frontage on Biscayne Boulevard. See Section 24-89.
- (2) *Minimum lot width:* One hundred (100) feet.
- (3) *Minimum yard setbacks:* The following setbacks shall apply to all structures of three (3) stories or less in

height and shall be increased by five (5) feet each for every story thereafter.

Yard	Setback (feet)
Front	25
Rear	20
Side (interior)	0
Side (corner)	20
Adjacent more restrictive district	25

(4) *Maximum building height:* Fifteen (15) stories or one hundred fifty (150) feet.

(5) *Minimum pervious area:* Twenty (20%) percent of total lot area.

(6) *Minimum floor area:* One thousand (1,000) square feet per structure.

(7) *Special regulations:*

- (a) Enclosed activities: All activities relating to the uses permitted herein shall be conducted entirely within an enclosed and roofed structure, except for merchandise which is being displayed for immediate sales purposes only.
- (b) Fencing: A solid masonry wall of not less than six (6) feet in height shall be located along all lot lines which abut properties of a more restrictive zoning classification.
- (c) Lighting: All necessary lighting shall be so oriented as to prevent any direct glare or nuisance of any kind on or to adjacent properties or public rights-of-way.

(E) *Other Regulations.* See also Supplemental and Special Regulations in Articles VIII—XIII.

(F) *Special Limited Conditional Uses.* See Section 24-177.

(Ord. No. 99-1 § 3, 06/01/99; Ord. No. 2006-1 § 10, 2/21/06; Ord. No. 2011-1, 2/1/11; Ord. No. 2017-12, § 3, 1-16-18; Ord. No. 2018-7, § 3, 6-19-18; Ord. No. 2024-02, § 3, 4-16-24)

Sec. 24-54 - B-4 Distribution Business and Light Industrial District.

- (A) *Purpose and Intent.* The purpose and intent of this district is to provide suitable sites for the development of uses of an intensive retail, service, wholesale and light industrial or processing nature which generally play a distributive or supporting role to the overall business community and do not require immediate access to the

consumer public. Such uses shall be located in areas consistent with the City's Comprehensive Plan Land Use Element.

(B) *Uses Permitted.*

- (1) All uses permitted in the B-3 district.
- (2) Retail, service and wholesale establishments, limited to:
 - (a) Automotive sales and rental uses including outdoor display;
 - (b) Light industrial uses;
 - (c) Mechanical and automotive equipment sales and service;
 - (d) Motion picture, radio and television production studios;
 - (e) Warehousing and distribution uses.
- (3) Other uses which are similar in nature to the uses permitted above, but which are not specifically permitted in the B-5 districts shall be permitted upon a finding by the Community Development Director that the characteristics of and activities associated with the use are substantially similar to one (1) or more of the listed uses, and will not involve greater impacts than the uses listed in the district and the use will be consistent with the purposes of the applicable zoning district.

(C) *Uses Permitted Conditionally.*

- (1) Assembly plants; assembly of smaller machinery, appliances and other products that does not involve heavy equipment which emits noise beyond the property line.
- (2) Barbeque restaurants (open air).
- (3) Blood banks.
- (4) Concrete plants; provided that any such use shall not be located less than one thousand (1,000') feet from any residential use, and that any such use shall be approved by the City Commission at a public hearing.
- (5) Driver's license (with road test).
- (6) Driving schools (with driving).
- (7) Palm readers/fortune tellers.
- (8) Pawn shops.
- (9) Petroleum and gas storage (bulk); provided that any such use shall not be located less than one thousand (1,000') feet from any residential use, that all storage tanks shall meet the requirements of the National Board of Fire Underwriters, and the regulations governing installation and use of same by Miami-Dade County, and that any such use shall be approved by the City Commission at a public hearing.
- (10) Residential detoxification service.
- (11) Salvage yards and automobile crushing operations; provided that any such use shall be entirely surrounded by an eight (8) foot high solid masonry wall, excepting only exits and entrances, which shall be equipped with solid wooden gates, that no materials shall be piled higher than said perimeter walls, and that any such use shall be approved by the City Commission at a public hearing.

- (12) Shooting ranges.
- (13) Hotels and motels; provided that any such use shall have a site area of not less than two (2) acres.
- (14) Medical marijuana dispensaries/medical marijuana treatment centers.
- (15) Pharmacies.
- (16) Residential, multifamily. In conformance with the RM-23 provisions of Section 24-48 and conditioned upon compatible adjacent uses that will not adversely impact residential units.
- (17) Animal boarding; provided that all activities relating to any such uses are conducted entirely within an air conditioned, soundproofed building and that no such use shall be located within three hundred (300') feet of such premises and any residential districts.

(D) *Site Development Standards.*

- (1) *Minimum lot area:* Fifteen thousand (15,000) square feet.
- (2) *Minimum lot width:* One hundred (100) feet.
- (3) *Minimum yard setbacks:*

Yard	Setback (feet)
Front	25
Rear	15
Side (interior)	15
Side (corner)	25

- (4) *Maximum building height:* Four (4) stories or forty-five (45) feet.
- (5) *Minimum pervious area:* Fifteen (15%) percent of total lot area.
- (6) *Minimum floor area:* One thousand (1,000) square feet per structure.
- (7) *Special regulations:*
 - (a) Enclosed activities: All retail, service, wholesale and manufacturing activities relating to the uses permitted herein shall be conducted entirely within an enclosed and roofed structure.
 - (b) Fencing: A solid masonry wall of not less than six (6) feet in height shall be located along all lot lines which abut properties of a more restrictive zoning classification.
 - (c) Lighting: All necessary lighting shall be so oriented as to prevent any direct glare or nuisance of any

kind on or to adjacent properties or public rights-of-way.

(E) *Other Regulations*. See also Supplemental and Special Regulations in Articles VIII—XIII.

(F) *Special Limited Conditional Uses*. See Section 24-177.

(Ord. No. 99-1 § 4, 06/01/99; Ord. No. 2006-1 § 11, 2/21/06; Ord. No. 2016-14, § 4, 11-15-16; Ord. No. 2017-12, § 3, 1-16-18; Ord. No. 2018-7, § 3, 6-19-18; Ord. No. 2024-02, § 3, 4-16-24)