

**CITY OF MIAMI
PLANNING & ZONING DEPARTMENT
OFFICE OF ZONING
MEMORANDUM**

TO: Francisco J. Garcia, Senior Director of Planning and Zoning
FROM: Devin Cejas, Zoning Administrator
DATE: November 7, 2016
RE: Zoning Interpretation
2016-002

This Zoning Interpretation is issued to clarify and interpret Article 1, Section 1.2 Definitions of Terms and Article 10, Table 15 Sign Standards of the Miami 21 Code and the distinction between Sign types identified within Table 15 and significant Architectural Features that display a Building Identification Sign. Clarification is required to identify a distinction between typical Sign types within Article 10, Table 15 and significant Architectural Features that may be designed creatively to identify the Building Identification and the specific guidelines associated for a sign of this type.

Article 1.2 Definitions of Terms:

Architectural Features: Prominent or significant parts or elements of a Building or Structure.

For the purposes stated herein, Architectural Features shall be interpreted to include Building Identification Signs that have been contemplated through the building design review process as part of a Warrant or Exception permit process.

Currently Article 10, Table 15 establishes Sign Standards for all applicable Sign types for Building Identification and Business Identification Signs. The intent of these standards is to establish a set of clear guidelines for common Sign types used for typical building and business needs. In certain circumstances, a significant Architectural Feature may be designed in a way that incorporates a Building Identification Sign that may not be facilitated by Article 10, Table 15 Sign types. Significant Architectural Features for Signs may only be accommodated through a building design review process as a component to a Warrant or Exception permit. All Architectural Features of this significance shall be reviewed for compliance with the design review criteria set forth within Article 4, Table 12 and require no additional special permits.

This Zoning Interpretation shall be final unless appealed to the Planning, Zoning, and Appeals Board within 15 days of the date of its issuance.

Cc: Francisco J. Garcia, Senior Director of Planning and Zoning
Vanessa Acosta, Director of NET
Eli Gutierrez, Director of Code Compliance
Victoria Mendez, City Attorney
Office of Zoning