

**CITY OF MIAMI  
OFFICE OF ZONING  
MEMORANDUM**

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To: Francisco Garcia, Director of Planning and Zoning  
FROM: Irene S. Hegedus, Zoning Administrator  
DATE: April 1, 2014  
RE: Zoning Interpretation  
2014-002

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This zoning interpretation is issued to clarify the parking requirements for Pump stations. There are properties throughout the City of Miami ("City") that have been identified for this use. These properties primary use is for utilities and infrastructure. The issue presented for this Zoning Interpretation is what requirements a property must comply with when its primary use is for Utilities infrastructure and parking requirements are only for maintenance purposes.

Article 1.1 defines Infrastructure and utilities: A facility or Structure related to the provision of roads, water and sewer lines, electrical, telephone and cable transmission, and all other utilities and communication systems necessary to the functioning of a community.

For purposes of parking calculation, Article 4, Table 4 requires a minimum of 1 parking space per every 1000 square feet of Civil Support Use.

*Article 3, Section 3.6.1(a) Off-street Parking Standards states: "Off-street Parking requirements for the individual Transect Zones shall be as set forth in Article 4, Table 4. Where required off-street parking is based on square footage of Use, the calculation shall only include Habitable Rooms and Habitable Space occupied by such Use."*

*Article 1- Definitions, define the following: Habitable Rooms: Rooms designed and used for living, sleeping, eating, cooking, or working or combinations thereof. Bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility spaces, basement recreation rooms and similar areas are not considered habitable rooms. Habitable Space: Building space which Use involves human presence with direct view of the enfronting streets or public or private open Space, excluding Parking Garages, self-service storage facilities, warehouses, and display windows separated from retail activity.*

To evaluate the parking requirements one must determine Habitable Rooms and/or Habitable spaces. Pump stations are structures housing equipment and machinery. Occupancy is only for maintenance purposes. Plans need to identify the use for each of the rooms. If Habitable Rooms are not provided then, parking is not required. The same concept applies for Habitable Spaces where plans need to indicate if the spaces have direct view of enfronting streets or public or private open space.

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Accordingly, there are cases when Habitable Rooms and Habitable Spaces are not provided and therefore, parking is not required; however, these facilities will require a minimum amount of parking for maintenance purposes. The planning department, in conjunction with Public Works, need to determine the minimum number of off-street parking spaces required for each Pump Station facility, through the Warrant or Exception process – Article 4, Table 3.

This Zoning Interpretation shall be binding unless reversed on appeal. Pursuant to Article 7.1.2.3(b) of Miami21, an appeal of the Zoning Interpretation must be presented to the Planning, Zoning and Appeals Board within fifteen (15) days and filed within the Office of Hearing Boards.

Cc: Francisco Garcia, Director of Planning  
Orlando Diez, Director of NET  
Jessica Angel-Capo, Director of Code Compliance  
Victoria Mendez, City Attorney  
Office of Zoning