


**CITY OF MIAMI
OFFICE OF ZONING
MEMORANDUM**

TO: Kimberly Marcellus, Zoning Plans Examiner
FROM: Daniel S. Goldberg, Esq., Zoning Director // Administrator
DATE: February 10, 2022 
RE: Zoning Interpretation 2022-0001 – Tandem Parking

This Zoning Interpretation is issued to clarify and interpret Article 1, Section 1.2 of Miami 21, particularly the definition of “Tandem Parking”. Clarification is necessary to determine the limitations on the use of Tandem Parking. Recently, some development projects have proposed Tandem Parking with stalls containing 3, 4, and even 5 spaces in tandem for automobiles. For the reasons stated below, this is prohibited.

Tandem Parking is defined by Miami 21 as “The placement of vehicles **one** behind **the** other as opposed to side by side [emphasis supplied].” It is clear from the definition that Tandem Parking is limited to two (2) vehicles only, whether placed horizontally one behind the other or vertically using parking lifts. Had Miami 21 intended to allow Tandem Parking with more than two (2) vehicles, it would have read “. . . one behind another . . .”. The use of the phrase “the other” clearly indicates that only two (2) vehicles are contemplated by this definition. Tandem Parking is therefore limited to two (2) vehicles, whether such spaces are required parking or surplus.

This interpretation in no way affects a mechanical or robotic parking system where either a valet or end user of a vehicle is prohibited from entering the garage except for those areas required for drop-off or pickup of a vehicle.

This interpretation is final unless appealed to the Planning, Zoning, and Appeals Board within 15 days of its publication on the City’s website pursuant to Section 7.1.5(a) of Miami 21.

cc: Art Noriega, V, City Manager
Dr. Nzeribe Ihekwebaba, P.E., Deputy City Manager
Alejandra Argudin, CEO, Miami Parking Authority
Barbara C. Hernandez, Director, Parks and Recreation
Angel R. Carrasquillo, Director, Capital Improvement Program
Asael Marrero, Director, Building Department
Maurice L. Pons, Assistant Director, Building Department
Robert Santos-Alborna, Director, Code Compliance

Eric D. Nemons, Assistant Director, Code Compliance
Cesar Garcia-Pons, Director, Planning Department
Tamara Allen Frost, Assistant Director, Office of Zoning
Jacob Keirn, Zoning Manager, Office of Zoning