



City of
Miami

1.3
7 parcels
2 single familie
Plus
8 store medical / ground
Retail



Home (<https://www.miami.gov/Home>) / My Government (<https://www.miami.gov/My-Government>) / Departments (<https://www.miami.gov/My-Government/Departments>) / Zoning (<https://www.miami.gov/My-Government/Departments/Zoning>) / Live Local Act

12 million
10 million
RAC=15
residential
units
8 stories

Live Local Act

City of Miami - Guidance on Implementation of the Live Local Act

Base off Market
then into the
mcs

Revised on 12/4/2025

This page provides the City of Miami’s preliminary guidelines for implementing the “Live Local Act” (“Act”), as established by SB 102 (2023) and updated through SB 328 (2024) and SB 1730 (2025). **These guidelines are subject to revision as the City processes initial applications.** Where capitalized terms are used, they generally reference defined terms within the Miami 21 Zoning Code.

Project Eligibility

A development project qualifies under the Live Local Act if it meets the following conditions:

- **Location:** The project is located in an area zoned for commercial, industrial, or mixed use, including portions of Special Area Plans (SAPs) with such zoning, as defined in SB 1730. Uses must be permitted by right in Article 4, Table 3 of Miami 21.
- **Affordable Housing Requirement:** At least 40% of residential units must be affordable, as defined under State law, for households earning up to 120% of the Area Median Income (AMI). Affordability must be preserved for a minimum of 30 years, and all units must remain rental during this period.
- **Residential Component:** At least 65% of the project’s square footage must be residential if developed as mixed use.
- **Exclusions:**

- The property cannot be defined as recreational and commercial working waterfront (CWW) in any area zoned as industrial under the Miami Comprehensive Neighborhood Plan (MCNP).
- The project cannot be located “within one-quarter of a mile laterally from the runway edge and within an area that is the width of one-quarter of a mile extending at right angles from the end of the runway for a distance of 10,000 feet of any existing airport runway or planned airport runway identified in the local government’s airport master plan.”.

Entitlements Granted by the Act

Qualifying projects are granted the following entitlements administratively:

- Maximum density of **1,000 dwelling units per acre**.
- Maximum height permitted within one mile of the site, based on comparator properties zoned for commercial or residential use (see “Height” section).
- Multifamily residential use **by right** in eligible Transect Zones, except in T3, CS, or CI zones.
- Floor Lot Ratio (“FLR”) of **36**.
- Lot coverage of **150% of the allowable coverage** for the Transect Zone (subject to other Miami 21 requirements such as setbacks and open space).

Eligible Transect Zones

- **Eligible:** The following Miami 21 Transect Zones that allow commercial, industrial, or mixed use **by Right** qualify under the Act (unless designated as CWW in the MCNP):

T4-L, T4-O, T5-L, T5-O, T6-L, T6-O, CI-HD, D1, D2, D3.

- **Not Eligible:** T3, T4-R, T5-R, T6-R, CS, CI Zones.

Height Regulations

- **Comparator Rule:** A project may use the maximum height of a comparator property within one mile, provided that property allows commercial or residential use.
- **Building Height Definition:** Miami 21 defines height as the “vertical extent of a building measured in Stories.” Regulations tied to building “height”(e.g., setbacks, tower separation, floorplate size) continue to apply.
- **Exclusions from Comparator Height:** SB 1730 clarifies that “highest currently allowed height does not include the height of any building that met the requirements of this subsection or the height of any building that has received any bonus, variance, or other special exception for height provided in the municipality’s land development regulations as an incentive for development”. Therefore, a qualifying project shall be limited to the maximum height allowed By Right on the comparator site, excluding any bonus height obtained through

Public Benefit. Bonus Height is only available through the project's own Transect Zone public benefit provisions if no comparator site is available within one mile.*

- **SAP Sites:** Projects may not import SAP overlay height regulations. Only the underlying zoning applies.
- **T3 Adjacencies:** If adjacent on two or more sides to a T3 Transect Zone containing at least 25 single-family homes, the maximum building height shall be the greatest of the following, not to exceed 10 stories:
 - 150% of the tallest building on any property adjacent to the proposed development, or
 - Height allowed by the underlying Transect Zone, or
 - Three stories.
- **Airport Restrictions:** Height is subject to Miami-Dade County Code Chapter 33 (airspace protections). Runway protection zones prohibit development within designated extensions of MIA runways 12-30 and 9-27 unless a survey confirms compliance.

Examples of Height calculations are provided at the end of this document.

*Public Benefit bonus Height previously permitted as specified in the City's Live Local Act guidelines under SB 102 and SB 328.

Multifamily Use in Non-Multifamily Zones

If a qualifying project is located in a Transect Zone where multifamily is not permitted, the project must still comply with all **T6 design standards** (access, parking, setbacks, etc.) as the Act requires that the City apply its multifamily regulations to these zones. These projects are considered **conforming** under the Act, and the use is not subject to amortization provisions of Section 7.2.6(a) even after expiration of its affordability period.

Floor Lot Ratio ("FLR") / Intensity

- Qualifying projects are entitled to an FLR of **36**, as Miami 21's highest-intensity zone (T6-80) permits an FLR of 24 by right, and $150\% \text{ of } 24 = 36$.
- SB 1730 clarifies that **floor area ratio includes both Floor Lot Ratio and Lot Coverage**. Thus, projects must also receive **150% of allowable Lot Coverage**, while continuing to comply with open space and setback requirements.
- In applicable T4 zones, allowable Commercial use remains limited to three times the net lot area, consistent with the MCNP and as regulated in Article 4, Table 4 of Miami 21.

Parking

- Parking requirements are reduced by **15%** for Projects:
 - Located within the Transit Corridor Area,

7	T5-L, adjacent to T3-L (25+ single-family homes), also adjacent to a 6-story building	N/A	Greater of: (1) 5 stories (zone limit), (2) 150% of 6 stories = 9 stories	Height capped at 9 stories in this case.
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Updates to the Guidelines

[SB 102_2023 - 1st version](#) ^(PDF, 151KB) [\(/files/assets/public/v/1/document-resources/pdf-docs/zoning/1-2023_sb-102-1st-version-guidelines_508.pdf\)](#)

[SB 328 3-17-2025](#) ^(PDF, 103KB) [\(/files/assets/public/v/1/document-resources/pdf-docs/zoning/3-17-2025_sb-102-revised-guidelines_508.pdf\)](#) - Clarifies the term "highest currently allowed height"

[SB 328 4/29/2025](#) ^(PDF, 146KB) [\(/files/assets/public/v/1/document-resources/pdf-docs/zoning/4-29-2025_sb-102-revised-guidelines_508.pdf\)](#) - Defines the "Major Transportation Hub"

[SB 1730 7/21/2025](#) ^(PDF, 123KB) [\(/files/assets/public/v/1/document-resources/pdf-docs/zoning/7-21-2025_sb-102-revised-guidelines_508.pdf\)](#) - Clarifies eligible Transect Zones and parking reductions

Definitions (from SB 1730)

- "Commercial use" means activities associated with the sale, rental, or distribution of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as retail sales; wholesale sales; rentals of equipment, goods, or products; offices; restaurants; public lodging establishments as described in s. 509.242(1)(a); food service vendors; sports arenas; theaters; tourist attractions; and other for-profit business activities. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered commercial use for the purposes of this section, irrespective of the local land development regulation's listed category or title. The term does not include home-based businesses or cottage food operations undertaken on residential property, public lodging establishments as described in s. 509.242(1)(c), or uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not commercial use, irrespective of how they are operated."*

- *“Industrial use” means activities associated with the manufacture, assembly, processing, or storage of products or the performance of services related thereto. The term includes, but is not limited to, such uses or activities as automobile manufacturing or repair, boat manufacturing or repair, junk yards, meat packing facilities, citrus processing and packing facilities, produce processing and packing facilities, electrical generating plants, water treatment plants, sewage treatment plants, and solid waste disposal sites. A parcel zoned to permit such uses by right without the requirement to obtain a variance or waiver is considered industrial use for the purposes of this section, irrespective of the local land development regulation’s listed category or title. The term does not include uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not industrial use, irrespective of how they are operated.*
- *“Mixed use” means any use that combines multiple types of approved land uses from at least two of the residential use, commercial use, and industrial use categories. The term does not include uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not mixed use, irrespective of how they are operated.*

TABLE 3 BUILDING FUNCTION: USES

	T3			T4			T5			T6			C			D		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CHD	D1	D2	D3
	SUB-URBAN			URBAN GENERAL			URBAN CENTER			URBAN CORE			CIVIC			DISTRICTS		
DENSITY (UNIT PER ACRE)	9	9	18*	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	AZ****	AZ****
RESIDENTIAL																		
CO-LIVING								R***	R***	R***	R***	R***				R***	R***	
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY DWELLING UNIT		R*****	R*****	R*****	R*****	R*****	R*****	R*****	R*****	R*****	R*****	R*****				R*****	R*****	
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY					E	E		R	R		R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R			
LIVE - WORK				R	R			R	R		R	R			R			
WORK - LIVE															R	R		
LODGING																		
BED & BREAKFAST				R	R		E	R	R	E	R	R			R	R	E	E
INN					R			R	R	E	R	R			R	R	E	E
HOTEL								R	R		R	R			R	R***	E	E
OFFICE				R	R			R	R		R	R		E	R	R	R	W
COMMERCIAL																		
AUTO-RELATED COMMERCIAL ESTAB.									W		W	W				R	R	
ENTERTAINMENT ESTABLISHMENT						R			W	R		R	R			R	R	
ENTERTAINMENT ESTAB. - ADULT																	R	
FOOD SERVICE ESTABLISHMENT				R	R			R	R	W	R	R	W	E	R	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.				E	E			E	E		E	E			E	E	E	E
GENERAL COMMERCIAL				R	R			R	R	W	R	R	E	E	R	R	R	W
MARINE RELATED COMMERCIAL ESTAB.									W	W		W	W	E		R	R	R
OPEN AIR RETAIL									W	W		W	W	W	E	R	R	W
PLACE OF ASSEMBLY								R	R	E	R	R		E	E	R	R	W
RECREATIONAL ESTABLISHMENT								R	R		R	R		E	R	R	R	W
AMUSEMENT RIDE													E					
CIVIC																		
COMMUNITY FACILITY					W	W			W	W		W	W	R*****	E	W	R	R
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	R	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W

	T3			T4			T5			T6			C			D			
REGIONAL ACTIVITY COMPLEX													E	E	E				
CIVIC SUPPORT																			
COMMUNITY SUPPORT FACILITY				W	W	W		W	W		W	W		E	E	R	R	W	
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	R	W	
MAJOR FACILITY														E	R	E	E	E	
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R	
PUBLIC PARKING					W	W	E	W	W	E	W	W		E	R	R	R	W	
RESCUE MISSION														E	R	E	W	W	
TRANSIT FACILITIES					W	W	E	W	W	E	W	W		E	R	R	R	W	
EDUCATIONAL																			
CHILDCARE				E	W	W	E	W	W	W*****	W*****	W*****	E	E	R	E			
COLLEGE / UNIVERSITY								W	W	****	W*****	W*****		E	R	E			
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E*****	W*****	W*****		E	R	E			
LEARNING CENTER					E	E		R	R	*****	R*****	R*****	E	E	R	E			
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E*****	W*****	W*****		E	R	E			
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E*****	R*****	R*****		E	R	E			
RESEARCH FACILITY					R	R		R	R	*****	R*****	R*****		E	R	R	R	W	
SPECIAL TRAINING / VOCATIONAL						E		W	W	*****	W*****	W*****		E	R	R	R	W	
INDUSTRIAL																			
AUTO-RELATED INDUSTRIAL ESTBL.																	R	R	W
MANUFACTURING AND PROCESSING																	R	R	W
MARINE RELATED INDUSTRIAL ESTBL.																	R	R	R
PRODUCTS AND SERVICES																	R	R	W
STORAGE/ DISTRIBUTION FACILITY																	R	R	W

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Service Establishment and Food Service Establishments.

* Additional densities in some T6 zones are illustrated in Diagram 9 and densities in T3-O zones may be modified by specific regulations in Article 5.

** AZ: Density of lowest Abutting Zone

*** By Right only in the UCBD, Civic Health District, NRD-1 and NRD-2.

*** Hotel Uses only allowed by Warrant in D1 for properties identified in Appendix PA-1 of the Miami Comprehensive Neighborhood Plan and located on the north side of the Lower River. See Article 6, Table 13 for supplemental regulations.

**** AZ: Density of lowest Abutting Zone nearest to the subject property not to exceed 65 du/acre.

***** Educational Uses may be allowed By-Right if the requirements are met in Article 6, titled Supplemental Regulations

***** Cultural Facilities such as Museums and Libraries shall be processed by Warrant; all other Community Facility uses shall be processed By Right.

***** An ADU is only permitted on Lots with Single-Family Residence pursuant to Section 3.18 Ancillary Dwelling Unit (ADU).