

**RM-2 Hotel Accessory Uses - Ballroom And Meeting Room
Structures**

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING CHAPTER 130 ENTITLED "OFF-STREET PARKING," ARTICLE II, "DISTRICTS; REQUIREMENTS," SECTION 130-32, "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICT NO. 1," TO AMEND THE OFF-STREET PARKING REQUIREMENTS FOR BALLROOMS AND MEETING ROOMS FOR BUILDINGS ASSOCIATED WITH HOTELS; AND AMENDING CHAPTER 142 ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," DIVISION 3, "RESIDENTIAL MULTIFAMILY DISTRICTS," SUBDIVISION IV, "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," SECTION 142-213, "CONDITIONAL USES," TO AMEND THE ALLOWABLE CONDITIONAL USES IN THE RM-2 ZONING DISTRICT; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the City's land development regulations permit hotels in the RM-3 zoning district to have common accessory uses such as ballrooms and meeting rooms; and

WHEREAS, the land development regulations presently do not permit these uses to be located on an adjacent site that is under a different zoning designation; and

WHEREAS, these proposed changes are desirable to allow for responsible hotel redevelopment where certain accessory uses are necessary to allow for the continued growth of the hospitality industry and tourism in Miami Beach.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA.

SECTION 1. Chapter 130 of the City Code, entitled "Off-street parking," is hereby amended as follows:

**CHAPTER 130
OFF-STREET PARKING**

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ARTICLE II. – DISTRICTS; REQUIREMENTS

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Sec. 130-32. - Off-street parking requirements for parking district no. 1.

(7) Auditorium, ballroom, convention hall, gymnasium, meeting rooms or other similar places of assembly: One space per every four seats or one space per every 60

square feet of floor area available for seats. For ballrooms and meeting rooms in buildings associated with a hotel located in the RM-3 district (subject to the requirement that such hotel property be located within 100 feet of the ballroom and meeting room property), one space per every eight seats or one space per every 120 square feet of floor area available for seats.

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SECTION 2. Chapter 142 of the City Code, entitled “Zoning districts and regulations,” is hereby amended as follows:

**CHAPTER 142
ZONING DISTRICTS AND REGULATIONS**

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ARTICLE II. – DISTRICT REGULATIONS

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DIVISION 3. – RESIDENTIAL MULTIFAMILY DISTRICTS

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Subdivision IV. – RM-2 Residential Multifamily, Medium Intensity

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Section 142-213. Conditional Uses.

(a) The conditional uses in the RM2 residential multifamily, medium intensity district are as follows:

- (1) Day care facility;
- (2) Stand-alone religious institutions;
- (3) Private and public institutions;
- (4) Schools;
- (5) Commercial or noncommercial parking lots and garages;
- (6) Stand-alone ballrooms and meeting rooms when associated with a hotel located in the RM-3 district (subject to the requirement that such hotel property be located within 100 feet of the ballroom and meeting room property); and
- (7) Accessory neighborhood impact establishment; as set forth in article V, division 6 of this chapter.

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SECTION 3. Repealer.

All ordinances or parts of ordinances and all sections and parts of sections in conflict herewith be and the same are hereby repealed.

