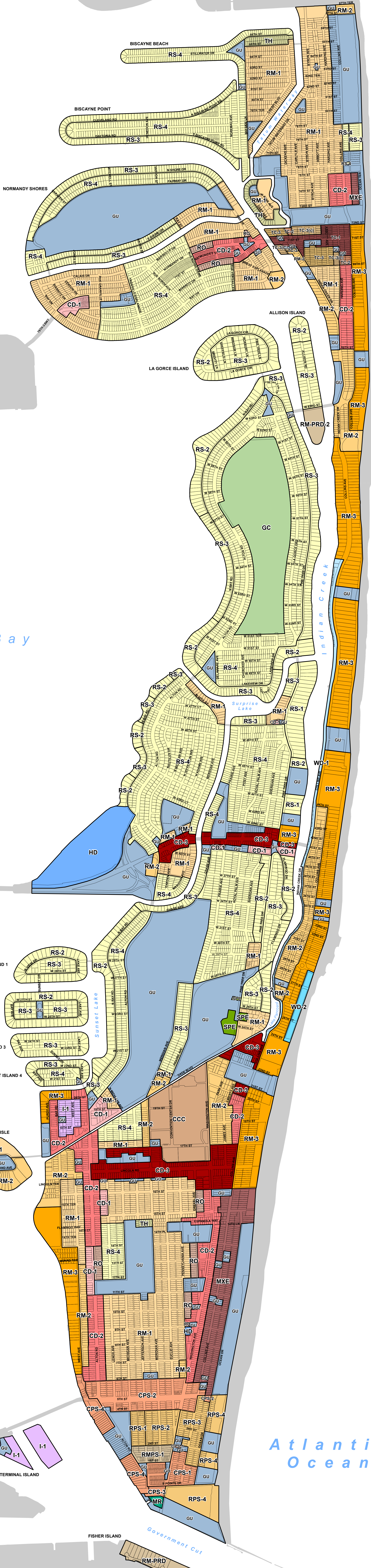
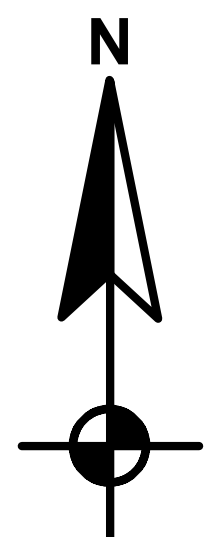


# OFFICIAL ZONING MAP OF THE CITY OF MIAMI BEACH • FLORIDA •

INCORPORATED 1915

ADOPTED 21ST DAY OF SEPTEMBER, 1989  
EFFECTIVE 1ST DAY OF OCTOBER, 1989  
AS AMENDED  
DATE OF LAST REVISION DECEMBER 12, 2012



Biscayne Bay

Atlantic Ocean

**MIAMI BEACH**  
PLANNING DEPARTMENT  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FLORIDA 33139  
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THE PLANNING DEPARTMENT HAS STRIVED TO PROVIDE AS ACCURATE A MAP AS POSSIBLE, HOWEVER, THIS MAP IS NOT TO BE CONSTRUED AS A SURVEY INSTRUMENT. THE CITY OF MIAMI BEACH MAKES NO REPRESENTATIONS OR WARRANTIES, NOR ASSUMES ANY LIABILITY, ARISING FROM THE USE OF THIS MAP FOR AN OFFICIAL ZONING DETERMINATION. PLEASE CONTACT THE PLANNING DEPARTMENT.

**ZONING DISTRICTS**

- |  |  |   |   |
|--|--|---|---|
| RS-1 Single family residential                 | CD-3 Commercial, high intensity                                | WD-2 Waterway district                                      | CPS-4 Commercial performance standard, intensive phased beside                              |
| RS-2 Single family residential                 | I-1 Urban light industrial                                     | RO Residential office                                       | RMPS-1 Residential mixed use performance standard   |
| RS-3 Single family residential                 | MXE Mixed use entertainment                                    | GC Golf course  | SPE Special public facilities educational district  |
| RS-4 Single family residential                 | HD Hospital district   | RPS-1 Residential performance standard, medium-low density  | TC-1 North Beach Town Center core   |
| TH Townhome residential                        | MR Marine recreational   | RPS-2 Residential performance standard, medium density      | TC-2 North Beach Town Center mixed use  |
| RM-1 Residential multifamily, low intensity    | GU Civic and government use                                    | RPS-3 Residential performance standard, medium-high density | TC-3 North Beach Town Center residential/office   |
| RM-2 Residential multifamily, medium intensity | CCC Convention center district                                 | RPS-4 Residential performance standard, high density        | TC-3(c) North Beach Town Center residential/office with conditional neighborhood commercial |
| RM-3 Residential multifamily, high intensity   | RM-PRD Multifamily, planned residential development district   | CPS-1 Commercial performance standard, limited mixed use    |   |
| CD-1 Commercial, low intensity                 | RM-PRD-2 Multifamily, planned residential development district | CPS-2 Commercial performance standard, general mixed use    |   |
| CD-2 Commercial, medium intensity              | WD-1 Waterway district   | CPS-3 Commercial performance standard, intensive mixed use  |   |

FOR AN OFFICIAL ZONING DETERMINATION  
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