

*Refer to Ord 153*

AN ORDINANCE ESTABLISHING A PLAN FOR DIVIDING THE CITY OF CORAL GABLES INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES, AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT AND SIZE OF THE BUILDINGS, STRUCTURES AND INTENSITY OF USE OF LOT AREAS: FOR DETERMINING BUILDING LINES: FOR CREATING A BOARD OF APPEALS AND DEFINING THE DUTIES AND POWERS THEREOF: FOR CREATING THE OFFICE OF SUPERVISING ARCHITECT, AND DEFINING THE DUTIES THEREOF: FOR PRESERVING PROPERTY VALUES AND THE GENERAL PROSPERITY THROUGH THE MAINTENANCE OF A HIGH STANDARD OF CONSTRUCTION, AND ARCHITECTURAL BEAUTY AND HARMONY; AND PROVIDING METHODS FOR ENFORCEMENT OF THIS ORDINANCE, AND PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

Section 1. Interpretation. Purpose. In interpreting and applying the provisions of this Ordinance, such provisions shall in every instance be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, prosperity, morals and welfare.

Section 2. Definitions. Certain words in this Ordinance are defined for the purposes thereof as follows:

- (a) Words used in the present tense include the future; the singular number includes the plural number and the plural the singular; the word building includes the word structure; the word "shall" is mandatory and not directory.
- (b) Alley. A narrow thoroughfare upon which abut generally the rear of the premises, or upon which service entrances of buildings abut and is not generally used as a thoroughfare by both pedestrians and vehicles, or which is not used for general traffic circulation.
- (c) Apartment House. A building which is used or intended to be used as a home or residence for two or more families living in separate apartments.
- (d) Auxiliary Use. A use customarily incidental to and accessory to the principal use of a building or premises located on the same premises with such principal use.
- (e) Block. A block shall be deemed to be that property abutting on a street on one side of such street and lying between the two nearest intersecting or intercepting streets or nearest intersecting or intercepting street and railroad right of way or waterway, golf course, campus, park or other open space.
- (f) Building. A building is a structure entirely separated from any other structure by space or by walls in which there are no communicating doors or windows or similar openings.
- (g) Depth of Lot. The depth of a lot is the mean distance between its mean front street line and its mean rear line.
- (h) Duplex Dwelling. A residence building designed for, or used as, the home or residence of not more than two (2) separate and distinct families.
- (i) Dwelling House. A building used or intended to be used as a home or residence in which all living rooms are accessible to each other from within the building, and in which the use and management of all sleeping quarters, all appliances for cooking, ventilating, heating or lighting are under one control, designed for the use of one family only.
- (j) Garage. A public garage, except as otherwise provided by this paragraph, is a building or premises arranged, designed and intended to be used for the storage of motor vehicles for hire or reward, or which does not come within the definition of a private garage as herein set forth. A private garage is a building with ground area not in excess of eight hundred (800) square feet arranged, designed and intended to be used for the storage on the ground floor of not more than four individually owned passenger automobiles devoted to the private use of the owner, when such garage is located on the same premises, as an auxiliary

use, with the residence or apartment or business of the owner of such automobiles so stored, and where no fuel is sold.

(k) Grade. The finished grade of premises, Improved by a building is the elevation of the surface of the ground adjoining the building. The established grade of premises whether vacant or improved is the elevation of the sidewalk at the property line as fixed by the City. Where the finished grade is below the level of the established grade, the established grade shall be used for all purposes of this Ordinance.

(l) Height of Building. The height of a building shall be the vertical distance measured from the mean level of the established grade to the level of the highest point of the under side of the finished ceiling line. Where a structure is set back from the street line, the mean level of the finished grade of the premises along the line of that part of the structure nearest the street line may be substituted for the established grade for the purpose of determining the height of a building.

(m) Lot. A parcel of land or premises occupied, or which it is contemplated shall be occupied by one building with its usual auxiliary buildings or uses customarily incident to it, including such open spaces as are required by this ordinance and such open spaces as are arranged and designed to be used in connection with such building, shall be deemed a lot for the purpose of this ordinance. A corner lot is a lot at the junction of and fronting on two or more intersecting streets.

(n) Non-conforming Use. A non-conforming use is a use which does not comply with the regulations of the use district in which it is situated.

(o) Street. A thoroughfare used for public foot and vehicle traffic other than an alley as herein defined, shall be deemed a street.

(p) Street Line. The street line is the dividing line between a street and the lot. The front street line shall be deemed to be the shortest street line.

(q) Rear Yard. A rear yard is an open unoccupied space on the same lot with the building between the rear line of the building and the rear line of the lot.

(r) Side Yard. A side yard is an open unoccupied space on the same lot with the building situate between the building and the side line of the lot, extending through from the street to the rear yard.

(s) Outer Court. An outer court is an open unoccupied space other than a yard on the same lot with a building extending to either the street, alley or the rear yard.

(t) Inner Court. An inner court is an open unoccupied space on the same lot with the building not extending to either the street, alley or rear yard.

(u) Story. The term story means a vertical distance from floor to ceiling.

(v) Width of Street. The width of any street shall be the distance from property line to property line measured at right angles to the line of the street.

Section 5. USE DISTRICTS. For the purpose of classifying, regulating and restricting the location of trades and industries, and the location of buildings designed for industrial business, residence and other uses, the City of Coral Gables is hereby divided into four classes of districts, to-wit:

- (1) Residence Districts
- (2) Apartment and Hotel Districts
- (3) First Commercial Districts
- (4) Second Commercial Districts
- (5) Industrial Districts

The use districts hereinabove referred to are designated on certain use district maps attached to and expressly made a part of this ordinance. No building shall be erected, nor shall buildings or premises be used for any purpose other than the purpose permitted by this ordinance in the use district in which such building or premises is or are located.

Section 4. RESIDENCE DISTRICTS.

(a) In a residence district no building or premises shall be used nor shall a building be erected, altered, or enlarged which is arranged, intended, or designed to be used for an A, C or M use as defined hereafter. In a Residence District no building or premises shall be used nor shall any building be erected, altered or enlarged which is arranged, intended, or designed to be used other than for R uses or special uses exclusively as hereinafter provided.

(b) For the purpose of this ordinance, R uses are hereby defined as uses designed for and permitted in Residence Districts and conforming to the provisions relating to such districts; and all R uses are classified as R1, R2 or R3 uses as follows:

R1 Use — R1 use shall include every use as a one family dwelling house.

R2 Use — An R2 use shall include every use as golf or tennis grounds or similar use, church, convent, parish house, public recreation buildings, community center building, music school, university, public school, or a private or boarding school or college unless such private or boarding school or college is operated so as to bring it within the definition of a C use.

R3 Use — An R3 use shall include every use as a public park or public playground, or police station, fire station or municipal building. \* •

Section 5. APARTMENT DISTRICTS

(a) In an apartment district no building or premises shall be used nor shall a building be erected, altered, or enlarged which is arranged, intended or designed to be used for a C or M use as defined hereinafter. In an Apartment District no building or premises shall be used nor shall any building be erected, altered or enlarged which is arranged, intended, or designed to be used except for R or A uses or special uses exclusively as hereinafter provided.

(b) For the purposes of this ordinance, A uses are hereby defined as uses other than R uses, designed for and permitted in Apartment districts and conforming to the provisions relating to such districts; and all A uses are classified as A1, A2 uses as follows:

A1 Use — An A1 use shall include every use as an apartment house, boarding house, lodging house, or a hotel which is maintained within the limitations in Apartment Districts imposed thereon by this ordinance.

A2 Use — An A2 use shall include every use as a public library, public museum, public art gallery, hospital or sanitarium, an eleemosynary institution except as otherwise classified, or a private club excepting a club the chief activity of which is a service customarily carried on as a business.

Section 6. AUXILIARY USES IN RESIDENCE OR APARTMENT DISTRICTS.

(a) Auxiliary uses which do not alter the character of the premises in respect to their use for residential purposes shall be permitted in Residence and Apartment Districts. Auxiliary uses shall include the following, but the enumeration of such uses shall not be deemed to prevent proper auxiliary uses that are not referred to.

Signs advertising the premises for sale or for rent; and not prohibited by any valid ordinance; signs stating the use and/or address of the occupant of the premises and/or the name of the building, if an apartment building.

The office of a surgeon, physician or dentist, located in the dwelling or apartment used as the private residence of such surgeon, physician or dentist;

Customary home occupation located in a dwelling, studio, or apartment and carried on only by the members of the household of the person occupying such dwelling,

studio, or apartment as his private residence, provided no window or other display or sign is used to advertise such occupation;

The renting of one or more rooms or the providing of table board in a dwelling or apartment house occupied as a private residence, provided no window or other display or sign is used to advertise such use;

A public dining room or restaurant located in a hotel;

Such facilities as are required for the operation of a hotel or apartment house, or for the use or entertainment of guests or tenants of the hotel or apartment house, when conducted and entered only from within the building;

Private dining halls, dormitories, printing presses, students laboratories or workshops, playgrounds, athletic fields, or other customary facilities in connection with an R2 use;

Recreation and service buildings in a public park or public playground;

A private garage in connection with an R use, limited in ground area to ten per cent of the area of the lot, but not in excess of the ground area prescribed for or in excess of the capacity limits of a private garage; provided, however, that a private garage in connection with an R use shall not be located on the same lot with another private garage.

A private garage in connection with an A use in an apartment District limited in ground area to fifteen (15%) per cent of the area of the lot.

#### Section 7. COMMERCIAL DISTRICTS.

(a) In a Commercial district no building or premises shall be used nor shall a building be erected, altered, or enlarged which is arranged, intended, or designed to be used for R. uses as defined hereinafter. In a Commercial District no building or premises shall be used nor shall any building be erected, altered, or enlarged which is arranged, intended, or designed to be used except for R, A, or C uses or special uses exclusively as hereinafter provided.

(b) For the purposes of this ordinance, C uses are hereby defined as uses other than R and A uses, designed for and permitted in Commercial districts and conforming to the provisions relating to such districts; and all C uses are further defined and classified as C1, C2 or C3 uses as follows:

C1 Use - A C1 use shall include every use as:

Automobile repair shop, automobile parts or tire repair or vulcanizing shop, public garage, automobile fuel or service station;

Convention hall;

Financial institution;

Internal combustion engine operated in connection with any use permitted in a Commercial district, provided such engine is equipped and operated only with a competent muffling device;

Office;

Public or private institution, except an institution otherwise classified;

Restaurant, laundry, except a laundry in which machinery is used, theatre, dance hall, billiard room or bowling alley, if such restaurant, laundry, theatre, dance hall, billiard room or bowling alley is operated as a business for purposes of private profit;

Retail store, retail trade, vocation, profession, or shop for custom work or the making of articles to be sold at retail on the premises to the ultimate consumer, storage in warehouse of materials or products permitted as a C2 use; provided the operation of such store, trade, vocation, profession, shop, or storage does not involve the handling of materials, products, or articles across the public sidewalks in sufficient or considerable amounts so

as to interfere with the free, safe, and continuous passage of pedestrians along such walks; and provided such store, trade, vocation, profession, shop, or storage does not involve the handling or trucking of materials, products, or articles through the abutting or adjacent streets or alleys in sufficient quantities as to produce undue congestion in such streets and alleys or interfere with the usual functioning of those streets or alleys;

School for dancing except as hereinbefore classified, trade or vocational school other than an M use;

Wholesale sales office or sample room;

Provided the operation of any such specified use is not offensive or noxious by reason of the emission of odors, fumes or gases, dust, smoke, noise or vibrations.

C2 Use - A C2 use shall include all uses not otherwise classified, provided all materials and products are stored and all manufacturing operations are carried on entirely within substantial buildings completely enclosed with walls and roof, and provided no operations are of such a nature as to become offensive or noxious to the occupants of adjoining residence or apartment uses by reasons of the emission of odors, fumes or gases, dust, smoke, noise or vibrations; and C2 uses shall include such uses as:

Carpet cleaning, provided no dust is permitted to escape from the building;

Cigars, cigarettes, or smoking tobacco manufacturing;

Cotton, wool, flax, hair, hemp, leather, felt, paper, cardboard, cork, rubber, fur, feathers, horn, bone, shell, celluloid, fiber, articles or products manufacturing, or the manufacturing of articles or products from similar materials, but not including uses otherwise classified;

Felt manufacturing, provided no dust is permitted to escape from the building;

Ink manufacturing, not including the preparation of linseed or resin oils;

Lumber sawing, planing, dressing, shaping, pressing, turning, bending, carving, assembling, including carpenter shop for any kind of repairing or manufacturing except as otherwise classified whether or not the product is sold at retail on the premises;

Painting, enameling, japanning, lacquering, oiling, staining, or varnishing shop, whether or not the product or service is sold at retail on the premises;

Pharmaceutical products, toilet preparations, patent or proprietary, medicines, or baking powder manufacturing, provided no toxic or corrosive fumes, offensive odors or dust are permitted to escape from the building;

Storage of such materials or products as cotton, chemicals, clothing, drugs, dry goods, feed, food products, furniture, glass, groceries, hardware, household goods;

Any legal use not otherwise classified, if conducted wholly within a building generally occupied by more than one manufacturing use without serious annoyance or injury to other usual occupants of the same building and without affecting by reason of noxious odors, fumes or gases, or excessive dust, noise, vibration, or danger, a business or other use or activity which is customarily carried on or may be carried on wholly within the same building with the C2 use or which may be conducted on adjacent premises.

C3 Use - A C3 use shall include, provided all materials and products are stored and all manufacturing operations are carried on entirely within the substantial buildings completely enclosed with walls and roof, and provided no operations are of such a nature as to become offensive or noxious to the occupants of adjoining premises devoted to or adapted for other uses, by reason of the emission of odors, fumes or gases, dust, smoke, noise, or vibrations, the following uses:

Custom dyeing or cleaning, clothes cleaning, steam cleaning;

Feed manufacturing, except from refuse, offal or tankage;

Food products, beverages, confections manufacturing, preparation, compounding, baking, canning, packing, or bottling, including the grinding, cooking, roasting, preserving, drying, smoking, or curing of meats, fruits or vegetables, except a C1 use or a use otherwise classified;

Fuel distributing station (except a C1 use) from which fuel is sold at retail and where all fuel is unloaded from carriers and loaded upon carriers and stored entirely within substantial enclosed buildings, provided the operation of said station is carried on without the emission of dust or noise;

Ice manufacturing for purposes of sale;

Milk or ice distributing station from which truck or wagon deliveries are customarily made;

Poultry killing, packing, or storage for purposes of sale at wholesale;

Paint or enamel blending, including all operations except operations which are uses or other processes from which offensive or noxious odors, gases or fumes escape from the building;

Soap manufacturing from refined oils or fats, provided competent condensers or other appliances shall be operated where necessary to comply with the definition or the intended definition of a C3 use, and excepting the use of low grade greases, oils or tallow or other ingredients which emit noxious odors;

#### SECTION 8. INDUSTRIAL DISTRICTS.

(a) In an industrial district, no building or premises shall be used nor shall a building be erected, altered or enlarged which is arranged, intended, or designed to be devoted to a use prohibited in the City of Coral Gables by any other ordinance.

##### M 1 Use

(b) For the purpose of this ordinance an M1 use is hereby defined as any use for an occupation, business or activity other than an R, A, or C use, that may lawfully be carried on within the City, and shall include every lawful use except an R, A or C, or special use.

##### M 2 Use

(c) Shall include all occupations, business or activities not prohibited by the terms of existing building restrictions imposed by deed or contract.

#### Section 9. SPECIAL USES.

For the purpose of this ordinance all special uses are classified as follows:

Airdrome;

Street car barn;

Cemetery;

Circus, carnival, open air or tent show or similar use, operated for purposes of private profit;

Hospital or sanitarium for the care of contagious diseases or incurable patients;

Institution for the care of the insane or feeble-minded;

Penal or correctional institution ;

Police or fire station;

Public service water reservoir, filtration plant, or pumping station;

Railroad Stations.

#### Section 10. NON-CONFORMING USE

A non-conforming use existing at the time of the passage of this ordinance may be continued subject to the following conditions:

(a) A non-conforming use shall not be extended, but the extension of a use at any portion of a building which was arranged or designed for such non-conforming use at the time of the passage of this ordinance shall not be deemed the extension of a non-conforming use.

(b) A building designed or devoted to a non-conforming use may not be constructed or structurally altered to an extent exceeding an aggregate cost during any ten-year period<sup>of</sup> fifty per-cent of the value of the building, unless the use of the building is changed to a conforming use.

(c) A non-conforming use, if changed to a more restricted non-conforming use shall not thereafter be changed to a still more restricted use.

(d) A non-conforming use shall not be changed, unless changed to a more restricted use, providing that in a residential district a use shall not be changed unless changed to a conforming use.

#### Section 11. HEIGHT DISTRICTS.

For the purpose of regulating and limiting the height and bulk of buildings, the City of Coral Gables is hereby divided into four classes of districts to be known as:

1st Height District

2nd Height District

3rd Height District

4th Height District

The height districts hereinabove referred to are designated on certain height district maps hereto attached and expressly made a part of this ordinance. No building shall be hereafter constructed or erected in the City of Coral Gables except in conformity with the height regulations as herein described for the district in which such building is erected.

##### (a) First Height District

In the first height districts no building shall be hereafter erected to a height in excess of three stories and a finished attic, nor more than forty (40) feet to the finished ceiling line of the third story above the established grade of the street in front of the building.

##### (b) Second Height District

In second height districts, no buildings shall be hereafter erected to a height in excess of the width of the street on which said building fronts, except as is hereinafter provided in Section 12.

##### (c) Third Height District

In the Third height districts, no building shall be hereafter erected at a height in excess of ten stories and a finished attic, nor more than one hundred (100) feet to the finished ceiling line of the ten stories above the established grade of the street in front of the building, except as is hereinafter provided in Section 12.

##### (d) Fourth Height District

In a Fourth Height District no building shall be hereafter erected to a height in excess of one and one-half times the width of the street upon which such building fronts, except as is hereafter provided in Section 12.

#### Section 12. HEIGHT DISTRICT EXCEPTIONS

(a) The provisions of this Article shall not apply to the erection of the following structures:

1. Chimneys, flues or gas holders.
2. Water tanks other than those located on a roof of a building.

3. Bulkhead, elevator enclosures, towers, skylights or water tanks occupying in the aggregate less than twenty-five per cent of the roof on which they are located.

4. Parapet walls or collonades extending above the height limit not more than five feet.

5. Towers, spires, church roofs, domes, cupolas and belfries for ornamental purposes.

(b) In height Districts 2, 3 and 4, buildings may be hereafter erected to a height in excess of the height permitted in the height districts in which the building is constructed, provided, however, that for each additional two (2) feet in height, the building shall be set back from the street line of which it is constructed, one (1) foot, and for each additional four (4) feet in height, so provided for, such building shall be set back from the line of adjacent premises one (1) foot for each additional four (4) feet in height.

#### Section 15. AREA DISTRICTS

For the purpose of preventing the obstruction to light and air for adjoining premises and of regulating and limiting the intensity of the use of lot areas and regulating and determining the area of open spaces within and surrounding buildings, the City of Coral Gables is hereby divided into nine classes of area districts, to be known as:

Area District A

Area District 3

Area District C

Area District D

Area District 2

Area District F

Area District G

Area District H

Area District I

The area districts hereinabove referred to are designated on the area district map attached to and expressly made a part of this Ordinance. No building shall be constructed in the City of Coral Gables except in conformity with the area regulations herein prescribed for the area district in which such building is located.

For corner lots in all area districts except Area District A, whose side street line is in the same block with a lot or lots whose street line is the front street line, no building may be erected where the side street line of any such building on a corner lot is nearer than the established building line in the block.

#### Section 14. FRONT BUILDING LINE REQUIREMENTS

(a) In an "A" area district, buildings may be erected where the street line of any such building is even with the front street line of the lot on which said building is erected.

(b) In a "3" area district, no building shall be erected whose street line is nearer than ten (10) feet from the front street line of the lot on which such building is erected.

(c) In a "C" area district no building shall be erected whose street line is nearer than fifteen (15) feet from the front street line of the lot on which such building is erected.

(d) In a "D" area district no building shall be erected whose street line is nearer than twenty (20) feet from the front street line of the lot on which such building is erected.

(e) In an "E" area district, no building shall be erected whose street line is nearer than twenty-five (25) feet from the front street line of the lot on which such building is erected.

(f) In an "F" district area, no building shall be erected whose street line is nearer than thirty (30) feet from the front street line of the lot on which such building is erected.

(e) In a "G" area district, no building shall be erected whose street line is nearer than thirty-five (35) feet from the front street line of the lot on which such building is erected.

(h) In an "H" area district, no building shall be erected whose street line is nearer than forty (40) feet from the front street line of the lot on which such building is erected.

(i) In an "I" area district no buildings shall be erected whose street line is nearer than fifty (50) feet from the front street line on which such building is erected.

(j) No building shall be erected whose street line is nearer than one-half of the depth of the lot from the front street line of the lot in which such building is erected.

#### Section 15. REAR AND SIDE BUILDING LINE REQUIREMENTS

No building or obstruction shall be constructed or erected on any lot within the City of Coral Gables in any of the area districts herein for nearer than five (5) feet to the rear line of said lot on which such building is erected, except for buildings in "A" area.

Wherever use is permitted and no alley is platted at rear of property, buildings or obstructions must take a five (5') foot setback from rear line of lot.

On the following described lots herein enumerated, no building shall be erected nearer than five (5') feet to the side lines of the lots on which said building is erected.

#### LIST OF LOTS REQUIRING A 5' - 0" SIDE LINE RESTRICTION

##### GRANADA

|              |          |               |          |
|--------------|----------|---------------|----------|
| Lots 2 to 10 | Block 73 | Lots 3 and 4, | Block 79 |
| " 1 to 16    | " 72     | " 15 to 28    | " 78     |
| " 1 to 15    | " 71     | " 17 to 32    | " 77     |
| " 1 and 2    | " 70     | " 14 to 23    | " 76     |

##### DOUGLAS

|                |      |               |          |
|----------------|------|---------------|----------|
| Lots 10 and 11 | " 12 | Lots 9 and 10 | Block 21 |
| " 21 and 22    | " 13 | " 15 and 16   | " 24     |
| " 6 and 7      | " 16 | " 19 and 20   | " 29     |

##### SECTION A

|                |         |                      |         |
|----------------|---------|----------------------|---------|
| Lots 1 to 10   | Block 1 | Lots 2,21,22,23      | Block 9 |
| " 1 to 12      | " 10    | " 11,12,13,14        | " 12    |
| " 1 to 11      | " 11    | " 10,11,12,13 and 14 | " 13    |
| " 1 and 2      | " 7     | " 10,11 and 12       | " 14    |
| " 1,2,16,17,18 | " 8     |                      |         |
| " 1 to 11      | " 18    |                      |         |

##### SECTION B

|                      |          |               |         |
|----------------------|----------|---------------|---------|
| Lots 2 and 3         | Block 27 | Lots 13 to 23 | Block 9 |
| " 1,2,3,20,21 and 22 | " 39     | " 10 to 20    | " 34    |
| " 1,2,3 and 20       | " 38     | " 18 to 34    | " 22    |
| " 2 and 3            | " 32     | " 19 to 36    | " 23    |
| " 2,3 and 4          | " 36     | " 23 to 38    | " 32    |
| " 12 to 22           | " 8      | " 7 to 15     | " 36    |

##### SECTION C

|                         |         |                  |         |
|-------------------------|---------|------------------|---------|
| Lots 23 and 24          | Block 1 | Lots 10 to 14    | Block 8 |
| " 9 to 14               | " 2     | " 10,11,12,13, ) |         |
| " 9 to 14               | " 3     | 15 to 22 )       | " 9     |
| " 10,11,12 and 14 to 21 | " 4     | " 13 to 22       | " 10    |
| " 10 to 14 and 1 to 9   | " 7     | " 1 to 11        | " 32    |
|                         |         | " 14 to 23       | " 15    |

LIST OF LOTS REQUIRING A 5'-0" SIDE LIKE RESTRICTION - Continued

SECTION D

|              |         |             |          |
|--------------|---------|-------------|----------|
| Lots 1 to 13 | Block 1 | Lots 3 to 8 | Block 20 |
| " 2 to 7     | " 11    | " 3 to 9    | " 17     |
| " 2 to 5     | " 16    | " 1 to 9    | " 19     |
| " 11 to 15   | " 3     | " 21 to 28  | " 14     |
| " 6 and 7    | " 4     | " 13 to 16  | " 13     |
| " 6, 7 and 8 | " 5     | " 13 and 14 | " 10     |
| " 3 to 9     | " 18    |             |          |

SECTION E

|                                |         |                          |          |
|--------------------------------|---------|--------------------------|----------|
| Lots 15 to 26 (except D)       | Block 7 | Lots 1 to 6              | Block 27 |
| " 12 to 22                     | " 8     | " 1 to 6, 6 to 12        | " 26     |
| " 7 to 10                      | " 9     | " 14 to 18, 1 to 5, 7    |          |
| " 3,4,5 and 6                  | " 24    | to 11                    | " 25     |
| " 1,2 and 3, 5 to 10           | " 28    | " 18,19 and 20, 11 to 16 | " 20     |
| " 31 to 36, 25 to 29, 19 to 23 | " 22    | " 7 to 12                | " 21     |
| " 23 to 27, 17 to 21           | " 23    | " 8 to 14                | " 14     |
| " 18 to 32                     | " 4     | " 1 to 5                 | " 10     |
| " 13 to 22                     | " 15    | " 1 to 16                | " 5      |
|                                |         | " 1 to 12                | " 12     |

COUNTRY CLUB #1

|               |         |              |          |
|---------------|---------|--------------|----------|
| Lots 1 to 12, | Block 1 | Lots 3 and 4 | Block 19 |
| " 13 to 14    | " 4     | " 11,12,13   | " 20     |
| " 14 to 15    | " 5     | " 11,12,13   | " 21     |
| " 1 to 26     | " 6     | " 10 to 14   | " 22     |
| " 3 to 27     | " 7     | " 15 to 22   | " 22     |
| " 12,13,14    | " 9     | " 9 to 15    | " 12     |
| " 9,10,11     | " 10    | " 4,5,6,7    | " 18     |
| " 4 to 8      | " 11    | " 5,6,7,8    | " 15     |
| " 19 to 23    | " 17    | " 10 and 11  | " 13     |
| " 12,13,14    | " 15    |              |          |

COUNTRY CLUB #2

|              |          |
|--------------|----------|
| Lots 1 to 21 | Block 23 |
| " 2,23,22    | " 24     |
| " 2,23,22    | " 29     |

COUNTRY CLUB #3

|              |          |
|--------------|----------|
| Lots 2 to 11 | Block 49 |
| " 19 to 36   | " 31     |
| " 16 to 26   | " 45     |
| " 11 to 18   | " 46     |

COUNTRY CLUB #4

|                |          |
|----------------|----------|
| Lots 1 to 73 ) |          |
| " 82 to 97 )   |          |
| " 99 )         | Block 50 |
| " 104 to 146 ) |          |
| " 150 to 157 ) |          |
| " 8 and 9      | " 62     |

COUNTRY CLUB #6

|                       |           |                             |           |
|-----------------------|-----------|-----------------------------|-----------|
| Lots 13 to 22         | Block 114 | Lots 2, 3 and 4, 7, 8 and 9 | Block 121 |
| " 3 and 4             | " 115     | " 1 to 8                    | " 119     |
| " 12 to 17            | " 116     | " 15 to 20                  | " 135     |
| " 12 to 20            | " 117     | " 6 and 7                   | " 138     |
| " 3 to 12             | " 124     | " 7 to 12                   | " 128     |
| " 1 and 2             | " 123     | " 1 to 6                    | " 155     |
| " 1 to 8              | " 122     | " 2 end 3                   | " 141     |
| " 1,2 and 3, 22,23,24 | " 120     | " 2,3 and 4                 | " 131     |
| " 1 and 2, 23 and 24  | " 130     | " 2 to 24                   | " 146     |
| " 1 and 2             | " 144     | " 5 and 24                  | " 147     |
| " 1 and 2             | " 145     | " 2 and 24                  | " 148     |
| " 5,6 and 7, 9 and 10 | " 118     |                             |           |

RIVIERA

|                   |          |                    |           |
|-------------------|----------|--------------------|-----------|
| Lots 8 to 14      | Block 43 | Lots 1,2,3,4 and 5 | Block 131 |
| " 1 to 16         | " 54     | " 2 to 11          | " 130     |
| " 1 to 12         | " 86     | " 1 to 8 )         |           |
| " 27 to 43        | " 85     | " 22 to 28         | " 239     |
| " 18 to 35        | " 132    | " 1 to 21          | " 256     |
| " 22 and 23       | " 136    |                    |           |
| " 9,10,11, and 12 | " 136    |                    |           |

On all other lots in the City of Coral Gables, not hereinabove specifically provided for, no building or obstruction shall be hereafter erected nearer than three feet to the side lines of the lot on which said building is erected, except for buildings in "A" area.

Section 16. YARDS AND COURTS WHEN NOT REQUIRED

The provisions of this article shall not be deemed to apply to courts or shafts for bathrooms, toilet compartments, hallways or stairways, nor shall they apply to yards and courts which may be required in addition to those required by this article.

Section 17. SUPERVISING ARCHITECT

(a) A supervising architect shall be appointed by the City Manager subject to the approval of the City Commission. He shall be first appointed for a term expiring June 30, 1932, and for two year terms thereafter. The Supervising Architect shall have the following qualifications:

1. He shall have ten (10) years experience in the practice of his profession.
2. He shall be a registered architect in the State of Florida.
3. He shall be a member of the American Institute of Architects.

(b) Every application for a permit to erect a building or other structure shall be accompanied by detailed plans and specifications, which shall be submitted to the supervising architect for his examination and approval before issuance of such building permit by the Building Inspector.

It shall be the duty of the Supervising Architect to require such changes, if any, in said plans and specifications as may be necessary; (1) to conform to the provisions of this and other valid ordinances of the City of Coral Gables; (2) to conform to the provisions of any building conditions; covenants or restrictions to which the title of the land, upon which the building is to be erected, is subject with respect to the architectural type, appearance, exterior decoration and coloring of the building or structure; and including the provisions of any general plan created or evidenced by such building conditions, covenants or restrictions, for harmonious and artistic architectural construction of buildings in the subdivision or section in which such land is located. Said supervising architect may also suggest or recommend such changes in said plans and specifications as in his judgment may also be requisite or appropriate to the maintenance of a high standard of construction, architectural beauty and harmony.

No plans or specifications in violation of the terms of any valid building conditions, covenants or restrictions to which the title of the land is subject shall be approved, without a release or waiver of such conditions, covenants or restrictions; and no building permit shall be issued by the Building Inspector without such approval of the Supervising Architect.

The Building Inspector shall require the applicant or holder of a permit authorizing exterior coloring or awning work to submit to the supervising architect for his approval, prior to the execution of such work, samples of colors to be used in such work; and the supervising architect shall require the use of appropriate and harmonious colors therein.

Section 18. ARCHITECTURAL TYPE DISTRICTS

For the purpose of regulating the architectural type of building, the City is hereby divided into eight (8) classes of districts to be known as:

- (1) Italian Village Type Buildings
- (2) Florida Pioneer Type Buildings
- (5) Venetian Country Type Buildings
- (4) French Country Type Buildings
- (5) Dutch-African Pioneer Type Buildings
- (6) French Eighteenth Century Type Buildings
- (7) Chinese Compound Type Buildings
- (8) Spanish Type Buildings

No building or structure shall hereafter be constructed or erected on the following described lots in Coral Gables except in conformity with the architectural type regulations for the district in which such building is located.

(1) Italian Village type buildings on Lots 1 to 8 inclusive; Lots 12 to 23, Block 8; Lots 1 to 24, inclusive, Block 13; Lots 1 to 9 inclusive, Block 18; Lots 1 to 7 inclusive and Lot 29, Block 12; Lots 6 to 12, inclusive, Block 9, Riviera Section.

(2) Florida Pioneer type buildings on: Lots 11 to 29, Block 98; and Lots 15 to 33, Block 93, Country Club Part Five Section.

(3) Venetian Country type buildings on Lots 13 to 21, inclusive, Block 97, Lots 12 to 23, inclusive, Block 98; Lots 10 to 22, inclusive, Block 99, Lots 11 to 13, inclusive, Block 105, Lots 11 to 14, inclusive, Block 106, Country Club Section Five.

(4) French Country type buildings on Lots 1 to 9, inclusive, Block 244; All of Block 125, Riviera Section.

(5) Dutch-African Pioneer type buildings on all of Blocks 265 and 266, Riviera Section.

(6) French Eighteenth Century type buildings on Lots 1 to 12, inclusive, Block 259; Lots 1 to 9, inclusive, Block 244; All of Block 126, Riviera Section.

(7) Chinese Compound type buildings on all of Block 100, Riviera Section.

(8) Spanish Type buildings on all other lots and blocks in Coral Gables, except when an M. use is permitted.

#### Section 19. ENFORCEMENT OF ORDINANCE

This ordinance shall be enforced by the Building Inspector who is hereby empowered and whose express duty it is hereby made to administer this ordinance in conjunction with the administration of such portions of the general ordinances of the City of Coral Gables as are commonly designated as the building code of the City of Coral Gables in such a manner as to facilitate their joint administration for the purpose of enforcing this ordinance. The authority vested in him under said building code is hereby declared to be vested in him under this ordinance.

#### Section 20. BOARD OF APPEALS

The Board of Appeals is hereby established. The members of such Board shall be appointed by the Mayor, by and with the consent and approval of the City Commission. The Board of Appeals shall consist of five (5) members, three to be appointed for the term expiring June 30, 1932, and thereafter for full two year terms; and two to be appointed for a term expiring June 30, 1934 and thereafter for full four year terms. One of said members shall be an architect who has had five (5) years experience in the practice of his profession; one shall be a structural engineer who has had at least five (5) years experience in the practice of his profession; and another shall have had at least five (5) years experience as a real estate dealer.

A Chairman of such board shall be designated by the Mayor. The City Clerk shall act as Secretary of such board and shall keep minutes of its proceedings, showing the vote of each member on every occasion, or if absent or failing to vote, indicating such fact. The Board of Appeals shall fix the time for regular meetings of the Board. Special meetings may be called by the Chairman or at the request of two members, provided that notice of the same shall be mailed to each member at least forty-eight hours before the time set except that the announcement of a special meeting at any meeting at which all members are present shall be sufficient notice of such meeting. All meetings shall be open to the public. Three members shall constitute a quorum. A majority of the members shall control its official action.

The members of said Board of Appeals shall receive such salary, if any, as shall be fixed by the City Commission in the annual appropriation budget.

Section 21. FUNCTIONS OF THE BOARD OF APPEALS

(a) The Board of Appeals shall adopt from time to time such rules and regulations as it may deem necessary to interpret and carry into effect the provisions of this Ordinance, and shall recommend to the City Commission such ordinances or amendments as it may deem necessary or desirable to carry into effect the provisions of this ordinance or to modify the same. Variations from or amendments to this ordinance shall in all cases be made by ordinances. The regulations imposed on the districts created under this ordinance may be varied or amended from time to time by ordinance, but no such variation or amendments shall be made without a hearing before the Board of Appeals, at which persons interested shall be afforded an opportunity to be heard.

Notice of such hearing shall be published at least fifteen days in advance thereof in a newspaper of general circulation in Dade County. Such notice shall state the time and place of the hearing and the place where copies of the proposed varying or amending ordinance will be accessible for examination by interested parties. Such hearing may be adjourned from time to time. Within thirty days in cases of amendments and five days in cases of variations after the final adjournment of such hearing the board of appeals shall make a final report and submit a proposed ordinance to the City Commission. The City Commission may enact the ordinance with or without change or may refer it back to the Board of Appeals for further consideration. Any proposed variation or amendment which fails to receive the approval of the Board of Appeals shall not be passed, except by the favorable vote of four-fifths of all the members of the City Commission.

(b) Variations. Under application such Board of Appeals shall have power to review the action of the enforcing officers of the City of Coral Gables. In order to determine whether it is in accordance with the terms of this ordinance. Wherein specific cases of applications for permits there are practical difficulties or particular hardship in the way of carrying out the strict letter of the provisions of this ordinance the Board of Appeals shall have power upon application to recommend variations of or from the original ordinance or amendments thereto.

Section 22. VIOLATIONS AND PENALTIES

For any and every violation of the provisions of this ordinance, the owner, general agent or contractor of a building or premises where such violation has been committed or shall exist, and the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, and the owner, general agent, contractor, lessee or tenant of any part of a building or premises, in which part such violation has been committed or shall exist, and the general agent, architect, builder, contractor or any person who commits, takes part in or assists in such violation or who maintains any building or premises in which any such violations shall exist, shall for each and every violation and for each and every day or part thereof that such violation continues, be subject to a fine of not more than One Hundred (\$100) Dollars. Legal remedies for violations shall be had and violations shall be prosecuted in the same manner as is prescribed by law or ordinance for the prosecution of violations of other ordinances, effective in the City of Coral Gables.

Section 25. REMEDIES

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used, in violation of this ordinance or of any other ordinance or lawful regulation, the proper

authorities of the City of Coral Gables in addition to the remedies herein provided for, may institute any appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, or to impose a penalty for such violation, or to restrain, correct or abate such violation, in order to prevent the occupancy or use of said building, structure or land contrary to the provisions hereof, or to prevent any illegal act, conduct, business or use in or about such premises.

Section 24. VALIDITY OF ORDINANCE

If any section, paragraph, subdivision, clause, sentence or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder of this ordinance but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 25. EFFECT ON PRESENT ORDINANCES

This ordinance shall not be construed as repealing or modifying any valid ordinances of the City of Coral Gables not in effect which restrict the location of industries, entertainments, occupations, establishments or enterprises of any kind.

Section 26. WHEN EFFECTIVE

This ordinance shall take effect and be in force from and after its passage, approval and due publication.

PASSED AND ADOPTED this fifteenth day of December, A.D. 1930.

Attest:

*Florence Stith*  
DEPUTY CLERK  
Florence Stith

Approved:

*C. Lee McGarr*  
MAYOR

C. Lee McGarr

ZONING MAP

ORDINANCE # 153

ZONING MAP - ORDINANCE # 153

**ENVELOPE  
CONTAINED  
NO MATERIAL**

***MICROGRAPHICS***

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