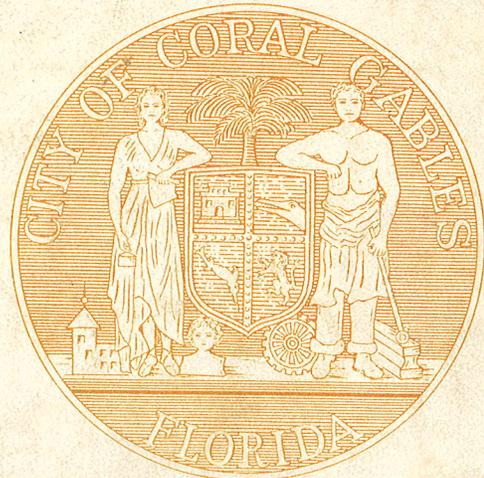


**ZONING  
CODE  
OF THE CITY OF  
CORAL  
GABLES  
FLORIDA**



*John E. ...*

# *Information . . .*

## **PLANNING AND ZONING BOARD**

The Planning and Zoning Board meets on the First and Third Monday of the month at 7:30 P.M. in the Commission Chamber in the City Hall.

Applications to the Planning and Zoning Board must be filed with the Secretary at least ten (10) days preceding the meeting of the Board.

Be sure plans call for the building or structure to face the front of the lot.

A permit issued for plans which do not conform to all city ordinances is not valid, and does not permit construction until the plans meet all regulations.

### **ATTENTION!**

DON'T buy a lot until you have consulted the Zoning Code as to what Uses are permitted thereon.

DON'T rent property for income purposes until you have consulted with the Planning and Zoning Division or checked the Zoning Code.

DON'T change the front of your building with the idea of putting in a store or commercial unit until you have consulted the Zoning Code.

DON'T have your plans drawn up until you have presented a preliminary plan to the Board of Architects which meets each Wednesday afternoon.

DON'T put in your foundation or effect any alterations until you have been issued a permit.

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# THIS ZONING CODE

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*AS amended through December 31, 1965, is published for the benefit of the Citizens of Coral Gables and for everyone who may be considering the construction or alteration of any type building or premises in Coral Gables.*

**CITY COMMISSION**

- C. L. DRESSEL, JR., *Mayor*
- GEORGE M. WILSON, *Vice Mayor*
- WILLIAM H. CHAPMAN
- JOSEPH H. MURPHY
- W. KEITH PHILLIPS, JR.

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- A. NILES WHYTE
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- JOHN E. VINSANT

**CITY CLERK**

- LORETTA V. SHEEHY

# ZONING CODE

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# ORDINANCE NO. 1525 (With Amendments)

## Zoning Code of Coral Gables, Florida

AN ORDINANCE DEALING WITH ZONING IN THE CITY OF CORAL GABLES; PERMITTING IT TO BE KNOWN AS THE "ZONING CODE" AND/OR "ZONING ORDINANCE", INTERCHANGEABLY OF THE CITY OF CORAL GABLES, FLORIDA, AS AMENDED THROUGH JUNE 30, 1965; PRESCRIBING RULES AND REGULATIONS; CREATING A PLANNING AND ZONING BOARD AND BOARD OF ARCHITECTS AND DEFINING THE DUTIES AND POWERS THEREOF; FIXING PENALTIES AND REPEALING ALL ORDINANCES IN CONFLICT OR INCONSISTENT HEREWITH.

WHEREAS, by the provisions of its charter, authority is conferred upon The City of Coral Gables in the interests of public health, safety, order, convenience, comfort, prosperity or the general welfare, to adopt a plan or plans for the districting or zoning of the city, for the purpose of regulating the location of trades, industries, apartment houses, dwellings, and other use of property, or for the purpose of regulating the height of buildings and other structures; or the area and dimensions of lots or yards in connection with buildings or other structures, and for the purpose of regulating the alignments of buildings or other structures near street frontages, and to regulate the type, exterior decoration and coloring of buildings; to conform to building restrictions established by subdivision plans, etc.; and

WHEREAS, such authority was exercised by the enactment February 16, 1937 of Ordinance No. 271, known as the "Zoning Ordinance of the City of Coral Gables"; and

WHEREAS, since February 16, 1937 numerous amendments have been made to Ordinance No. 271, and for the purpose of greater clarity and convenience it is deemed necessary to amend and re-enact such ordinance to reflect such changes, together with interpretations thereof and policies determined in connection therewith; to rearrange and renumber the sections of the ordinance; and to combine the Use District, Building Content and Area District Maps attached to and made a part of Ordinance No. 271 into one map, to be designated as the "Use and Area" map.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. That Ordinance No. 271, passed and adopted February 16, 1937 and known as the "Zoning Ordinance" be and the same hereby is amended so that the said ordinance shall hereafter read as follows:

### 1. GENERAL

SECTION 1.01 SHORT TITLE. This ordinance, together with future amendments thereof, and the "Use and Area" map attached hereto and hereby made a part hereof by reference, with future changes or amendments thereof, shall be known as the "Zoning Code" of The City of Coral Gables, Florida. The Use and Area map may be prepared and shown in separate sections or plates, which shall collectively be known as the "Use and Area Map." Explanatory notes upon the Use and Area map shall be deemed a part of such map and this code.

SECTION 1.02 INTERPRETATION, PURPOSE. In interpreting and applying the provisions of this code, they shall be held to be the minimum requirements for the promotion of the health, safety, morals or general welfare

of the community. It is not intended by this code to interfere with, abrogate or annul any easements, covenants or other valid title restrictions imposed by agreements between parties, provided however, that where this code imposes a higher standard upon the use of buildings or premises, or requires larger open spaces or other restrictions than are imposed or required by other ordinances, rules, regulations or by easements, covenants, or agreements, the provisions of this code shall control.

SECTION 1.03 ANNEXED TERRITORY. All territory which may be hereafter annexed to The City of Coral Gables shall be automatically zoned as an R-Use District until otherwise changed by ordinance, after public hearing as herein provided.

SECTION 1.04 VACATIONS — BUILT-UP LAND. Whenever any street, alley or other public way is vacated by official action of the Commission of the City of Coral Gables, the Use District and Area regulations governing the property abutting upon each side of such street, alley or public way shall be automatically extended to the center of such vacation and all area included within the vacation shall thereafter be subject to all appropriate regulations of the extended Use Districts. In all cases where land is built-up by fill upon areas formerly under water, the Use District and Area regulations applying to the land immediately adjoining such built-up land shall be automatically extended thereto.

### 2. DEFINITIONS

SECTION 2.01 DEFINITIONS. Unless inconsistent with the context of the code the terms hereinafter set forth and used throughout this code shall be defined as follows:

SECTION 2.02 GENERAL CONSTRUCTION. 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 words "used for" include the words "designed for"; and the word "shall" is mandatory and not directory.

SECTION 2.03 ALLEY. A narrow thoroughfare dedicated or used for public use upon which abut generally the rear of the premises, or upon which service entrances of buildings abut, which is not generally used as a thoroughfare by both pedestrians and vehicles, or which is not used for general traffic circulation, and is not otherwise officially designated as a street.

SECTION 2.035 APARTMENT. A room or a suite of rooms within an apartment house, arranged, intended or designed to be used as a home or residence of one family with kitchen facilities for the exclusive use of the one family. Apartments shall not be permitted to have outside doors to bedrooms.

SECTION 2.04 APARTMENT BUILDING. A building which is used or intended to be used as a home or residence for three or more families living in separate apartments, in which the yard areas, hallways, stairways, balconies and other common areas and facilities are shared by families living in the apartment units.

SECTION 2.05 APARTMENT GARAGE. A building designed and used exclusively for the housing of automobiles belonging to the occupants of an apartment building on the same premises.

**SECTION 2.055 APARTMENT HOTEL.** A building designed for or containing both apartments and individual hotel guest rooms under resident supervision and which maintains an inner lobby through which all tenants must pass to gain access to apartments and hotel rooms.

**SECTION 2.06 AUTOMOBILE SERVICE STATION.** An establishment conducted principally for the business of fueling and lubricating motor vehicles, and for the performance of incidental service to motor vehicles, such as washing, cleaning, polishing, tire changing and repair, battery recharging and replacement and the like; including the sale of tires, batteries and incidental vehicle accessories, but not including any mechanical repair, body or upholstery repair upon vehicles or the storage of vehicles. Any establishment performing mechanical or electrical or body or upholstery repair or work upon vehicles, or storing vehicles, shall be deemed to be an auto repair shop or public garage.

**SECTION 2.07 AUXILIARY OR ACCESSORY 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, but not including any commercial activity.

**SECTION 2.075 BASEMENT.** A level of a building the floor of which is two feet (2') or more below grade and the ceiling of which is not more than four feet (4') six inches (6") above grade.

**SECTION 2.08 BILLBOARDS.** A surface whereon advertising matter is set in view conspicuously and which advertising does not apply to premises or any use of premises wherein it is displayed or posted.

**SECTION 2.09 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, (when used otherwise than in a platted description of specific property).

**SECTION 2.10 BUILDING.** A building is a structure entirely separated from any other structure by space or by walls in which there are no communicating door or windows or similar openings.

**SECTION 2.11 BUILDING SITE.** A parcel of land having not less than the minimum area permitted by this code for a building to be erected thereon, including such open spaces as are required by this code and such open spaces as are arranged and designed to be used, or actually used, in connection with such building, but in no case containing less than the minimum area prescribed by this code, shall be deemed a building site for the purpose of this code.

**SECTION 2.113 CARPORT.** A roofed structure not more than seventy-five percent (75%) enclosed by walls and attached to the main building for the purpose of providing shelter for one or more motor vehicles.

**SECTION 2.117 CHURCH.** A building used for non-profit purposes by a recognized and legally established sect solely for the purpose of worship.

**SECTION 2.12 CLUB VENDOR.** A private club, as defined herein, vending alcoholic beverages and intoxicating liquors without limitation as to alcoholic content, at retail for consumption on the premises.

**SECTION 2.125 CONVALESCENT HOME.** A building wherein for compensation, nursing care is provided for persons suffering from illness, other than mental or contagious, which is not of sufficient severity to require hospitalization, or persons requiring further institutional care after being discharged from a hospital other than a

mental hospital. Occupancy of a convalescent home by any patient shall not exceed 30 days within any calendar year.

**SECTION 2.13 COURT.** An open, unoccupied, unobstructed space, other than a yard, on the same lot as a building. Trees or shrubs may be used in a court.

**SECTION 2.14 COURT, INNER.** A court not extending to a street or alley or to a front, side or rear yard.

**SECTION 2.15 COURT, OUTER.** A court extending to a street or alley or to a front, side or rear yard.

**SECTION 2.16 DEPTH AND WIDTH.** The depth of a lot is the mean horizontal distance between the front and rear lot lines. The width of a lot is the distance between the side lines thereof if such side lines are parallel to each other; if side lines are not parallel, width shall be construed as mean width.

**SECTION 2.164 DOG KENNEL; COMMERCIAL.** The keeping of any dog or dogs, regardless of number, for sale, breeding, boarding or treatment purposes except in an animal hospital or dog beauty parlor, as permitted by these regulations, or the keeping of five or more dogs, six months or older, on premises used for residential purposes, or the keeping of more than one dog on vacant property or on property used for business or commercial purposes.

**SECTION 2.167 DORMITORY.** A building intended or used principally for sleeping accommodations where such building is related to an educational or public institution, including religious institutions.

**SECTION 2.17 DUPLEX OR TWO-FAMILY RESIDENCE.** A residence building designed for, or used as, the separate homes or residence of two (2) separate and distinct families, having the exterior appearance of a single family dwelling house. Each individual unit in the duplex shall have all living rooms accessible to each other from within the unit and each individual unit is to be occupied exclusively by one family.

**SECTION 2.18 EFFICIENCY APARTMENT.** An apartment consisting of a combination living room and bedroom with small auxiliary rooms such as kitchenette, breakfast nook and bath, arranged so as to be practically a one room apartment.

**SECTION 2.19 ESTABLISHED GRADE.** The established grade, as applied to any premises, shall be the highest elevation of the sidewalk abutting such premises, or, if there is no sidewalk, the highest elevation of the crown of the road or street abutting such premises, as fixed by the City.

**SECTION 2.20 FAMILY.** A body of persons (two or more) who live together on the same premises, upon one of whom there is an obligation, either legal or moral, to support the others — in whole or in part — and who occupies the position of head of the house, or pater familias.

**SECTION 2.204 FLAT ROOF.** A roof having a pitch of not more than one and one-half inches (1½") in twelve inches (12").

**SECTION 2.207 FRONTAGE, LOT OR FRONTAGE, STREET.** The distance for which the front **lot line** and the front **street line** are coincident.

**SECTION 2.21 GARAGE APARTMENT.** A private garage, containing living quarters in the same building. (See Section 3.15 for permissive use of living quarters.)

**SECTION 2.215 GRADE.** The highest elevation of the sidewalk abutting such premises. In the absence of sidewalks or proposed sidewalks, the highest elevation of the crown of the street abutting such premises shall be used.

**SECTION 2.22 GRADE, FINISHED.** The finished grade of premises improved by a building is the elevation of the surface of the ground adjoining the building. Where the finished grade is below the level of the established grade, the established grade shall be used for all purposes of this ordinance.

**SECTION 2.224 GROUND FLOOR.** A level of a building the floor of which is located not more than two (2) feet below nor more than six feet (6') above established grade.

**SECTION 2.227 HALF-STORY.** A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet (3') above the top floor level and in which space not more than two-thirds ( $\frac{2}{3}$ ) of the floor area is finished for use. A half-story containing independent apartments or living quarters shall be counted as a full story.

**SECTION 2.23 HEIGHT OF BUILDING.** The height of a building shall be the vertical distance measured from the mean level of the finished 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 finished grade for the purpose of determining the height of a building. Penthouses, air-conditioning towers, elevator towers, machine rooms, stair towers, cupolas, steeples and domes not exceeding in combined gross floor area twenty-five (25) percent of the area of the floor immediately below, and flag poles, airplane beacons, and chimneys may exceed the permissible height limit by not more than twelve feet (12') provided however that in no case shall such structures exceed a height of more than one hundred fifty feet (150') above finished grade.

**SECTION 2.24 HOTEL.** A building in which lodging or boarding and lodging are provided and offered to the public for compensation in which ingress and egress to and from all rooms is made through an inside lobby or office which is supervised normally by a person at all hours. As such it is open to the public in contradistinction to a boarding, lodging house or an apartment building.

**SECTION 2.25 LOT.** A lot shall be deemed to be any tract, area or parcel of land platted as a lot upon a recorded plat intended for occupancy by a Use permitted in this Ordinance. A "corner lot" is a lot at the junction of and fronting on two or more intersecting streets, or street and canal or waterway.

**SECTION 2.255 MEZZANINE.** An intermediate floor placed in any story or room. When the total area of any such mezzanine floor exceeds thirty-three and one-third ( $33\frac{1}{3}$ ) percent of the total floor area in the room or story in which the mezzanine floor occurs it shall be considered as constituting an additional story. The clear height above or below a mezzanine floor construction shall be not less than seven feet (7').

**SECTION 2.26 MOTEL OR MOTOR COURT.** A motel or motor court is a series of attached or semi-attached dwelling units where each unit has convenient access to parking space for the use of the unit's occupants. The units, with the exception of the apartment of the manager or caretaker, are designed to provide sleeping accommodations for automobile transients or overnight guests and NO KITCHEN FACILITIES are offered.

**SECTION 2.27 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.

**SECTION 2.272 NURSING HOME.** A building for the accommodation of convalescents or other persons who are not acutely ill and not in need of hospital care but who require skilled nursing care and related medical services.

**SECTION 2.274 PARAPET.** That portion of a wall which extends above the roof line.

**SECTION 2.276 PENTHOUSE.** An enclosed roof structure extending not more than twelve feet (12') above the roof of a building and having an area not exceeding more than twenty-five (25) percent of the area of the floor immediately below. A penthouse shall not be construed as a story.

**SECTION 2.278 PORTE-COCHERE.** A roofed structure attached to a building and erected over a driveway for a building entrance not exceeding one story in height and open on three sides.

**SECTION 2.28 PRIVATE CLUB.** The term "private club" shall pertain to and include associations and organizations of a fraternal or social character, or which are maintained in connection with a golf course; and shall not include casinos, night clubs or other institutions operated as a business. Such organizations and associations must be organized under the laws of the State of Florida as a non-profit corporation.

**SECTION 2.29 PUBLIC GARAGE.** A building or premises arranged, designed and intended to be used for the storage or service of motor vehicles for hire or reward, or which does not come within the definition of a private or apartment garage as herein set forth.

**SECTION 2.30 PRIVATE GARAGE.** A building designed and used exclusively for storage on the ground floor of not more than four motor vehicles 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 business of the owner of such automobiles so stored.

**SECTION 2.305 REPLAT.** The redividing of lots within a platted subdivision for the purpose of recording in the public records of Dade County, Florida.

**SECTION 2.31 SCREENED STRUCTURE OR SCREENED ENCLOSURE.** A frame erected of metal or wood which framing and overhead supports are only covered with insect screening of metal, fiberglass or other approved insect screening. The insect screening shall have at least fifty (50) percent open area per square inch. The framing and overhead supports of such screened structure or screened enclosure shall be solely for the purpose of supporting such screening.

**SECTION 2.32 TENTS.** A tent is any portable or removable shelter made of canvas and/or some other similar fabric, either natural or synthetic, as contrasted with "awning" or "canopy", as defined.

**SECTION 2.33 SETBACK.** The minimum horizontal distance between the lot or property line and the nearest front, side or rear line of the building (as the case may be), including terraces or any covered projection thereof, excluding steps.

**SECTION 2.334 SIGN.** An identification, description, illustration, or device which is affixed to or represented directly or indirectly upon a building, structure, or land and which directs attention to a product, place, activity, person, institution or business.

**SECTION 2.337 SIGN; DETACHED.** A sign not attached to or painted on a building, but which is affixed to the ground. A sign attached to a surface such as a fence or wall shall be considered a detached sign.

**SECTION 2.34 SINGLE FAMILY RESIDENCE.** A private residence building used or designated 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, and to be occupied exclusively by one

(1) family. Doors or other openings constituting more than one front entrance shall be presented to the City Commission for approval, provided, however, that such doors or other openings are not exits or entrances to a sleeping room. (1518)

**SECTION 2.345 STORY.** That portion of a building included between the upper surface of any floor and the upper surface of the floor next above or if there be no floor above it, then the space between such floor and the ceiling next above it. A mezzanine which exceeds thirty-three and one-third (33 $\frac{1}{3}$ ) percent of the total floor area in that room or story in which the mezzanine floor occurs shall be considered as a story. If the finished floor level directly above a basement is six feet (6') or more above grade such basement shall be considered a story.

**SECTION 2.35 STREET.** A thoroughfare used for public foot and vehicular traffic other than an alley as herein defined, shall be deemed a street.

**SECTION 2.36 STREET LINE.** The street line is the dividing line between a street and a lot.

**SECTION 2.362 SURVEY, CERTIFIED.** A Survey, sketch, plan, map or other exhibit is said to be certified when a written statement regarding its accuracy or conformity to specified standards is signed by a registered surveyor, and shall show property corner stakes; property line dimensions; interior property line angles; existing structures, their dimensions and relation to property lines; general elevation of property; all existing utilities and related data; existing right-of-way; easements of record; existing sidewalks; general block plan and other pertinent survey data.

**SECTION 2.363 SUBDIVISION.** The division of a parcel of land into two (2) or more lots or parcels of land for the purpose of transfer of ownership or building development or if a new street is involved, any division of a parcel of land; provided that a division of land which may be ordered by a Court of competent jurisdiction or a division of land into lots or parcels of four (4) acres or more and not involving a new street shall not be termed a subdivision. The term includes resubdivision, and when appropriate to the context, it relates to the process of subdividing or to the land subdivided.

**SECTION 2.364 SWIMMING POOL.** A Structure containing a body of water intended for recreational purposes, including a wading pool having a depth of more than eighteen inches (18") and a water surface area of more than two hundred fifty (250) square feet, but not including an ornamental reflecting pool or fish pond located and designed so as not to create a hazard or be used for swimming or wading.

**SECTION 2.365 WILD ANIMAL.** For the purpose of this Code the phrase "wild animal" is used as a term to indicate animals and reptiles of a species not usually domesticated in the United States and such phrase does not refer to the comparative docility or familiarity with man of a particular animal. Nor does such phrase refer to pets customarily found in and about homes, such as baby turtles, small non-poisonous lizards and the like.

**SECTION 2.37 YARD.** An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.

**SECTION 2.38 YARD, FRONT.** An unoccupied area between the front property line and the main building, and extending across the full width of the lot.

**SECTION 2.39 YARD, REAR.** An unoccupied area extending across the full width of the lot between the building and the rear line of the lot.

**SECTION 2.40 YARD, SIDE.** An unoccupied area between the main building and the side line of the lot and extending from the required front yard to the required rear yard.

### 3. USE DISTRICTS AND REGULATIONS

**SECTION 3.01 USE DISTRICTS.** For the purpose of classifying, regulating and restricting the location of trades and industries, and the location of buildings designed for industry, business, residence and other uses, the City of Coral Gables hereby is divided into Use Districts, as follows:

- (a) SINGLE FAMILY RESIDENCE USE DISTRICTS, being designated herein and upon the Use and Area Map as "R" Use Districts;
- (b) DUPLEX RESIDENCE USE DISTRICTS, being designated herein and upon the Use and Area Map as "D" Use Districts.
- (c) APARTMENT — HOTEL USE DISTRICTS, being designated herein and upon the Use and Area Map as "A" Use Districts;
- (d) COMMERCIAL USE DISTRICTS, being designated herein as "C" Use Districts; and which are subdivided, further defined and classified and designated herein and upon the Use and Area Map as "CA", "CB" and "CC" Use Districts.
- (e) INDUSTRIAL USE DISTRICTS, being designated herein and upon the Use and Area Map as "M" Use Districts.

The Use Districts herein above referred to are designated upon the Use and Area Map and expressly made a part of this code. No building shall be erected, nor shall buildings or premises be used for any purpose other than a purpose permitted by this code in the Use District in which such building or premises is or are located.

**SECTION 3.02 USES — DEFINITION.** Uses shall be classified and defined as follows:

- (a) R-Use. An "R" Use shall be used for a single family residence, as defined herein.
- (b) D-Use. A "D" Use shall be used for a duplex or two-family residence, as defined herein.
- (c) A-Use. An "A" Use shall be used for an apartment, including efficiency and bungalow court apartment, or as a hotel, all as defined herein.
- (d) C-Use. A "C" Use shall be any use other than an R, D, A or S Use which is permitted by this code in any CA, CB or CC Use District; "C" Uses shall be further classified as "CA", "CB", or "CC" Uses, which shall be defined as follows:
  - (1) A "CA" Use is any use other than an R, D, A or S Use, permitted by this code in a "CA" Use District.
  - (2) A "CB" Use is any use other than an R, D, A or S Use, permitted by this code in a "CB" Use District, but not permitted in a "CA" Use District.
  - (3) A "CC" Use is any use other than an R, D, A or S Use, permitted by this code in a "CC" Use District, but not permitted in a "CA" or "CB" Use District.
- (e) An "M" Use shall be any use for commercial or industrial purposes which is permitted by this code only in "M" Use Districts.
- (f) S-USE. An "S" Use shall be any special use as described in Section 3.12 hereof.

**SECTION 3.03 DESIGNATION OF USES AND USE DISTRICTS.** The designation of Use Districts and Uses by letter symbols as set forth herein, when used throughout this code and upon the Use and Area Map, shall have the same effect as if the full description of the Use Districts or Uses were stated. The use of a letter symbol, coupled with a number, shall connote both use and minimum building area, in accordance with Use and Area regulations set forth herein.

**SECTION 3.04 R-USE DISTRICTS.** In single family residence or R-Use Districts no use shall be permitted other than an "R" Use, except that certain special uses, as described in Section 3.12 hereof, may be permitted after passage of a special authorizing ordinance therefor. In R-Use Districts no buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used, for a D, A, C or M Use as defined herein.

**SECTION 3.05 D-USE DISTRICTS.** In a duplex residence or D-Use District no use shall be permitted other than an R or D Use, except that certain special uses, as described in Section 3.12 hereof, may be permitted after passage of a special authorizing ordinance therefor. In D-Use Districts, no building or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used, for an A, C or M Use as defined herein.

**SECTION 3.06 A-USE DISTRICTS.** In an apartment-hotel or A-Use District, no use shall be permitted other than a D or A Use except that certain special uses as described in Section 3.12 hereof may be permitted after passage of a special authorizing ordinance therefor. In A-Use Districts no building or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for an R, C or M Use as defined herein.

**SECTION 3.07 CA-USE DISTRICTS.** In CA-Use Districts no building or premises shall be used nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed for an R, D, CB, CC or M Use as defined herein. In a CA-Use District only CA Uses, as defined herein, and Special Uses as defined in Section 3.12 hereof shall be permitted. A CA-Use shall be carried on entirely within buildings completely enclosed with walls and roof, and provided no operations are of such a nature as to become offensive or obnoxious to the adjacent premises devoted to or adopted for other uses. For the purpose of this code CA Uses hereby are defined as follows:

1. Apartment or hotel units above the first floor if recommended by the Planning and Zoning Board and approved by the City Commission.
2. Antique and curio shops.
3. Art goods stores.
4. Artists' studio.
5. Banks, trust companies, savings institutions, finance companies and other similar financial institutions.
6. Barber shops and beauty shops.
7. Book stores.
8. China, crockery, glassware and earthenware stores.
9. Cigar and cigarette stores.
10. Clinic, Medical or Dental (establishments where two or more medical or dental practitioners have offices together with consultation rooms, laboratories, and other common facilities).
11. Confectionery and ice cream stores.
12. Cosmetic, perfumes and toiletries stores.
13. Department and dry goods stores.
14. Drug and sundry stores.

15. Florist shops (does not include the growing of plants).
16. Furniture stores (retail only) similar to Simms located at 450 Biltmore Way, Coral Gables, Florida.
17. Haberdashery shops.
18. Hardware stores.
19. Hobby supplies.
20. Insurance agencies and offices.
21. Interior decorating, costuming, drapery stores.
22. Jewelry stores.
23. Leather goods stores.
24. Luggage shops.
25. Millinery shops.
26. Modiste, wearing apparel and furriers.
27. Motel.
28. Music, radio, television and electrical appliance stores. (retail only)
29. Office for business and professional purposes.
30. Office supply and equipment stores. (retail only)
31. Optical stores.
32. Parking Lots — Commercial.
33. Photo equipment and supplies.
34. Photographers, photograph galleries.
35. Post Office.
36. Real Estate Offices.
37. Shoe Stores.
38. Souvenir stores.
39. Sporting goods stores.
40. Stationery stores.
41. Stock exchanges and brokerage offices.
42. Special uses as defined under Section 3.12 herein.
43. Telegraph and telephone offices (does not include telephone exchanges).
44. Theaters and motion picture houses, except open air or drive-in type.
45. Or other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the businesses or enterprises herein enumerated. These enterprises shall be determined by the Planning and Zoning Board upon application, subject to approval by the City Commission.

**SECTION 3.08 CB-USE DISTRICTS.** In CB-Use Districts, no building or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed for an R, D, A, CC or M Use as defined herein. In a CB-Use District only CA and CB Uses, as defined herein and Special Uses, as defined in Section 3.12 hereof, shall be permitted. A CB-Use shall be carried on entirely within buildings completely enclosed with walls and roof, and provided no operations are of such a nature as to become offensive or obnoxious to the adjacent premises devoted to or adopted for other uses. For the purpose of this code CB Uses hereby are defined as follows:

1. Every use permitted in a CA-Use District.
2. Awning stores.
3. Automotive Accessory store.
4. Bake shops, retail only, provided no baking shall be permitted on the premises.
5. Boats — display and sale — in a building only.
6. Bowling lanes (in wholly air-conditioned and sound-proof buildings).
7. Broadcasting stations.
8. Car, new, sales and service — must have building the minimum size of which is to be as required for

"C" Use buildings. The service area shall be located in the rear of the building and there shall be no entrances or exits from the front of the building.

9. Catering.
10. Cleaning and Laundry Agencies, where no gasoline or explosives of any kind are stored or used there-with and provided no cleaning or laundry shall be done on the premises.
11. Conservatories.
12. Dairy products (retail only).
13. Display stores.
14. Dressmaking and alteration shops for wearing ap-parel.
15. Employment agencies.
16. Fruit store (retail only).
17. Grocery stores.
18. Hardware store.
19. Hobby supplies.
20. Hospital or sanitarium, public or private, conva-lescent home, nursing home.
21. Interior decorating.
22. Leather goods.
23. Loan agencies (excluding pawn shops).
24. Lodge halls and convention halls.
25. Luggage shop.
26. Mail order offices, without storage of products sold.
27. Meat market, retail only (except the handling of live poultry).
28. Motorcycle and bicycle stores.
29. Music, Radio, Television and Electrical appliance stores (retail only).
30. News stands, provided the business is carried on within and under cover of a building as defined by this ordinance.
31. Paint stores (retail only).
32. Parking lots — Commercial.
33. Pet shops (caged birds and fish only).
34. Photo equipment and supplies.
35. Post Office.
36. Plumbing fixture stores.
37. Repair shops for electrical appliances, radio, televi-sion, jewelry, watches, typewriters and business machines.
38. Restaurant, cafes, cafeterias and delicatessen.
39. Retail package beverage stores, retail beverage stores, retail package liquor stores and retail liquor stores (subject to approval by the City Commis-sion). (See Section 4.11 for distance requirements.)
40. Schools, business.
41. Shoe repair shops.
42. Slenderizing salons.
43. Sporting goods stores.
44. Studios for art, music, dancing and drama where pupils are taught, but not permitting dancing or any entertainment to which the public is admitted or which is a source of nuisance.
45. Surgical and orthopedic appliance sales.
46. Tailor shop.
47. Ticket offices for Airplane, Bus and Railroad.
48. Telegraph stations.
49. Telephone answering service.
50. Telephone exchange.
51. Travel Agencies.
52. Upholstering shop, provided the business is limited to recovering of furniture only, painting or repaint-ing is done elsewhere, show room and office is in

front of store separated from work area by a parti-tion and a temporary license be issued subject to cancellation on justifiable complaint.

53. Or other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated. These enterprises shall be determined by the Planning and Zoning Board upon application, subject to approval by the City Commission.

SECTION 3.09 CC-USE DISTRICTS. In CC-Use Dis-tricts, no building or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed for an R, D, A, CA or M Use as defined herein. In a CC-Use District only CB and CC Uses ,as defined herein and Special Uses, as defined in Section 3.12 hereof, shall be permitted. A CC-Use shall be carried on entirely within buildings, completely enclosed with walls and roof, and provided no operations are of such a nature as to become offensive or obnoxious to the adjacent premises devoted to or adopted for other uses. For the purpose of this code CC Uses hereby are defined as follows:

1. Every Use permitted in a CB-Use District except CA Uses.
2. Auto repair shop for mechanical, electrical, body and upholstery repairs.
3. Automotive service stations. (See Section 4.10 for Distance Requirements.)
4. Assembly of electrical appliances, electronic instru-ments and devices, radios, phonographs and televi-sion sets.
5. Bakery.
6. Beverage and Liquor distributors.
7. Cleaning, pressing and dyeing plants for treatment of wearing apparel.
8. Confectionery manufacturing (5,000 square ft. maxi-mum floor area).
9. Day Nurseries.
10. Fish market (only upon special permission of the City Commission).
11. Funeral homes.
12. Garage, public, including parking garage.
13. Glass and mirror shops.
14. Health and athletic clubs (only upon approval by the City Commission).
15. Jewelry assembling from such prepared materials as the following: Precious or semi-precious metals or stones, bone, cellophane, feathers, glass and plastics.
16. Locksmith shops.
17. Medical or dental laboratories.
18. Motion picture, television and recording studios (in wholly soundproof buildings).
19. Photograph developing and printing.
20. Photostating, photocopy and blueprinting (must provide proper ventilation).
21. Picture framing.
22. Printing shops, mimeographing and addressing.
23. Private schools (not specifically designated as CB-Use).
24. Publishing companies.
25. Shop for making of cloth awnings or canopies for retail sales to the ultimate consumer only (5,000 square ft. maximum floor area).
26. Shops for repair of any merchandise permitted to be sold in any C-Use District.
27. Storage in fireproof warehouses of clothing, dry goods, furniture, hardware and household goods.

28. Sign painting shops, subject to approval of proper ventilation and paint booths by the Fire Department.
29. Transfer companies.
30. Or other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or business herein enumerated. These enterprises shall be determined by the Planning and Zoning Board upon application, subject to approval by the City Commission.

**SECTION 3.10 M-USE DISTRICTS.** In M-Use Districts no building or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed for an R, D, A, CA or CB Use as defined herein or designed for any use prohibited in the City of Coral Gables by this code or by any other ordinance; nor shall any use be permitted which by reason of noise, odors, noxious fumes, smoke or otherwise shall constitute a nuisance to residents in adjoining R, D, A or CB Use Districts. In an M-Use District only M or CC Uses as defined herein and Special Uses, as defined in Section 3.12 hereof, shall be permitted. For the purpose of this code M Uses hereby are defined as follows:

1. Every Use permitted in a CC-Use District except CB Uses.
2. Auto Laundries (car wash).
3. Beauty shops (for dogs and cats — no boarding).
4. Beverages, Bottling, such as Coca-Cola, 7-Up, Royal Crown Cola, Pepsi-Cola, etc., but not including any intoxicants.
5. Boat Building.
6. Cabinet making, carpentry shops.
7. Carpet cleaning.
8. Car Lots, used.
9. Cement products, such as concrete blocks, pipe, etc., provided the area is enclosed by a 4' high wall. (Does not include manufacturing.) Must have building for office.
10. Cigar and cigarette manufacturing.
11. Commercial laundries.
12. Commercial self-service laundries.
13. Concrete products manufacturing (only upon special permission from the City Commission).
14. Contractors yards, lumber yards and building supplies, provided the area used is enclosed by a 6' high wall.
15. Electro plating.
16. Fortune tellers, clairvoyants, etc.
17. Furniture manufacturing.
18. Garment manufacturing.
19. Hat manufacturing.
20. Ice plants.
21. Leather goods manufacturing (excluding any tanning).
22. Machine shops.
23. Metal awning or metal canopy, manufacturing or assembly.
24. Metal fabricating.
25. Musical instruments, toys, novelties, rubber and metal stamps, manufacture of.
26. Nursery — growing trees, plants, flowers and the like — must have building for office.
27. Ornamental iron and metal working shops (does not include foundry or blacksmith shops).
28. Paint mixing, wholesale, building to be used for such purpose must be approved by Fire Department.
29. Pawn shops, swap shops and trading posts.

30. Petroleum products dealers or distributors where products are stored on the premises.
31. Plastic articles, including novelties (Manufacturing of).
32. Public utility service yards or electrical receiving or transformer stations, provided the area is enclosed by a four foot (4') high wall.
33. Quick freeze meat processing plant — no fish or live poultry.
34. Radio and television towers and transmitters — shall be approved by CAA, FCC and the structural engineer of the City of Coral Gables.
35. Research Laboratories.
36. Screens for windows, patio and etc. — assembling or manufacturing.
37. Second hand dealers for the disposal of furniture, fixtures, tools and the like.
38. The manufacture, compounding, processing, packaging or treatment of such products as cosmetics, perfumes, pharmaceuticals and toiletries, provided no toxic or corrosive fumes, offensive odors or dust are permitted to escape from the building.
39. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
40. Tinsmiths, roofers and plasterers.
41. Tire, Automobile, vulcanizing shops.
42. Tool and die shops.
43. Venetian blind manufacturing.
44. Veterinarian clinics and animal hospitals (provided the building is properly soundproofed and no animal shall be permitted to remain on the premises over night).
45. Welding shops (does not include blacksmith shop).
46. Or other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated. These enterprises shall be determined by the Planning and Zoning Board upon application subject to approval by the City Commission.

**SECTION 3.11 SPECIFIC NON-COMPLYING OR QUALIFIED USE WITHOUT CHANGE OF USE DISTRICT.** The City Commission may, by ordinance, after a public hearing having been held before the Planning and Zoning Board, at which persons interested shall be accorded an opportunity to be heard, permit a specific use of a particular premises for a less restrictive or lower classification than that permitted in the Use District in which the premises are situated, without permitting any other uses of less restricted or lower Use classification upon the premises. In such cases the property shall be zoned and designated by the letter symbol "X" placed before the basic Use District symbol, i.e., premises zoned and designated "XCB" may be used for a specifically named use, such as automobile service station, but not for any other or lower classification than "CB", and but for the specifically named use, the premises shall be restricted to "CB" Use. The letter symbol "X" may also be used to designate some other deviation, restriction or qualification from or to the basic use requirement. The Commission may provide that upon cessation of the specific lower class or deviation or conditional use (designated by the letter symbol "X" as above provided) for a continuous period of six months, the use of the premises shall revert to the previous and more restricted use classification.

**SECTION 3.12 SPECIAL USES.** The following special uses, which do not fall within the definition of R, D, A or C Uses, will be permitted in any M or C Use District and may be permitted in any R, D, or A Use District only

after a special ordinance granting permission for such use shall have been passed and adopted by the City Commission, after a public hearing before the Planning and Zoning Board at which persons interested shall be accorded an opportunity to be heard.

- (a) Golf or tennis grounds, or similar use.
- (b) Church, convent or parish house.
- (c) Private club (including vending therein of alcoholic beverages and intoxicating liquors).
- (d) Public recreation building, park or playground.
- (e) Community Center Building.
- (f) Music school, public school, private school, boarding school or college, unless such private school, boarding school or college is operated so as to bring it within the definition of a C Use.
- (g) Police station, fire station or other municipal building or facility.
- (h) Public library, museum or art gallery.

**SECTION 3.13 SPECIAL USES — DESIGNATIONS AND RESTRICTIONS.** Any ordinance permitting special uses as provided in Section 3.12 hereof shall be construed as permitting only the specifically named or described special use, and not any other special use. Any property or premises designated upon the Use and Area map by the letter symbol "S" alone shall be restricted to the specific special use permitted, and may be used for no other use whatsoever. Any property or premises designated by the letter symbol "S" before and in conjunction with the letter symbol for an R or D Use District shall be restricted to use for the particular special use specified or for a use permitted in the designated Use District, i.e., the letters "SR" shall denote a special use permitted in an R Use District, and the premises so designated may be used only for the specific special use permitted or for single family residences; and the letters "SD" shall denote a special use permitted in a D Use District, and the premises so designated may be used only for the specific special use designated, or for single family or duplex residences.

**SECTION 3.14 AUXILIARY OR ACCESSORY USES, GENERAL.** Except as otherwise provided herein, auxiliary or accessory uses, which do not alter the character of the premises in respect to their basic use, shall be permitted in connection with all uses. Specific enumeration hereinafter mentioned or permissible auxiliary or accessory uses shall not be deemed to prevent other proper auxiliary or accessory uses not so enumerated. Subject to provisions of this or other ordinances of this city, an auxiliary or accessory use may include a subordinate building or portion of the main building, the use of which is incidental to the main building and which is located on the same building site as the main building. No subordinate and accessory building or structure permitted as an auxiliary use may be constructed before, but may be built concurrently with, the main building, nor shall any such building be completed before the main building is completed, except as to interior trim and decoration, or be used or occupied before the main building is completed.

**SECTION 3.15 AUXILIARY USE — PRIVATE GARAGE, GARAGE APARTMENT.** A private garage, or garage apartment providing living quarters for the use only of members of the family living in the main residence building or servants employed on the premises, will be permitted with R and D uses as an auxiliary use. Occupancy of garage apartments in R and D Use Districts shall be limited to members of the family living in the main residence or to servants employed on the premises. Only one private garage or garage apartment shall be permitted upon the building site occupied or used for the main residence. No kitchen or cooking facilities shall be permitted in private garages or garage apartments in R and D Use Districts.

**SECTION 3.16 AUXILIARY USE — APARTMENT GARAGES.** An apartment garage will be permitted in connection with A Uses as an auxiliary use. Only one apartment garage shall be permitted on the building site occupied or used by the main building.

**SECTION 3.17 AUXILIARY USES — APARTMENTS AND HOTELS, GENERAL.** Subject to any limitations in this code or in other ordinances of the city, such facilities as are required or useful 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 shall be permitted as auxiliary uses thereto, when conducted and entered only from within the building.

**SECTION 3.18 AUXILIARY USES — HOTELS.** A public dining room or restaurant shall be permitted as an auxiliary use in any hotel. Hotels with one hundred (100) or more guest rooms may contain business establishments of CA or CB classification as auxiliary uses, providing the exterior of the building shall not contain store fronts or have the appearance of commercial or mercantile activities or any display of articles or services for sale which are visible from the exterior of the building, or on the grounds facing a public highway or water frontage, and providing further that places of business established under the provisions of this section shall only be entered from within the building. Hotels with one hundred (100) or more guest rooms may contain a retail liquor store, as an auxiliary use, provided that such retail liquor store shall have no entrances or exits thereto except from within the hotel itself and not from the exterior of any such hotel or from any street; and no signs advertising such retail liquor store, or the sale of alcoholic beverages or intoxicating liquors therein, shall be permitted upon the exterior, or to be visible from the exterior, of any such hotel.

**SECTION 3.19 AUXILIARY USE — BOAT HOUSES.** A boat house shall be permitted as an auxiliary use to any use permitted upon property abutting the Coral Gables Waterway or other canal or waterway or Biscayne Bay. Every boat house shall maintain the same minimum set back from the platted canal line or bay front as established for the main structure permitted on the property. Every boat house and boat slip shall maintain the same minimum setback from the side lot line as established for the main structure permitted on the property. Occupancy of living quarters in any boat house shall be restricted in R and D Use Districts to occupancy by members of the family residing in the main residence building or to servants employed on the premises. No kitchen or cooking facilities shall be permitted in living quarters in boat houses in R or D Use Districts. An escape ladder shall be provided from the water at some point in the boat house or between the boat house and the canal or bay. The eave line of the boat house shall not exceed in height the eave line of the main residence building. A wall or fence four feet (4') in height shall be provided so as to contain the boat house and its access to the canal or bay within the rear yard of the property.

**SECTION 3.20 AUXILIARY USE — PLAYHOUSES.** A playhouse shall be permitted as an auxiliary use to any R, D or A Use, subject to the following conditions and restrictions:

- (a) Such playhouse shall be of concrete block stucco construction with tile roof.
- (b) The ground dimensions thereof shall not exceed 12 feet x 12 feet;
- (c) The head room therein shall not exceed 5 feet;
- (d) No plumbing facilities or fixtures shall be installed therein; and
- (e) Such playhouse shall be screened by shrubbery to obscure the view of such playhouse from the street.

**SECTION 3.21 AUXILIARY USE — UTILITY ROOM OR BUILDING.** A separate utility building, or the use of a portion of the main building therefor, shall be permitted as an auxiliary use to any A Use, and in connection with any motel. Such separate building or part of the main building shall be restricted to use for laundry facilities, for housing of electrical meters or other electrical equipment, toilet facilities, and storing of tools or equipment used on the premises, and, in the case of motels, shall be located at the rear of the building site.

**SECTION 3.22 AUXILIARY USE — STORAGE BUILDING.** A separate building for the storage of storm shutters and other similar adjuncts to the main building or for the storage of garbage and trash cans and to keep the same from being exposed to the public view (providing, however, that proper facilities shall be made for cleaning same as required by standard health practices), shall be permitted as an auxiliary use to any C or M Use. Such building may be erected only at the rear of the property upon which it is to be located, and within a radial distance of one hundred feet (100') from the main building, and under no condition shall there be more than one such building erected upon a building site.

**SECTION 3.23 NON-CONFORMING USES.** A non-conforming use lawfully existing on February 16, 1937, the date of passage of Ordinance No. 271 of the City of Coral Gables, 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 on February 16, 1937 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 added to or structurally altered to an extent exceeding an aggregate cost, during any ten-year period, of fifty (50) percent of the value of the building, unless the use of the building is changed to a conforming use. The "value of the building" as used herein shall be construed to be the estimated cost of replacement of such building at the time of consideration.
- (c) A non-conforming use, if changed to a more restricted non-conforming use shall not thereafter be changed to a still more non-conforming use.
- (d) A non-conforming use shall not be changed, unless changed to a more restricted use, providing that in R, D or A Use Districts an M Use shall not be changed unless changed to a conforming use.
- (e) A non-conforming use shall not be continued, if by reason of odors, noxious fumes, smoke, noise or otherwise it shall become a nuisance to residents in adjoining R, D or A Use Districts.
- (f) Whenever a non-conforming use of a building has been discontinued for a period of one year or more, such non-conforming use shall not thereafter be re-established, and the future use shall be in conformity with the provisions of this code.
- (g) Nothing herein contained shall validate any non-conforming use existing on February 16, 1937, the effective date of Ordinance No. 271, and not permitted hereby.

**SECTION 3.24 AUXILIARY USE — PRIVATE SWIMMING POOL.** A private swimming pool shall be permitted as an auxiliary use to any R, D, A, C or S Use, subject to requirements set forth in this ordinance and in Ordinance No. 1052.

**SECTION 3.25 COMMERCIAL PARKING LOTS.** A commercial parking lot or lots may be operated in commercial or industrial use districts, subject to the following conditions:

- (1) The approval of the City Commission as signified by its issuance of a special use permit.
- (2) The owner or operator thereof may erect signs in accordance with the provisions of existing ordinances passed, dealing with the erection of signs on parking lots.
- (3) For the purpose of this ordinance the word "commercial" shall and does mean that the owner or operator of said commercial parking lot may make and collect fees or charges for the use thereof.
- (4) Nothing contained herein shall prohibit the use of the land for which it was originally zoned.

**SECTION 3.26 AUXILIARY USE — SCREENED ENCLOSURES.** A structure whose openings are composed of screening shall be permitted as an auxiliary use in connection with an R, D, A or S Use, provided a major portion of one wall of the screened structure shall be a part of the main building or of a permitted auxiliary building located on the premises, subject to the following conditions and limitations:

1. **Plans:** Every application for a permit to erect a screened enclosure in the City of Coral Gables shall be accompanied by two sets of detailed plans and structural drawings. The plans shall show all elevations of all facades of the building to which it is to be attached. The plans shall be designed by an architect or engineer registered under the laws of the State of Florida and the structural drawings shall be prepared by an engineer registered under the laws of the State of Florida.
2. **Street Elevations:** In all cases where an elevation of a screened enclosure is visible from a street, a masonry wall with a minimum height of four feet (4') above grade shall be constructed upon such elevation. The masonry wall may be either solid, louvered, pierced, or open brick as shall be approved by the Board of Architects to be in harmony with the main building. Masonry columns and/or ornamental grille or pilasters shall also be constructed upon such elevation as shall be required by the Board of Architects so that such elevation shall be tied in architecturally with the main building.
3. **Height:**
  - (a) Where a screened enclosure is to be attached to a one story building the height of the screened enclosure shall not exceed the height of the eave line of the affected elevations providing, however, that where the design and/or other attendant and connected circumstances and features of such building and screened enclosure justify a greater height the Board of Architects may approve such height.
  - (b) Where a screened enclosure is to be attached to a two story building the height of such enclosure shall not exceed ten feet (10') providing, however, that where the design and/or other attendant and connected circumstances and features of such building and screened enclosure justify a greater height the Board of Architects may approve such height. The height shall be taken as the mean ground level of the building upon which the screened enclosure is to be attached.
4. **Maximum Ground Area Coverage:** In no case shall the main building or structure exceed thirty-five (35) percent of the lot or lots composing the building site, and the total ground area permitted to be occupied by the main building or structure and permitted auxiliary structures shall not exceed forty-five (45) percent of the site upon which the structures are located, provided however, that in no case shall a screened enclosure be permitted to exceed two-thirds ( $\frac{2}{3}$ ) of the ground area of the main building on the premises.

5. **Setbacks:** Except as specifically prescribed herein to the contrary, no screened enclosure shall be located closer to a side or rear lot line than a minimum of ten feet (10').
6. **Approval of Plans:** No permit shall be issued for the erection of a screened enclosure until such plans shall have been approved by the Board of Architects.

**SECTION 3.27 AUXILIARY USE — BOMB SHELTER AND/OR FALLOUT SHELTERS.** A building designed to be used as a bomb shelter and/or fallout shelter shall be permitted as an auxiliary use to any R, D, A, C, M or S Use subject to the following conditions and restrictions:

- (a) Such shelters shall be designed and constructed in accordance with accepted engineering structural principles which shall be subject to approval by the structural engineer and the building official of the City of Coral Gables.
- (b) Such shelters may be attached to the main building or constructed as a detached building provided, however, that the design thereof conforms to the design of the main or principal building.
- (c) Such shelters may be constructed with a flat roof provided that the maximum height of the shelter shall not exceed four feet (4') above grade.
- (d) Such shelters shall be subject to approval by the Board of Architects for architectural design.
- (e) Setbacks shall be in accordance with Section 6.03 of Ordinance No. 1005 entitled "Setback Requirements — Auxiliary Buildings and Structures".

**SECTION 3.28 CONVERSION OF R, D, A OR S BUILDINGS IN MANUFACTURING AND COMMERCIAL USE DISTRICTS FOR C OR M USES.** The use of a building which is designed or denoted to be used for R, D, A or S Use shall not be used for commercial or manufacturing purposes unless such use is recommended by the Planning and Zoning Board and approved by the City Commission.

**SECTION 3.29 AUXILIARY USE — GREEN HOUSE.** A Green House shall be permitted as an auxiliary use to 'R', 'D' or 'A' Uses, subject to the following conditions and restrictions, to-wit: A Green House, restricted to the sole purpose of raising plants and flowers shall be permitted as an auxiliary use to 'R', 'D', or 'A' Uses, subject to the following conditions and restrictions, to-wit: (1495)

- (a) Such green houses shall be constructed of:
  - (1) A pipe frame covered with chain link fencing material and/or dark green plastic screen.
  - (2) A pipe frame covered with chain link fencing material and/or dark green plastic screen located on top of a masonry wall, provided such masonry wall does not exceed a height of four (4') feet above finished grade.
  - (3) Glass in metal frames, provided where masonry is used in the walls of such construction, such masonry walls shall not exceed a height of four (4') feet above finished grade.
- (b) In those instances where a greenhouse is constructed of chain link fence material, such green house shall be covered, at all time, with dark green plastic screen, provided, however, such plastic screen may be removed in the event of a hurricane.
- (c) The ground dimensions of such green house shall not exceed a width of twelve (12') feet, and a depth of sixteen (16') feet.
- (d) The walls of the green house shall not exceed a height of seven (7') feet above finished grade.
- (e) The green house shall not exceed an over-all height of eight and one-half (8½') feet above finished grade.
- (f) The roof pitch of such green house shall not exceed a maximum of three (3") inches in twelve (12") inches.

- (g) Sun screen and other materials used for shading, except dark green plastic screen shall be used only on the inside of the green house.
- (h) The setbacks of such green houses shall be the same as required for screened enclosures.
- (i) The green house shall be located on the rear of the property and shall be properly screened by landscaping from view from the street and adjacent property owners as shall be approved by the Board of Architects. Such landscaping shall be maintained for as long as the structure shall remain upon the premises.
- (j) The green house shall not contain toilet facilities but may contain a sink for washing and care of the orchids or other plants and flowers.
- (k) The structural design of the green house shall be subject to approval by the Structural Engineer.

#### 4. USE PROHIBITIONS AND RESTRICTIONS

**SECTION 4.01 USE PROHIBITED.** The following uses shall not be permitted within The City of Coral Gables:

- (a) Night club or casino, as popularly defined.
- (b) Circus, carnival, open air or tent show or similar use operated for purpose of private profit.
- (c) Crematory, or furnace for cremation of human bodies.
- (d) Billboards, as defined herein.

**SECTION 4.02 DOMESTIC ANIMALS AND FOWL.** Horses, ponies, cattle, goats, pigs or other livestock and poultry, pigeons, and peacocks shall not be permitted to be kept on any premises in Coral Gables north of Blue Road; nor shall any such animals or fowl be permitted to be kept on any premises in that part of Coral Gables south of Blue Road, within one thousand feet (1000') of any other premises occupied for residential purposes, except upon special permit granted by the City Commission, after written notice of application therefor to all other heads of families occupying a residence building within a radius of one thousand feet (1000') of the premises where the same are to be kept.

**SECTION 4.03 PROHIBITED USES, CERTAIN STREETS.** From and after December 31, 1966 no automobile service station, public garage, auto repair shop, machine shop, used car lot, or any business conducted outside of a building shall be permitted on any lots or premises abutting Coral Way (a portion of which is known as Miracle Mile) or Biltmore Way, or upon lots or premises abutting Ponce de Leon Boulevard between Southwest 8th Street and Bird Road; except as hereinafter stated.

- (a) The provisions of this section shall not, and do not, apply to the following service stations presently located on Ponce de Leon Boulevard between Southwest 8th Street and Bird Road:
  - (1) Lots 51 to 55, inclusive, Block 30, "Coconut Grove Section"
  - (2) Lots 18 and 19, Block 34, "Coconut Grove Section"
  - (3) Lots 14 to 18, inclusive, Block 29, "Crafts Section"
  - (4) North seventy feet (70') of Lots 8 and 9, Block 2, "Douglas Section"
  - (5) Lots 1, 2 and 3, Block 3, "Douglas Section"
- (b) The provisions of this section shall not, and do not, apply to any new car sales and service conducted under a roof and within the confines of outer building walls.

**SECTION 4.04 BUSINESS OUTSIDE A BUILDING PROHIBITED.** No business shall be permitted within The City of Coral Gables, unless such business is carried on within and under cover of a building or buildings according to the provisions of this and other ordinances of The

City of Coral Gables; provided, however, that this section shall not apply to used-car lots, when located in M Use Districts, or to automobile service stations or commercial nurseries for the growth and sale of trees, plants and flowers. A business shall be deemed as not being carried on within and under cover of a building if the product or merchandise sold is conveyed or delivered or handed out on the premises through a window or other opening to a buyer outside the building; or if any side of a room or area in which the business is conducted is open to the air by reason of the lack of an enclosing wall, door or other fixtures.

**SECTION 4.05 USED-CAR LOTS.** The business or occupation of Used-Car Lot or Second-hand Automobile Dealer shall not be conducted anywhere within The City of Coral Gables except upon premises zoned for M Uses.

**SECTION 4.06 FORTUNE TELLERS, ETC.** The business or occupation of fortune teller, clairvoyant, palmist, astrologer, phrenologist, character reader, spirit medium, absent treatment healer, and mind reader, hypnotist, mental healer, numerologist, and all other businesses and occupations of a similar nature shall not be conducted or operated anywhere within The City of Coral Gables, except upon premises zoned for M Uses.

**SECTION 4.07 LAUNDRIES.** The business or occupation of commercial laundries, as commonly defined, and self service laundries (the business of offering to the public the use of automatic or hand operated washing, laundering or drying machines, whether operated by the customer or by an attendant, for a charge or fee), shall not be conducted anywhere within The City of Coral Gables, except upon premises zoned for M Uses.

**SECTION 4.08 HOUSEBOATS.** No boat, houseboat, vessel or watercraft of any kind may be used as a place of abode or dwelling while anchored, moored or tied up in any part of The Coral Gables Waterway or canal, or within the city limits in Biscayne Bay. No boat, houseboat, vessel or watercraft of any kind that is not propelled by its own power shall be allowed to be or remain in any of the waterways or canals or in Biscayne Bay within The City of Coral Gables for more than six (6) hours.

**SECTION 4.09 HOUSE CAR, CAMP CAR, CAMPER OR HOUSE TRAILER.**

- (a) No House Car, Camp Car, Camper or House Trailer, nor any vehicle, or part of vehicle, designed or adaptable for human habitation, by whatever name known, whether such vehicle moves by its own power or by power supplied by separate unit, shall be kept or parked on public or private property within the City, except if enclosed within the confines of a garage, and unoccupied; or parked upon a duly licensed or legally operating parking area, which is not a concomitant and required under the zoning — or other — ordinance of the City. (1506)
- (b) Under no circumstances and in no area, however zoned, shall any vehicle be used as living or sleeping quarters within the limits of the City. (1506)

**SECTION 4.10 DISTANCE REQUIREMENTS — AUTOMOBILE SERVICE STATION.** No automobile service station shall be erected or located within five hundred (500') feet of any other automobile service station, or within five hundred (500') feet of any church, school or hospital. Such distance shall be measured, in the case of another automobile service station, church or hospital, by following the shortest route of ordinary pedestrian travel along the public thoroughfares from the main entrance of the place of business to the main entrance of the other automobile service station, church or hospital, and, in the case of a school, by following the shortest route of ordinary

pedestrian travel along the public thoroughfares from the main entrance of the place of business to the nearest point of the school grounds in use as part of the school facilities. (See also Section 4.19)

**SECTION 4.11 DISTANCE REQUIREMENTS — SALE OF ALCOHOLIC BEVERAGES AND LIQUORS.** No retail beverage store, retail package liquor store, retail liquor store, retail package beverage store or club vendor shall be established or operated upon premises closer than three hundred feet (300') from any church or school. Such distance shall be measured, in the case of a church, by following the shortest route of ordinary pedestrian travel along the public thoroughfares from the main entrance of said place of business to the main entrance of the church; and, in the case of a school, by following the shortest route of ordinary pedestrian travel along the public thoroughfares from the main entrance of said place of business to the nearest point of the school grounds in use as part of the school facilities. A retail package beverage store may be established and operated within the distance prohibition area above described, only if such store is operated in conjunction with and as an integral part of the business of a merchant selling food and food products.

**SECTION 4.12 USE OF WORD "MOTEL" OR "MOTOR COURT" LIMITED.** The words "Motel" or "Motor Court" or similar designation of any motel, as defined herein, shall not be used to designate any building or facility except in a "C" or "M" District, even though the area of living units within such building meet the minimum requirements for motels under the Zoning Code of this City.

**SECTION 4.13 TENTS OR DETACHED SCREEN STRUCTURES OR SCREENED ENCLOSURES.** No tent or detached screen structure of any kind shall be erected or maintained within the City limits of The City of Coral Gables. Screened enclosures, however, will be permitted as an auxiliary use in connection with an R, D, A or S Use as provided for herein under Section 3.26.

**SECTION 4.14 TRUCKS, TRAILERS, AND COMMERCIAL VEHICLES—PARKING IN RESIDENTIAL AREAS.**

- (a) It shall be unlawful for any person to park any commercial vehicle, or any truck, trailer or other vehicle displaying advertising signs, in or upon any property, public or private, in any area of the City which is zoned residential. This prohibition shall not apply in cases of loading or unloading such vehicles, provided that such loading or unloading takes no more than two (2) hours, and is not done between the hours of 7:00 o'clock p.m. of one day and 7:00 o'clock a.m. of the next day, nor shall it apply if such vehicle is entirely enclosed within the confines of an enclosed garage. (1506)
- (b) Specifically exempted from the provisions of this section are advertising signs, such as those usually carried on the tops of automobiles, dealing with the candidacy of individuals for elective office and exempting, under the same circumstances, the advertising of propositions to be submitted to, and voted upon by the people. This exemption, however, shall cease ten (10) days after the date of the election in which the person or thing advertised was finally voted upon. (1506)

**SECTION 4.145 TRUCKS, TRAILERS AND COMMERCIAL VEHICLES — PARKING UPON STREETS AND PUBLIC PLACES.** No commercial vehicle shall be parked upon the streets or other public places of the City between the hours of 7:00 o'clock p.m. on one day and 7:00 o'clock a.m. of the next day. This prohibition is in addition to the total prohibition covering residential areas dealt with in Section 4.14 hereof. (1506)

**SECTION 4.15 AIR CONDITIONING UNITS AND EQUIPMENT, AND OTHER TYPES OF MECHANICAL EQUIPMENT OR APPARATUS INSTALLED ON OR ATTACHED TO PREMISES.**

- (1) In a residence, duplex or apartment district or areas as defined herein, air cooled condensing and/or compressor equipment which is a part of an air conditioning system or a water cooling tower, and any other type of mechanical equipment or apparatus installed on or attached to premises, except window wall units up to 18,000 B.T.U., shall be at a distance of not less than fifteen feet (15') from all lot lines of adjoining lots in such districts or areas, or completely retained within building.
- (2) It shall be unlawful for any person, corporation, association of persons, co-partnership, in the operation of any air conditioning equipment or part thereof, or any other type of mechanical equipment or apparatus installed on or attached to premises, to make, continue or cause to be made, excessive noise so as to cause annoyance, inconvenience or detriment to the public or to any person or persons. In residence, duplex or apartment districts or areas, or other locations which adjoin such districts or areas, noise shall be considered excessive, if the sound pressure level from the air conditioning unit, or any other type of mechanical equipment or apparatus installed on or attached to premises, between the hours of 10:00 o'clock P.M. and 8:00 o'clock A.M., exceeds 60 decibels as measured on the A Scale of a General Radio Company No. 1551-A sound level meter or American Standards Association approved equivalent, when the meter is located at a point on the property line nearest such air conditioning unit, mechanical equipment or apparatus, or a distance of fifteen feet (15') from such air conditioning unit, mechanical equipment or apparatus, whichever is greater.
- (3) If, as a result of the test, the air conditioning equipment, mechanical equipment or apparatus installed on or attached to premises, is found to violate the terms of this ordinance, the operation of said equipment or apparatus shall be ceased immediately and not resumed unless proper corrections have been made and approved by the Building and Zoning Department.

**SECTION 4.16 REGULATIONS GOVERNING THE INSTALLATION OF ROCK YARDS.** Prior to installation of rock yards, plans shall be submitted and approved by the Board of Architects.

**SECTION 4.17 BOATS AND BOAT TRAILERS.** It shall be unlawful for any person or persons to place, keep or maintain, or permit to be placed, kept or maintained in the front yard, as herein defined, any boat or boat trailer, either or both.

**SECTION 4.18 WILD ANIMALS AND REPTILES, KEEPING.**

- (a) It shall be unlawful to keep any snake anywhere within the City of Coral Gables. (1505)
- (b) Permit required. It shall be unlawful for any person or persons to keep any wild animal or reptile without first having obtained a permit from the City Manager; provided, however, this section shall not apply to parks, zoos, pet shops, medical or scientific institutions, or other places licensed for the showing or keeping of wild animals or reptiles.
- (c) For the purpose of this section, the phrase "Wild Animal" shall be as defined under Section 2.365.

(d) Standards for issuance of permit.

- (1) In the City Manager's consideration of permits for animals subject to the provisions of this section, there shall be a presumption against the issuance of a permit for any animal or reptile falling within the following classifications:
  - (a) Any lizard normally capable of inducing toxic effects through biting, including the Gila monster and the Mexican beaded lizard.
  - (b) Any lizard in excess of eight feet in length or of a weight in excess of twenty-five pounds.
  - (c) Any alligator, caiman, or crocodile in excess of four feet in length.
  - (d) Any ape, including the chimpanzee, gorilla, orangutan, gibbon, or simian.
  - (e) Any true monkey but not including the smaller, lower primates, such as lemurs, marmosets, etc., provided, however, it shall be unlawful to keep any monkey in such a place so as to be exposed to the public view anywhere within the City of Coral Gables. (1505)
  - (f) All members of the flesh-eating order of Carnivora, including nondomestic dogs, cats, foxes, seals, raccoons, coatimundis, bears, civets, skunks, and related forms.
  - (g) All horned or hooped mammals.
  - (h) Elephants.
- (2) There shall be a presumption in favor of the issuance of a permit to keep animals which do not fall within the classifications set forth in Paragraph (d)(1) of this section; provided, however, the City Manager may still in the exercise of his discretion deny a permit where in his judgment the keeping of such animal is dangerous and harmful to human safety.

**SECTION 4.19 DISTANCE REQUIREMENTS — AUTOMOBILE REPAIR SHOP, AUTOMOBILE SERVICE STATIONS, AUTOMOBILE CAR WASH, AUTOMOBILE PAINT AND/OR BODY SHOPS AND USED CAR LOTS.** No automobile repair shop, automobile service station, automobile car wash, automobile paint and/or body shop and used car lots shall be erected within a distance of three hundred (300') feet of any existing residence, duplex, apartment or hotel building. Such distance shall be measured as the shortest distance between the building site of such place of business and the building site of the nearest residence, duplex, apartment or hotel building. (See also Section 4.10) (1498)

**5. BUILDING AREA REGULATIONS**

**SECTION 5.01 GENERAL.** For the purpose of prescribing and regulating minimum and maximum permissible areas of buildings and structures within The City of Coral Gables, all R, D and A Use Districts hereby are further classified and divided into Area Districts, as shown upon the Use and Area Map, and the regulations set forth hereinafter hereby are established, to govern minimum and/or maximum square-foot floor area of buildings and structures, generally, as the context may apply or require. Any building or structure erected in any designated Area District shall comply with the minimum square-foot floor area requirement for buildings in such Area District.

**SECTION 5.02 AREA DISTRICT SYMBOLS.** The minimum square-foot floor area required in buildings for R, D and A Uses are indicated upon the Use and Area Map by number symbols, which number symbols represent the minimum square-foot floor area requirements for buildings erected of such types and for such uses, as follows:

Symbol	Minimum Building Square-Foot Floor Area Required
1	750
2	990
3	1027
4	1200
5	1409
6	1527
7	1727
8	1818
9	2000
10	2127
11	2155
12	2364
13	2427
14	2500
15	3027
16	3045
17	3409
18	3682
19	4000
20	4273

The designation of Area Districts by number symbols as set forth herein, when used throughout this code and upon the Use and Area Map, attached hereto and made a part hereof, shall have the same effect as if the full description or minimum square foot floor area requirements were stated. The use of a letter symbol, coupled with a number shall connote both use and minimum building area. Special minimum area requirements fixed by the City Commission and varying from prescribed minimums listed for the several Area Districts above, may be designated by use of a combination of the two-number symbols representing the Area District minimums between which the specific requirement falls.

**SECTION 5.03 DETERMINATION OF MINIMUM SQUARE-FOOT FLOOR AREA.** The minimum square-foot floor area of existing or proposed buildings and structures shall be the sum of the gross horizontal floor area of the several stories of the building or structure, measured from the exterior faces of the exterior walls. Garages attached to and made a part of the main building or structure and screened porches shall be computed as one-half (1/2) of the square-foot floor area contained therein. Detached private garages, garage apartments and other subordinate auxiliary use buildings and open porches, patios, porte-cocheres and areas having plastic, glass, aluminum or screened roofs shall not be taken into account in calculating the minimum square-foot floor area as required by this code.

**SECTION 5.04 MINIMUM SIZE BUILDING IN "C"-USE DISTRICTS.** Any building constructed in any "C"-Use District for any "C"-Use or occupancy shall have a minimum street frontage of twenty-five feet (25') except when the same is constructed upon a lot less than twenty-five feet (25') platted width in which case, such building shall cover the entire frontage of the lot and shall have a minimum depth of fifty feet (50'); any building in such areas having twenty-five feet (25') or more frontage shall cover a minimum of one thousand two hundred fifty (1,250) square feet of ground area.

**SECTION 5.05 MINIMUM SIZE BUILDING IN M-USE DISTRICTS.** Any building constructed in any M-Use District for any M or C Use or occupancy shall have a minimum street frontage of twenty-five feet (25') except when the same is constructed upon a lot of less than twenty-five

feet (25') platted width in which case the building shall cover the entire frontage of the lot and shall have a minimum depth of thirty feet (30'); any building in such areas having twenty-five feet (25') or more frontage shall cover a minimum of seven hundred fifty (750) square feet of ground area.

**SECTION 5.06 MINIMUM UNIT FRONTAGE, C AND M USES.** Every part or unit of every building intended for separate use or occupancy for any C or M Use shall have a minimum of at least ten feet (10') street frontage, such frontage being measured by the inside wall-to-wall dimension of the particular building or each separate unit concerned. Every part or unit intended for separate use or occupancy shall have a minimum square foot area of five hundred (500) square feet.

**SECTION 5.07 MINIMUM FLOOR AREA — AUTOMOBILE SERVICE STATIONS.** The minimum floor area of any automobile service station building shall be one thousand two hundred fifty (1,250) square feet.

**SECTION 5.08 MINIMUM FLOOR AREA, APARTMENT UNITS AND MOTELS.** Apartment buildings shall contain and provide a floor area of not less than six hundred (600) square feet per family unit, except that efficiency apartments shall have not less than four hundred (400) square feet per unit. Such minimum floor area regulations shall apply to apartment buildings in any Use District. Each motel building shall contain a minimum of twenty-four hundred (2,400) square feet of floor area, exclusive of loggias, open porches, breezeways, porte-cocheres and garages. Each unit of any motel, with the exception of the apartment of the manager or caretaker, shall contain a minimum of three hundred (300) square-foot floor area, exclusive of any connecting unit. The apartment of the manager or caretaker of a motel shall contain the minimum square-foot floor area as set forth in this section for apartment units. Residential use buildings in commercial districts shall provide a ten feet (10') side yard or court on either side above the first story.

**SECTION 5.09 MINIMUM AREA REQUIREMENTS FOR SPECIFIC USES IN LESS RESTRICTED USE DISTRICTS.** Single family residence buildings in D-Use Districts shall conform to R-9 (two thousand) (2,000) square feet minimum area requirements. Duplex residence buildings in an A-Use District shall conform to D-10 (two thousand one hundred twenty-seven (2,127) square feet minimum area requirements.

**SECTION 5.10 MAXIMUM GROUND AREA COVERAGE.** Buildings or structures, designed and constructed for R, D and A Uses or for motels, shall not occupy more than thirty-five (35) percent of the ground area of the building site upon which the building or structure is erected. Auxiliary buildings or structures, including swimming pools may occupy additional ground coverage but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45) percent of the site upon which the structures are located. In no case can the main building or structure exceed thirty-five (35) percent of the lot or lots composing the site. S and X Use buildings or structures which may be permitted by ordinance to be located in R, D and A Use Districts shall abide by the same maximum ground area coverage as set forth for R, D and A Uses in such districts.

**SECTION 5.11 MAXIMUM GROUND AREA, PRIVATE GARAGE, GARAGE APARTMENT AND APARTMENT GARAGE.** No private garage or garage apartment shall be permitted to exceed six hundred (600) square feet in ground area, or one-third (1/3) of the ground area of the main building on the premises, whichever is greater. Apartment garages shall be permitted to contain a square foot area not more than sufficient to house a number of automobiles not exceeding the number of living units in the apartment building on the premises.

SECTION 5.12 PERCENTAGE REDUCTION ON SEVENTY-FIVE (75) AND ONE HUNDRED (100) FOOT SITES. In all R-Use Districts requiring a minimum building area of one thousand five hundred twenty-seven (1,527) square feet or more, where a single family residence is built upon a site consisting of one and one-half (1½) lots, or upon a site having a minimum of seventy-five feet (75') frontage, a five (5) percent reduction in minimum square foot floor area requirements shall be permitted; in all R-Use Districts requiring a minimum floor area of one thousand five hundred twenty-seven (1,527) square feet or more, where a single family residence is built upon a site consisting of two (2) lots, or upon a site having a minimum of one hundred feet (100') frontage, a ten (10) percent reduction in minimum square-foot floor area requirements shall be permitted; provided, however, that in no event shall the minimum square-foot area requirements of any residence building be reduced by reason of the above provision below one thousand four hundred seventy-five (1,475) square feet. The word "lots", as used herein shall be construed to include only lots having a minimum of fifty feet (50') frontage according to the plat thereof. Where advantage is taken of the percentage reduction above permitted, the minimum side setbacks shall be ten feet (10') on each side; provided, however, that no reduction in minimum building area shall be allowed for any building on Lots 7 and 8, Block 106, "Biscayne Bay Section"; Lots 1 to 8, inclusive, and Lots 9 to 19, inclusive, Block 56, "Riviera Section Part Four"; and provided further, that Lots 1 and 10, Block 1 and Lot 1, Block 2, "Riviera Circle" shall be deemed for the purpose of this section to have one hundred foot (100') frontage.

SECTION 5.13 FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT.

For the purpose of this ordinance the Floor Area Ratio which may be designated as (F.A.R.) is the total floor area of a building or buildings on a building site, divided by the area of the site. The total floor area shall include the gross horizontal area of the several stories of any building or buildings on the site, as measured from the exterior facing of exterior walls, and shall include any building area not specifically excluded by other parts of this ordinance as floor area not applicable to or excluded from computing Floor Area Ratio.

- (1) Maximum floor area ratio for "A" Use Districts, Special Uses in "A" Use Districts and University of Miami Dormitories.

Height of Principal Building in Stories	Maximum F.A.R.
4	1.04
5	1.10
6	1.15
7	1.28
8	1.40
9	1.52
10	1.63
11	1.75
12	1.87
13	2.00

- (2) Exclusions from floor area ratio computations in "A" Use Districts:
  - (a) Unenclosed private balconies.
  - (b) Accessory deck which is defined as that area within the first twenty feet (20') above grade designed for the purpose of accommodating recreational activities and/or offstreet parking below its surface and/or usable open space on its upper level, none of which may be used for living purposes.
  - (c) Offstreet parking areas within the building.

- (3) Maximum floor area ratio for "C" or "M" Use Districts, Special Uses in "C" or "M" Use Districts and University of Miami Buildings other than dormitories.

Height of Principal Building in Stories	Maximum F.A.R.
4 through 13	6.00

- (4) Exclusions from floor area ratio computations in "C" or "M" Use Districts:
  - (a) Open Plaza area which is defined as that area within the first twenty feet (20') above grade which is unenclosed, except by clear glass or similar transparent material or supporting columns, and maintained either as terrace and/or corridor area for the purpose of providing access to stairways, elevators or other uses serving the principal activities confined within the building.
  - (b) Area devoted to interior parking within the first twenty feet (20').

6. SETBACK REQUIREMENTS

SECTION 6.01 GENERAL. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Setback requirements for specifically described or designated properties or uses shall take precedence and shall govern over general setback requirements prescribed for Use Districts.

SECTION 6.02 SETBACK FROM WATERWAY OR BAY. On all building sites abutting upon a canal, waterway or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential or commercial purposes shall be thirty-five feet (35') from the canal, waterway line or bayshore line, as platted, except as follows:

- (1) Every boat house shall maintain the same minimum setback from the platted canal line or bay front as established for the main structure permitted on the property.
- (2) **In Baker Homestead.** The minimum setback from the waterway, as platted, shall be sixty-five (65) feet for Lot 5. (1486)
- (3) **In Coral Bay Section "A".** The minimum setback from a waterway line, canal line or bayshore line, as platted, shall be twenty-five (25) feet for main residence buildings and twenty (20) feet for screened patios and/or swimming pools.
- (4) **In Coral Bay Section "B".** The minimum setback from a waterway line, canal line or bayshore line, as platted, shall be twenty-five (25) feet for main residence buildings and twenty (20) feet for screened patios and/or swimming pools on Lots 2 to 55, inclusive, all in Block 3, and all lots in Block 4.
- (5) **In Coral Bay Section "C".** The minimum setback from a waterway line, canal line or bayshore line, as platted, shall be twenty (20) feet for main residence buildings and screened enclosures.
- (6) **In Coral Bay Section "D".** The minimum setback from a canal, waterway line or bayshore line, as platted, for buildings or portions thereof, designed or used for occupancy as residential, duplex, apartment or commercial purposes, shall be thirty-five (35) feet for Tract "A" and twenty (20) feet for all lots in Blocks 10 to 26, inclusive, and 28, 29, 30 and 31.

(7) **In Gables Estates No. 2**

- (a) The minimum setback from a waterway line, canal line or bayshore line, as platted for Lot 17 and Lots 22 through 26, Block "A" and Lots 7, 16, 23, 24 and 54, Block "B" shall be thirty-five (35) feet.
- (b) The minimum setback from a waterway line, canal line or bayshore line as platted for Lots 1 through 16, inclusive; Lots 18 through 21, inclusive, and Lots 27 through 38, inclusive, all in Block "A" and Lots 1 through 6, inclusive; Lots 8 through 15, inclusive; Lots 17 through 22, inclusive, and Lots 25 through 53, inclusive; all in Block "B" and Lots 1 and 2 in Block "C" shall be fifty (50) feet.

(8) **In Gables Estates No. 3.** The minimum setback from a waterway line, canal line or bayshore line, as platted, shall be fifty (50) feet.

(9) **In Gables Estates No. 4.** The minimum setback from a waterway line, canal line or bayshore line, as platted, shall be fifty (50) feet for all buildings or portions thereof designed or used for occupancy for residential purposes.

(10) **In Hammock Oaks Harbor Section 2.** The minimum setback from a waterway line, as platted, shall be twenty-five (25) feet for Lots 1 to 46, inclusive, Block 3.

(11) **In Old Cutler Bay Section One. (1513)**

- (a) The minimum setback from a canal or waterway line, as platted, shall be thirty-five (35) feet for Lot 2, Block 1; Lots 2 to 11, inclusive, Block 2, and Lots 1, 2, 3 and 4, Block 3.
- (b) The minimum setback from a canal or waterway line, as platted, shall be twenty-five (25) feet for Lots 1, 12, 15, 16, 19, 23, 24, and 25, Block 2.

(12) **In Old Cutler Bay Section Two.** The minimum setback from a waterway line, canal line or bayshore line as platted for Lot 1 and Lots 3 to 20, inclusive, shall be thirty-five (35) feet. (1513)

(13) **On Mahi Canal.**

- (a) The minimum setback from the North side of Mahi Canal, as dug, shall be thirty-five feet (35') for screened enclosures.
- (b) The minimum setback from the South side of the Mahi Canal, as platted, shall be twenty-five feet (25') for screened enclosures.

**SECTION 6.03 SETBACK REQUIREMENTS — AUXILIARY BUILDINGS AND STRUCTURES.** Except as specifically prescribed herein to the contrary, subordinate and accessory buildings or structures permitted as auxiliary uses shall be governed by the same minimum setback requirements as the main or principal building provided that:

- (1) Swimming pools may be constructed within the minimum setback required from waterways.
- (2) No setback shall be required for bomb shelters and/or fallout shelters when such shelters are constructed completely below grade provided, however, that no such shelters shall be constructed in the utility easements areas and provided further that the entrance door to subject shelters are not constructed in the setback area as required for the main or principal building. No accessory or auxiliary building or structure may be located in the area between a street and the main building or any part thereof, and in no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building is located.

**SECTION 6.04 SETBACK REQUIREMENTS — MOTELS.** The following special setback requirements shall be required and maintained in connection with motels:

**Minimum front setback.** Ten feet (10').

**Minimum side setback.** Ten (10) feet, except that where the building site is adjacent to property zoned for R, D or A Uses, a minimum side setback of fifteen feet (15') shall be maintained from any side line that abuts upon a street.

**Minimum rear setback.** Five feet (5'), where the building site abuts upon an alley to the rear; and ten feet (10') where the building site does not abut upon an alley to the rear.

**SECTION 6.05 SETBACK REQUIREMENTS — SWIMMING POOLS.**

- (1) **Minimum front setback.** Same as requirements for a residence located on the parcel where pool is to be constructed, provided, however, that in no case shall the pool be located closer to a front street line of a lot or building site than the main or principal building is located.
- (2) **Minimum side setback.** Twenty feet (20') on each side, except that on the following described property a minimum setback of twenty feet (20') shall be required from one side line and a minimum setback of thirteen feet (13') shall be required from the other side line, to-wit:

**"CORAL BAY SECTION 'C'"**

LOTS	BLOCK
15, 16, 17	5
1, 2, 17, 18, 19	6
1, 2, 17, 18, 19, 20, 21	7
4, 5, 6, 21, 22	8
1, 2, 3, 16, 17	9

**"CORAL BAY SECTION 'D'"**

LOTS	BLOCK
1, 2, 3, 14, 15	10
1, 2, 3, 14, 15	11
1, 2, 3, 14, 15	12
1, 2, 3, 14, 15	13
1, 2, 3, 14, 15	14
4, 5, 6, 12, 13, 14, 15, 16, 20, 21, 22, 24, 25, 26	15
1, 2, 3, 5, 6, 7, 11, 12, 13	16
1, 2, 6, 7, 8, 9, 17, 18, 19	17
1, 2, 21, 22, 23	18

**"CORAL BAY SECTION 'D'"**

LOTS	BLOCK
1, 2, 20, 21, 22	19
1, 2, 17, 18, 19	20
1, 15, 16, 17	21
1, 2, 15, 16, 17	22
1, 2, 15, 16, 17	23
1, 2, 15, 16, 17	24
1, 2	25
46, 47	28
1, 2, 3	30

(3) **Minimum rear setback.** Ten feet (10').

(4) All setbacks to be measured from the outside wall of pool nearest the property line in question.

**SECTION 6.06 SETBACK REQUIREMENTS, R, D AND S USE DISTRICT, GENERAL.**

- (a) **Front Setback.** A minimum front setback of twenty-five feet (25') shall be maintained and required on all building sites in R, D and S Use Districts, except that on building sites on platted lots less than seventy-five feet (75') in depth, a minimum front setback of fifteen feet (15') shall be required.

- (b) **Side Setbacks.** Inside lots in R, D, and S Use Districts shall have minimum side setbacks which total twenty (20) percent of the width of the lot measured across the front setback line up to a maximum of twenty feet (20'). A minimum side setback of fifteen feet (15') shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one side abutting upon a street on which other lots in the same block face, must setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. In no case shall a side setback be less than five feet (5'). Building sites, where a reduction in the minimum square-foot floor area of the building was permitted as set forth in Section 5.12, shall be required to maintain a minimum side setback of ten feet (10') on each side.
- (c) **Rear Setback.** A minimum rear setback of five feet (5') shall be maintained and required on all buildings in R, D and S Use Districts.

**SECTION 6.07 SETBACK REQUIREMENTS, A-USE DISTRICTS, GENERAL.**

- (a) **Front Setback.** A minimum front setback of fifteen feet (15') shall be maintained and required on all building sites in A-Use Districts, for all buildings other than private garages and garage apartments. The minimum front setback for private garages and garage apartments shall be sixty feet (60').
- (b) **Side Setback.** A minimum side setback of ten feet (10') from each side line shall be required and maintained on all building sites in A-Use Districts for buildings erected and used for D, A and S uses, of which at least eight feet (8') shall be unobstructed, clear of steps and other impediments. A minimum side setback of fifteen feet (15') shall be required and maintained from any side line of such building site that abuts upon a street.
- (c) **Rear Setback.** A minimum rear setback of five feet (5') shall be maintained and required on all building sites in A-Use Districts.

**SECTION 6.08 SETBACK REQUIREMENTS, CA-USE DISTRICTS, GENERAL.**

- (a) **Front Setback.** A minimum front setback of ten feet (10') shall be maintained and required on any building site in CA-Use Districts for buildings constructed and used for S or CA Uses.
- (b) **Side Setback.** No side setback shall be required on any building site in CA-Use Districts for buildings constructed and used for S or CA Uses.
- (c) **Rear Setback.** No rear setback shall be required on any building site in CA-Use Districts for buildings constructed and used for S or CA Uses, where such building sites abut upon an alley at the rear, but a minimum rear setback of ten feet (10') shall be maintained and required for such buildings when situated upon building sites not abutting upon an alley at the rear.

**SECTION 6.09 SETBACK REQUIREMENTS IN CB AND CC USE DISTRICTS, GENERAL.**

- (a) **Front Setback.** No front setback shall be required except at a corner lot which has no radii, in which case the building shall have a ten feet (10') setback from the corner between three feet (3') and eight feet (8') above the established grade.
- (b) **Side Setback.** No side setback shall be required except at a corner lot which has no radii, in which case the building shall have a ten feet (10') setback from the corner between three (3) and eight (8) feet above the established grade.

- (c) **Rear Setback.** No rear setback shall be required where such building site abuts upon an alley at the rear, but a minimum rear setback of ten feet (10') shall be maintained and required for any building when situated upon a building site not abutting upon an alley at the rear.

**SECTION 6.10 SETBACK REQUIREMENTS, M-USE DISTRICTS, GENERAL.**

- (a) **Front Setback.** No front setback shall be required except at a corner lot which has no radii, in which case the building shall have a ten feet (10') setback from the corner between three feet (3') and eight feet (8') above the established grade.
- (b) **Side Setback.** No side setback shall be required except at a corner lot which has no radii, in which case the building shall have a ten feet (10') setback from the corner between three (3') and eight (8') feet above the established grade.
- (c) **Rear Setback.** No rear setback shall be required where such building site abuts upon an alley at the rear, but a minimum rear setback of ten feet (10') shall be maintained and required for any building when situated upon a building site not abutting upon an alley at the rear.

**SECTION 6.11 MINIMUM FRONT SETBACKS, SPECIFIC LOCATIONS.** The following minimum front setback requirements hereby are established for all building sites specifically designated or described herein. Unless otherwise specified herein, setback distances are to be measured from front line of the site. Such requirements shall prevail and govern over general minimum front setback requirements established in the several Use Districts.

**In "Section 'A' "**

- (1) Facing upon Granada Boulevard or Coral Way — 50 feet.

**In "Section 'B' "**

- (1) Facing upon North Greenway Drive or South Greenway Drive (except building sites in Block 33) — 35 feet.
- (2) Facing upon Coral Way in Blocks 34 and 35 Anderson's Resubdivision of Lot C — 50 feet.
- (3) Facing upon Coral Way, in Blocks 8 and 9 — 25 feet (except Lot 13 and E 20 feet of Lot 14, Block 8, which shall be 12 feet.)
- (4) Facing upon Granada Boulevard (except building sites in Block 35) — 50 feet.
- (5) Facing upon Granada Boulevard, in Block 35 — 35 feet.

**In "Baker Homestead" (1486)**

- (1) Lot 1 — 25 foot minimum
- (2) Lot 2 — 25 foot minimum
- (3) Lot 3 — 20 foot minimum
- (4) Lot 4 — 25 foot minimum
- (5) Lot 5 — 65 foot minimum from waterway
- (6) Lot 6 — 25 foot minimum
- (7) Lot 7 — 25 foot minimum
- (8) Lot 8 — 25 foot minimum from South  
Lot 8 — 20 foot minimum from West

**In "Biltmore Addition" (resubdivision P.B. 42, Page 50)**

- (1) Facing upon Avenue Catalonia in Block 39 of Resubdivision P.B. 42, Page 50 — 20 feet.

**In "Biltmore Section" (Including Resubdivision Block 4)**

- (1) Facing upon Coral Way in Block 1 and 2 and Tract "A" in Block 4 — 25 feet.
- (2) Facing upon Coral Way in Lots 1 to 11, inclusive, Block 3 — 15 feet. (1517)
- (3) Facing upon Biltmore Way in Blocks 3 and 7; Lots 1 to 16, inclusive, Block 6; Lots 15 to 26, inclusive, Block 4 — 10 feet.

- (4) Facing upon Avenue Andalusia Lots 17 to 24, inclusive, Bloc 6 — 10 feet.

**In "Biscayne Bay Section"**

- (1) Facing upon Biera Mar or Ridge Road — 30 feet.

**In "Bruno Estates"**

- (1) Lots adjacent to Old Cutler Road — 25 feet .

**In "Section 'C' "**

- (1) Facing upon Granada Boulevard or Coral Way — 50 feet.  
(2) Facing upon North Greenway Drive or South Greenway Drive — 35 feet.

**In "Coconut Grove Manor"**

- (1) Facing upon Manor Place in Block 5 — 20 feet.

**In "Coconut Grove Section"**

- (1) Lots 41 and 42, Block 16 — 20 feet.

**In "Coconut Grove Terrace"**

- (1) Facing upon East side of Harlano Street — 35 feet.  
(2) Facing upon West side of Harlano Street — 25 feet.

**In "Coconut Grove Warehouse Center"**

- (1) On Lots 31 to 57, Inclusive — 15 feet from Industrial Avenue.  
(2) All other building sites in R-Use Districts — 15 feet.

**In "Cocoplum Beach Property"**

- (1) Facing upon Biera Mar or Ridge Road — 30 feet.

**In "Coga Subdivision"**

- (1) Lots 1 to 5, inclusive, Block 1 — 25 feet  
(2) Lots 1 to 6, inclusive, Block 2 — 25 feet  
(3) Lots 1 to 29, inclusive, Block 3 — 25 feet  
(4) Lot 1, Block 4 — 25 feet  
(5) Lot 7, Block 2 — 15 feet  
(6) Lots 5 to 11, inclusive, Block 4 — 15 feet  
(7) Lot 2, Block 4 — 22 feet  
(8) Lot 3, Block 4 — 20 feet  
(9) Lot 4, Block 4 — 18 feet

**In Coral Bay "Section 'A' "**

- (1) Lots 14 to 17, inclusive, Block 2 — 10 feet

**In "Coral Bay Section 'B' "**

- (1) Lots 43 and 45, Block 3 and Lots 29 and 31, Block 4 shall have a minimum front setback from the most southerly and northerly portion of the arcs of 12.50 feet.  
(2) All other lots shall have a minimum front setback of 25 feet.

**In "Coral Bay Section 'C' "**

- (1) All lots shall have a minimum front setback of twenty-five feet (25') except:  
(a) Where the front lot line is formed partially by the arc of the cul-de-sac, in this event the setback from the arc shall be a minimum of seven and one-half feet (7½').  
(b) Where the front line is formed completely by the arc of the cul-de-sac, in this event the setback from the arc shall be a minimum of fifteen feet (15').

**In "Coral Bay Section 'D' "**

- (1) All R and D Use lots shall have a minimum front setback of twenty-five feet (25') except:  
(a) Where the front lot line is formed partially by the arc of the cul-de-sac, in this event the setback from the arc shall be a minimum of seven and a half feet (7½').

- (b) Where the front lot line is formed completely by the arc of the cul-de-sac, in this event the setback from the arc shall be a minimum of fifteen feet (15').

- (2) All A-Use lots in Block 28 shall have a minimum setback of fifteen feet (15').  
(3) All apartment buildings in Tract "A" shall have a minimum setback of twenty-five feet (25').

**In "Cortez Place"**

- (1) Facing upon Catalina Place, Avenue Angelo and Avenue Trascoro — 15 feet.

**In "Country Club Section Part One"**

- (1) Facing upon Granada Boulevard or upon the East side of Alhambra Circle — 50 feet.  
(2) Facing upon Avenue Anastasia in Blocks 8, 9, 10, 11, 12 and 22 — 35 feet.  
(3) Facing upon Avenue Anastasia in Block 7 — 50 feet.

**In "Country Club Section Part Two"**

- (1) Facing upon Granada Boulevard — 50 feet.

**In "Country Club Section Part Three"**

- (1) Facing upon Granada Boulevard (except Lots 15 to 20, inclusive, Block 45) — 50 feet.  
(2) Lots 15 to 20, inclusive, Block 45 as follows:  
Lot 15 ..... 44 feet      Lot 18 ..... 47 feet  
Lot 16 ..... 45 feet      Lot 19 ..... 48 feet  
Lot 17 ..... 46 feet      Lot 20 ..... 49 feet

**In "Country Club Section Part Four"**

- (1) Facing upon Granada Boulevard — 50 feet.  
(2) Facing upon Alhambra Circle, Alhambra Court, Mariola Court and Bird Road in Block 50 (including portions thereof replatted as part of Miami Biltmore Hotel and Country Club P. B. 40, Page 1, except that portion of Tract 1 abutting Bird Road) — 50 feet.  
(3) Facing upon Avenue Anastasia (including any portions of Country Club Section, Part 4 replatted as part of Miami Biltmore Hotel and Country Club, except that portion designated as Veterans Hospital, P. B. 40, Page 1) — 35 feet.  
(4) Facing upon Avenue Anastasia in that portion designated as Veterans Hospital and shown on P. B. 40, Page 1 as Miami Biltmore Hotel and Country Club Grounds — setbacks similar to those now existing.

**In "Country Club Section Part Five"**

- (1) Facing upon San Amaro Drive in Block 90 — 30 feet.  
(2) Facing upon Blue Road in Tract 1 — 30 feet.  
(3) Facing upon Granada Boulevard — 35 feet.  
(4) Facing upon Avenue Mendavia in Blocks 90, 93, 96 and Tracts 1 and 4 — 30 feet.  
(5) Facing upon Pinta Court in Block 93 — 30 feet.  
(6) Facing upon University Drive in Block 97 — 30 feet.  
(7) Facing upon University Drive in Block 98 — 35 feet.  
(8) Facing upon Santa Maria Street — 30 feet.

**In "Country Club Section Part Six"**

- (1) Facing upon Avenue Cadima in Block 144 — 20 feet.  
(2) Facing upon Avenue Candia in Block 152 — 20 feet.  
(3) Facing upon Avenue Fluvia in Block 145 — 20 feet.  
(4) Facing upon Riviera Drive in Blocks 143 and 149 — 15 feet.

**In "Section 'D' "**

- (1) Facing upon Coral Way — 50 feet.

**In "Section 'E' "**

- (1) Facing upon Coral Way — 50 feet.

- (2) Facing upon Country Club Prado — 35 feet.
- (3) Facing upon North Greenway Drive in Blocks 4, 13, 14 and 15 — 35 feet.
- (4) Facing upon South Greenway Drive in Blocks 5 and 12 — 35 feet.

**In "Fairchild Manors"**

- (1) Lot 1, Block 1 and Lot 1, Block 3 — 35 feet from Old Cutler Road.
- (2) Lots 2 and 3, Block 1; and Lots 1, 2, 3 and 4, Block 2; Lots 2 and 3, Block 3; and Block 4 — 25 feet.

**In "Flagler Street Section" (East Coral Gables)**

- (1) All building sites abutting Flagler Street — 35 feet from center line of Flagler Street.

**In "Golden Gate"**

- (1) All building sites abutting Grand Avenue — 5 feet from Grand Avenue.
- (2) All building sites in R-Use Districts — 15 feet.

**In "Granada Section"**

- (1) Facing upon Avenue Algeria in Lots 11 to 14, inclusive, Block 15 — 15 feet.
- (2) Facing upon Country Club Prado — 35 feet.
- (3) Facing upon Granada Boulevard in Block 4F — 15 feet.

**In "Gables Estates No. Two"**

- (1) Lots 17 and 22 to 26, inclusive, Block 'A', and Lots 7, 16, 23, 24 and 54, Block 'B' — 35 feet.
- (2) Lots 1 to 16, inclusive; Lots 18 to 21, inclusive; and Lots 27 to 38, inclusive, All in Block 'A', and Lots 1 to 6, inclusive; Lots 8 to 15, inclusive; Lots 17 to 22, inclusive; Lots 25 to 53, inclusive; and Lot 56, All in Block 'B', and Lots 1 and 2, Block 'C' — 50 feet.

**In "Gables Estates No. Three"**

- (1) All lots — 50 feet.
- (2) Parcel 'C' — to be established.

**In "Gables Estates No. Four"**

- (1) Tract 'E' and all of lots in Blocks G and F — 50 feet.

**In "Hammock Oaks Harbor"**

- (1) Lots 1 to 23, inclusive, Block 1 — 35 feet.
- (2) Lots 24 to 31, inclusive, Block 1 — 30 feet.

**In "Hammock Oaks Harbor Section Two"**

- (1) Lots 1 to 12, inclusive, Block 2 — 35 feet.
- (2) Lots 1 to 46, inclusive, Block 3 — 35 feet.

**In "Section 'L' "**

- (1) Lots 16 to 40, inclusive, Block 22 — 10 feet.
- (2) Lots 1 to 8, inclusive, Block 30 — 3 feet.
- (3) Lots 9 to 25, inclusive, Block 30 — 10 feet.

**In "MacFarlane Homestead"**

- (1) On all building sites abutting Grand Avenue — 20 feet from Grand Avenue.
- (2) On all building sites in R-Use Districts — 15 feet.

**In Old Cutler Bay Section One**

- (1) All lots shall have a minimum front setback of 25 feet.

**In Old Cutler Bay Section Two (1513)**

- (1) Lot 1 — 25 foot minimum.
- (2) Lots 3 to 16, inclusive — 25 foot minimum.
- (3) Lots 17 and 18 — 25 foot minimum, except on curve of cul-de-sac which shall be 15 foot minimum.
- (4) Lots 19 and 20 — 15 foot minimum.

**In "Riviera Circle"**

- (1) Lots 1 and 10, Block 1 and Lot 1, Block 2 — 25 feet from Riviera Drive.
- (2) Lots 2, 3, 4, 7, 8 and 9, Block 1 — 20 feet from Riviera Court.
- (3) Lots 5 and 6, Block 1 — 15 feet from Riviera Court.
- (4) Lots 2, 3 and 4, Block 2 — 20 feet from Riviera Court.

**In "Riviera Section Part Two"**

- (1) Lots 31 and 32, Block 95 — 2 feet 8 inches.
- (2) Lots 1 and 2, Block 96 — 10 feet.
- (3) Lots 3 and 4, Block 96 — 25 feet.

**In "Riviera Section Part Three"**

- (1) Lots facing upon Granada Boulevard — 35 feet.

**In "Riviera Section Part Four"**

- (1) Lots facing upon Granada Boulevard — 35 feet.

**In "Riviera Section Part Eight"**

- (1) Tract 'A' — 125 feet (P. B. 46, Page 100).

**In "Riviera Section Part Nine"**

- (1) Lots facing upon Granada Boulevard, except in Block 135 — 35 feet.
- (2) Block 135 — 85 feet from Granada Boulevard.
- (3) Lots abutting marginal asset street in Block 135 — 25 feet.
- (4) Lots abutting Avenue Agüero in Block 135 — 25 feet.
- (5) Lots abutting Marius Street in Block 135 — 25 feet.

**In "Riviera Section Part Ten"**

- (1) Lots facing upon Granada Boulevard — 35 feet.
- (2) Lots facing upon Avenue Maggiore in Blocks 122 and 124 — 15 feet.

**In "Riviera Section Part Eleven"**

- (1) Lots facing Granada Boulevard — 35 feet.

**In "Riviera Section Part Twelve"**

- (1) Lots facing Granada Boulevard — 35 feet.

**In "Riviera Section Part Fourteen"**

- (1) In Block 199, "Riviera Section Part Fourteen", according to 2nd Revised Plat thereof, P. B. 28/32, or any replat of all or part of such Block — 56 feet from U. S. Highway No. 1.

**In "Singer Subdivision No. Two"**

- (1) Lot 1, Block 1 — 25 feet from Avenue Madruga, and 25 feet from Turin Street.
- (2) Lots 2, 3, and 4, Block 1 — 25 feet.
- (3) Lots 5, 6, 7 and 8, Block 1 — 25 feet.
- (4) Tract 'A' — 15 feet from Avenue Madruga, and 15 feet from Turin Street.
- (5) Tract 'B' — 15 feet from Avenue Madruga, and 15 feet from Turin Street.

**In "Sunrise Harbour"**

- (1) On Lots 1 to 20, inclusive, Block 1 — 15 feet.
- (2) On Lots 15 to 39, inclusive, and Lot 102, Block 2 — 25 feet.
- (3) Lots 40 to 101, inclusive, Block 2 — 25 feet.

**In "Welbon Subdivision"**

- (1) Lots 1 and 30 — No front setback required.

SECTION 6.12 MINIMUM SIDE SETBACKS, SPECIFIC LOCATIONS. The following minimum side setback requirements hereby are established for all building sites specifically designated or described herein. Unless other-

wise specified setback distances herein are to be measured from side lot lines of the site. Such requirements shall prevail and govern over general minimum side setback requirements established in the several Use Districts.

#### **In Acreage**

- (1) In that part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 20, Township 54 S, Range 41 E lying between U. S. Highway No. 1 (South Dixie Highway) and F.E.C. Railroad — 35 feet from the East and West center line of Section 20-54 S 41 E on Grand Avenue.

#### **In "Section 'A'"**

- (1) East line of Lot 5, Block 18 — 10 feet.

#### **In "Section 'B'"**

- (1) On all lots abutting LeJeune Road —  $7\frac{1}{2}$  feet from LeJeune Road (except Block 8).

#### **In Baker Homestead (1486)**

- (1) Lot 1 — 55 foot minimum from West.  
Lot 1 — 25 foot minimum from East.
- (2) Lot 2 — 20 foot minimum from North.  
Lot 2 — 55 foot minimum from South.
- (3) Lot 3 — 25 foot minimum.
- (4) Lot 4 — 25 foot minimum from South.  
Lot 4 — 20 foot minimum from North.
- (5) Lot 5 — 25 foot minimum.
- (6) Lot 6 — 25 foot minimum.
- (7) Lot 7 — 30 foot minimum from East.  
Lot 7 — 20 foot minimum from West.
- (8) Lot 8 — 30 foot minimum from East.

#### **In Bay Bluff**

- (1) Lots adjacent to Old Cutler Road — 25 feet.

#### **In "Biltmore Section"**

- (1) Lot 1, Block 3 — 4 feet from Segovia Street.

#### **In "Bruno Estates"**

- (1) Lots adjacent Old Cutler Road — 25 feet.

#### **In "Coga Subdivision"**

- (1) Lot 2, Block 1 — 10 feet.
- (2) Lots 2, 4, and 5, Block 2 — 10 feet.
- (3) Lots 1, 7, 8 and 15 to 19, inclusive, Block 3 — 10 feet.
- (4) Lots 5 to 10, inclusive, Block 4 — 10 feet.
- (5) Lot 4, Block 1 — 8 feet.
- (6) Lots 2 to 6, inclusive, and 21 to 28, inclusive, Block 3 — 9.5 feet.
- (7) Lots 9 to 12, inclusive, Block 3 — 9 feet.
- (8) Lot 2, Block 4 — 7.5 feet.
- (9) Lots 3 and 4, Block 4 — 6.5 feet.
- (10) Lot 1, Block 1 — 10 feet from NE side.
- (11) Lot 1, Block 1 — 15 feet from side street.
- (12) Lot 3, Block 1 — 8 feet from SW side.
- (13) Lot 5, Block 1 — 15 feet from side street.
- (14) Lot 5, Block 1 — 8 feet from NE side.
- (15) Lot 1, Block 2 — 15 feet from side street.
- (16) Lot 1, Block 2 — 10 feet from S side.
- (17) Lot 3, Block 2 — 25 feet from side street.
- (18) Lot 3, Block 2 — 10 feet from N side.
- (19) Lot 6, Block 2 — 8 feet from E side.
- (20) Lot 7, Block 2 — 10 feet.
- (21) Lot 13, Block 2 — 15 feet from N side and 6 feet from S side.
- (22) Lot 14, Block 3 — 15 feet from N side.
- (23) Lot 14, Block 3 — 10 feet from S side.
- (24) Lot 20, Block 3 — 10 feet from N side.
- (25) Lot 20, Block 3 — 25 feet from S side.

- (26) Lot 29, Block 3 — 15 feet from NW side.
- (27) Lot 29, Block 3 — 7.5 feet from E side.
- (28) Lot 1, Block 4 — 10 feet from NE side.
- (29) Lot 11, Block 4 — 15 feet from NE side.
- (30) Lot 11, Block 4 — 10 feet from SW side.

#### **In "Coral Bay Section 'A'"**

- (1) Lots 15 and 16, Block 2 — 10 feet from side street.
- (2) Lot 16, Block 2 — 10 feet from side lot line.

#### **In "Coral Bay Section 'B'"**

- (1) Lots 1 and 61, Block 4 shall have a minimum side setback from Avenue Lugo of — 25 feet and a minimum side setback from the inside line of — 10 feet.
- (2) Lots 1 to 55, inclusive, Block 3 and Lots 2 to 60, inclusive, Block 4 shall have a minimum side setback from each side line of — 10 feet.

#### **In "Coral Bay Section 'C'"**

- (1) All lots shall have a minimum side setback from each side lot line of — 10 feet except that on corner lots where two streets intersect, in this event the minimum side setback from the side street shall be a minimum of — 25 feet. (For the purpose of determining the side setbacks, the lot lines extending from the street to the waterway shall be deemed side lot lines.)

#### **In "Coral Bay Section 'D'"**

- (1) In Tract 'A' there shall be required and there shall be provided a minimum of — 25 feet between apartment buildings. All other lots, except Lot 9A, Block 28, shall have a minimum side setback from each side lot line of — 10 feet except that on corner lots where two streets intersect, the minimum side setback from the side street shall be — 25 feet.
- (2) Lot 9A, Block 28, shall have a minimum side setback from the inside lot line of — 10 feet and a minimum side setback from the side street of — 15 feet.

#### **In "Country Club Section Part Five"**

- (1) Lot 20, Block 93 — 10 feet from S line.

#### **In "Fairchild Manors"**

- (1) Lot 1, Block 1 and Lot 1, Block 3 — 35 feet from side street.
- (2) Lot 3, Block 1 — 25 feet from the easterly property line.
- (3) Lot 3, Block 3 — 25 feet.
- (4) All lots in Block 1, 2 and 3 — 10 feet from inside property line.
- (5) Block 4 — 15 feet from side streets.

#### **In Flagler Street Section (East Coral Gables)**

- (1) All building sites abutting Flagler Street — 35 feet from center line of Flagler Street.

#### **In "Gables Estates No. Two"**

- (1) Lot 1, Block "A" — 50 feet from Arvida Parkway (side street) and — 30 feet from inside property line.
- (2) Lot 5, Block "A" — 50 feet from Casuarina Concourse (side street) and — 30 feet from inside property line.
- (3) Lots 2, 3, 4 and 6 to 16, inclusive; Lots 18 to 21, inclusive; Lots 27 to 38, inclusive, All in Block "A", Lots 1 to 6, inclusive; Lots 8 to 15, inclusive; Lots 17 to 22, inclusive; Lots 25 to 53, inclusive; and Lot 56, All in Block "B", and Lot 1, Block "C" — 30 feet.

- (4) Lot 2, Block "C" — 50 feet from Leucadendra Drive (side street) and — 30 feet from inside property line.

**In "Gables Estates No. Three"**

- (1) All lots — 30 feet.
- (2) Parcel "C" — to be established.

**In "Gables Estates No. Four"**

- (1) Tract "E" — 50 feet from Arvida Parkway.
- (2) Lots 1A, 1B, 2, 3, 4 and 7 in Block "G", and all lots in Block "F" — 30 feet.

**In "Granada Section"**

- (1) Lot 3, Block 81 — 12 feet from the south property line.

**In "Hammock Oaks Harbor"**

- (1) Lot 1, Block 1 — 30 feet from Old Cutler Road and 10 feet from inside lot line.
- (2) Lot 7, Block 1 — 35 feet from Monfero Street and 10 feet from inside lot line.
- (3) Lots 15 and 16, Block 1 — 15 feet from Avenue Neda and 10 feet from inside lot line.
- (4) Lots 2 to 6, inclusive; Lots 8 to 14, inclusive; and Lots 17 to 31, inclusive; All in Block 1 — 10 feet from each side lot line.

**In "Hammock Oaks Harbor Section Two"**

- (1) Lots 1 to 12, inclusive, Block 2 — 10 feet from each side lot line.
- (2) Lots 1 to 44, inclusive, and Lot 46, All in Block 3 — 10 feet from each side lot line.
- (3) Lot 8, Block 3 — 35 feet from Avenue Campana.
- (4) Lot 22, Block 3 — 35 feet from Avenue Monfero
- (5) Lot 45, Block 3 — 35 feet from Avenue Monfero.

**In "Section 'K' "**

- (1) Lot 25, Block 27 — 5 feet from Salzedo Street.

**In "Old Cutler Bay Section One"**

- (1) Lot 2, Block 1 — 25 feet from side street and — 10 feet from inside lot line.
- (2) Lots 1, 2 and 12 to 25, inclusive, Block 2 — 10 feet from inside lot line.
- (3) Lots 3 to 11, inclusive, Block 2 — 20 feet from inside lot line.
- (4) Lots 13, 14, 17, 18 and 20, Block 2 — 25 feet from side street, except that a 15-foot minimum setback shall be required for that portion of the side lot line formed by the arc of the cul-de-sac.
- (5) All lots in Block 3 — 10 feet from inside lot line.
- (6) Lots 3 and 4, Block 3 — 25 feet from side street.

**In "Old Cutler Bay Section Two" (1513)**

- (1) Lot 1 — 25 foot minimum from side street.
- (2) Lots 3 to 20, inclusive — 10 foot minimum.

**In "Riviera Circle"**

- (1) Lots 1 and 10, Block 1 and Lot 1, Block 2 — 20 feet from Riviera Court, and — 15 feet from any other side line.
- (2) Lots 2 to 9, inclusive, Block 1 and Lots 2 and 3, Block 2 — 10 feet on each side.
- (3) Lot 4, Block 2 — 10 feet from inside lot line, and 15 feet from Riviera Court.

**In "Riviera Section Section Part Two"**

- (1) Lot 1, Block 96 — 10 feet from South line, provided, however, that no side setback shall be required along the South line of the East 90 feet thereof.
- (2) Lot 2, Block 96 — 25 feet from Avenue Rosaro.
- (3) Lot 4, Block 96 — 15 feet from Avenue Menendez.

**In "Singer Subdivision No. Two"**

- (1) Lot 1, Block 1 — 8.5 feet from S side.
- (2) Lot 2, Block 1 — 8.5 feet.
- (3) Lot 3, Block 1 — 9.5 feet.
- (4) Lots 4 and 5, Block 1 — 15 feet from side street; 10 feet from inside lot line.
- (5) Lots 6 and 7, Block 1 — 10 feet.
- (6) Lot 8, Block 1 — 25 feet from side street; 10 feet from inside lot line.
- (7) Tract 'A' — 10 feet from NE line.
- (8) Tract 'B' — 10 feet from inside lot line.

SECTION 6.13 MINIMUM REAR SETBACKS, SPECIFIC LOCATIONS. The following minimum rear setback requirements hereby are established for all building sites specifically designated or described herein. Unless otherwise specified, setback distances herein are to be measured from rear lot line of the site. Such requirements shall prevail and govern over general minimum rear setback requirements established in the several Use Districts.

**In Baker Homestead (1486)**

- (1) Lot 1 — 20 foot minimum.
- (2) Lot 2 — 55 foot minimum.
- (3) Lot 3 — 6 foot minimum.
- (4) Lot 4 — 25 foot minimum.
- (5) Lot 5 — 25 foot minimum.
- (6) Lot 6 — 50 foot minimum.
- (7) Lot 7 — 20 foot minimum.
- (8) Lot 8 — 20 foot minimum from North.

**In "Coconut Grove Warehouse Center"**

- (1) On Lots 31 to 57, inclusive — 15 feet from Industrial Avenue.

**In "Coga Subdivision"**

- (1) Lots 1 to 5, inclusive, Block 1 — 6 feet.
- (2) Lots 1, 2, 4, and 5, Block 2 — 6 feet.
- (3) Lots 1 to 28, inclusive, Block 3 — 6 feet.
- (4) Lot 3, Block 2 — 8 feet.
- (5) Lot 6, Block 2 — 15 feet from Avenue Mariposa.
- (6) Lot 7, Block 2 — 10 feet.
- (7) Lot 29, Block 3 — 15 feet from Avenue Mariposa.
- (8) Lots 1 to 11, inclusive, Block 4 — 5 feet.

**In "Coral Bay Section 'A' "**

- (1) Lot 16, Block 2 — 10 feet.

**In "Country Club Section Part One"**

- (1) Lots 8 and 9, Block 10 — 15 feet from the West lot line.

**In "Fairchild Manors"**

- (1) All lots in Blocks 1, 2 and 3 — 10 feet.  
(NOTE: For the purpose of determining the 10-foot rear setback, the West line of Lot 2, Block 1 and of Lot 2, Block 3, shall be considered as the rear lot line of Lot 1, Block 1 and Lot 1, Block 3, respectively.)
- (2) Block 4 — 25 feet from rear street.

**In "Gables Estates No. Two"**

- (1) Lot 5, Block 'A' — 30 feet from E property line.
- (2) Lot 56, Block 'B' — 30 feet.

**In "Gables Estates No. Four"**

- (1) Lots 4 and 7, Block 'G' — 50 feet.

**In "Hammock Oaks Harbor"**

- (1) A minimum rear setback of ten feet shall be maintained and required on all lots.

**In "Hammock Oaks Harbor Section Two"**

- (1) Lots 1 to 12, inclusive, Block 2 — 10 feet.
- (2) Lot 45, Block 3 — 25 feet.

**In "Old Cutler Bay Section One"**

- (1) All lots in Blocks 1, 2 and 3 — 10 feet.

**In "Old Cutler Bay Section Two" (1513)**

- (1) Lot 1 — 10 feet.

**In "Riviera Circle"**

- (1) Lots 1 and 10, Block 1 and Lot 1, Block 2 — 10 feet.
- (2) Lots 2, 3, 4, 7, 8 and 9, Block 1 — 15 feet.
- (3) Lots 5 and 6, Block 1 — 5 feet.
- (4) Lots 2, 3 and 4, Block 2 — 20 feet from Riviera Court.

**In "Riviera Section Part Two"**

- (1) Lot 2, Block 96 — 10 feet from the rear (West property line).

**In "Riviera Section Part Eight"**

- (1) Tract 'A' — 50 feet (P. B. 46, Page 100).

**In "Riviera Section Part Fourteen"**

- (1) Lots 11 to 16, inclusive, Block 203 — 10 feet.
- (2) Lots 17 to 26, inclusive, Block 203 — 10 feet.

**In "Singer Subdivision No. Two"**

- (1) Lots 1 to 8, inclusive, Block 1 — 6 feet.
- (2) Tract 'A' — 5 feet from NW lot line.
- (3) Tract 'B' — 10 feet from S line.

**In "Welbon Subdivision"**

- (1) Lots 1 and 30 — 10 feet from the 5 lot line.

**SECTION 6.14 SET-BACK REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT.**

- (1) "A" Use Districts-General, Special Uses in "A" Use Districts and University of Miami Dormitories.
  - (a) Front Set-back
    - 1. Twenty feet (20') minimum, provided however, that no point on the front of the building shall project into an imaginary plane established by an angle of 60° as projected from any point along a center line of the street to the front of the building.
  - (b) Side setback from inside property line.
    - 1. Ten feet (10') minimum, plus one (1) additional foot setback for the entire building for each three feet (3') of building height above forty five feet (45').
  - (c) Side setback from side to street.
    - 1. Fifteen feet (15') minimum, plus one (1) additional foot setback for the entire building for each three feet (3') of building height above forty five feet (45').
  - (d) Rear Setback
    - 1. Ten (10) feet minimum plus one (1) additional foot setback for the entire building for each three feet (3') of the building height above forty five feet (45') where an alley is located at the rear of the site, or twenty feet (20') plus one (1) additional foot setback for the entire building for each three feet (3') of the building height above forty five feet (45') where there is no alley at the rear of the site.
  - (e) Balconies
    - 1. Cantilevered open balconies located above the first floor may project into the required setback areas a maximum of 30%.

- 2. Balconies shall not be continuous.
- 3. Balconies shall not exceed a maximum of forty-five (45) percent of the linear dimension on each elevation of each floor.

- (2) "CA", "CB", "CC" or "M" Use Districts-General, Special Uses in "CA", "CB", "CC" or "M" Use Districts and University of Miami Buildings other than dormitories.
  - (a) Front Setback
    - 1. "CA" Use Districts, ten (10) foot minimum.
    - 2. "CB", "CC" or "M" Use Districts-no front setback shall be required.
  - (b) Side Setback
    - 1. No side setback shall be required.
  - (c) Rear Setback
    - 1. Ten feet (10') minimum where there is no dedicated alley in the rear.
    - 2. No rear setback shall be required where there is a dedicated alley in the rear.

**7. FACING OF LOTS AND BUILDINGS**

SECTION 7.01 GENERAL. Except for specific deviations or exceptions prescribed herein, every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street it shall be deemed to face the street on which it has its shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on such street on which it is deemed to face. Whenever a lot is so shaped or situated that its facing may be uncertain, or the specific restrictions herein provided may be ambiguous when applied thereto, the Planning and Zoning Board shall determine the facing of the lot.

**SECTION 7.02 FACING IN SPECIFIC CASES.**

**On Certain Streets.** Except as provided to the contrary in following subsections hereof, all lots at a corner on:

- 1. Alhambra Circle and South Alhambra Circle
- 2. Country Club Prado
- 3. DeSoto Boulevard
- 4. Indian Mound Trail except in Block 20, Section 'D'
- 5. Maynada Street
- 6. Ponce de Leon Boulevard
- 7. East Ponce de Leon Boulevard

shall be deemed to face on said Circle, Boulevard, Trail, Prado and Street, as the case may be.

**On Ponce de Leon Boulevard.** All lots in the one hundred foot (100') strip on either side of Ponce de Leon Boulevard shall be governed by restrictions for lots facing that boulevard.

**On Red Road.** All lots abutting upon Red Road, from Coral Way to S. W. 8th Street, shall be deemed to face both Red Road and Country Club Prado, and residences erected upon such lots may face either of such streets.

**In Baker Homestead (1486)**

- (1) Lot 1 shall be deemed to face North
- (2) Lot 2 shall be deemed to face East
- (3) Lot 3 shall be deemed to face North
- (4) Lot 4 shall be deemed to face West
- (5) Lot 5 shall be deemed to face South
- (6) Lot 6 shall be deemed to face North
- (7) Lot 7 shall be deemed to face North
- (8) Lot 8 shall be deemed to face West or South

**In "Bay Bluff"**

Lots 1 and 2, Block 1, shall be deemed to face North on Davis Road and Lots 3, 4, 5, Block 1 and Lots 1, 2, 3, 4, Block 2 shall be deemed to face on Calatrava.

**In "Bruno Estates"**

Lots 4 and 5 shall be deemed to face South.  
 Lots 1, 2, 3, 6 and 7 shall be deemed to face North.

**In "Coconut Grove Section"**

Lots 51 to 55, inclusive, Block 30 shall be deemed to face Bird Road.

**In "Coconut Grove Warehouse Center"**

Lots 58 to 71, inclusive, "Coconut Grove Warehouse Center" shall be deemed to face upon both Industrial Avenue and Short Avenue.

**In "Coga Subdivision"**

- (1) Lot 1, Block 1 shall be deemed to face Avenue Madruga.
- (2) Lot 3, Block 1 shall be deemed to face both Avenue Mariposa and Turin Street.
- (3) Lot 5, Block 1 shall be deemed to face Avenue Mariposa.
- (4) Lot 11, Block 4 shall be deemed to face Avenue Mariposa.
- (5) Lots 1 and 3, Block 2 shall be deemed to face Turin Street.
- (6) Lot 13, Block 3 shall be deemed to face Turin Street.
- (7) Lot 6, Block 2 shall be deemed to face Avenue Cotorro.
- (8) Lots 14 and 20, Block 3 shall be deemed to face Maynada Street.
- (9) Lot 29, Block 3 shall be deemed to face Hardee Road.
- (10) Lot 1, Block 4 shall be deemed to face Avenue Mariposa.

**In "Coral Bay Section 'A' "**

- (1) Lot 2, Block 1 shall be deemed to face West.
- (2) Lot 8, Block 1 shall be deemed to face East.
- (3) Lot 15, Block 2 shall be deemed to face South.
- (4) Lot 16, Block 2 shall be deemed to face North and West.
- (5) Lot 40, Block 2 shall be deemed to face North.
- (6) Lot 53, Block 2 shall be deemed to face North.
- (7) Lot 69, Block 2 shall be deemed to face West.
- (8) Lot 73, Block 2 shall be deemed to face West.
- (9) Lot 77, Block 2 shall be deemed to face North.

**In "Coral Bay Section 'B' "**

- (1) Lots 1 and 61, Block 4 shall be deemed to face Avenue San Pedro.

**In "Coral Bay Section 'C' "**

- (1) Lot 16, Block 5; Lot 1, Block 6; Lot 18, Block 6; Lot 1, Block 7; Lot 18, Block 7; Lot 20, Block 7 shall face on Red Road.
- (2) Lot 5, Block 8 shall face East.
- (3) Lot 22, Block 8 and Lots 2 and 17, Block 9 shall face South.

**In "Coral Bay Section 'D' "**

- (1) Lot 12, Block 16; Lots 1 and 18, Block 17; Lots 1 and 22, Block 18; Lots 1 and 21, Block 19; Lots 1 and 18; Block 20; Lot 16, Block 21; Lots 1 and 16, Block 22; Lots 1 and 16, Block 23; Lots 1 and 16, Block 24; Lot 1, Block 25 shall face North.
- (2) Lot 2, Block 10; Lot 1, Block 21; Lot 2, Block 30; Lots 25 and 27, Block 15 shall face East.
- (3) Lot 15, Block 10; Lot 2, Block 11; Lots 2 and 15, Block 12; Lots 2 and 15, Block 13; Lots 2 and 15, Block 14; Lots 13 and 15, Block 15 shall face South.
- (4) Lot 15, Block 11; Lot 5, Block 15; Lot 2, Block 16; Lot 1, Block 26; Lot 47, Block 28; Lot 1A, Block 31 shall face West.

**In "Section 'D' "**

Lots in the South one hundred fifty (150) feet of Blocks 10, 13 and 14, Section 'D', shall be governed by restrictions for other lots facing on Avenue Sevilla, West of San Domingo Street. Lots 3 to 8, inclusive, Block 20, Section 'D', shall be deemed to face on San Domingo Street.

**In "F. H. Dunbar Tract"**

- (1) Lot 8, "F. H. Dunbar Tract", shall be deemed to face Old Cutler Road.

**In "Section 'E' "**

- (1) Lot 15, Block 23, Section 'E', shall be deemed to face Country Club Prado.

**In "Erin Subdivision"**

- (1) Lot 4, "Erin Subdivision", shall be deemed to face Old Cutler Road.

**In "Fairchild Manors"**

- (1) Lot 1, Block 1; Lot 1, Block 3 and Block 4 shall be deemed to face West.
- (2) Lot 3, Block 1 shall be deemed to face South.
- (3) Lot 3, Block 3 shall be deemed to face Sierra Circle.

**In "Flagler Street Section"**

- (1) Lots in Block 7, "Flagler Street Section", shall be deemed to face Ponce de Leon Boulevard.

**In "Gables Estates No. Four"**

- (1) Tract 'E' and Lots 1A, 1B, 2 and 3, Block 'G' shall be deemed to face both Old Cutler Road and Arvida Drive.

**In "Granada Section"**

- (1) All lots in Block 36, "Granada Section", shall be deemed to face Avenue Venetia.
- (2) Lot 7, Block 1F, "Granada Section" shall be deemed to face Granada Boulevard.

**In "Hammock Oaks Harbor"**

- (1) Lots 1 and 7, Block 1 shall be deemed to face North.
- (2) Lot 15, Block 1 shall be deemed to face East.
- (3) Lot 16, Block 1 shall be deemed to face West.

**In "Hammock Oaks Harbor Section Two"**

- (1) Lot 8, Block 3 shall be deemed to face East.
- (2) Lot 22, Block 3 shall be deemed to face South.
- (3) Lot 45, Block 3 shall be deemed to face North.

**In "Old Cutler Bay Section One"**

- (1) Lots 1 and 2, Block 1 shall be deemed to face North.
- (2) Lots 13, 14, 17, 18 and 20, Block 2 shall be deemed to face North.
- (3) Lot 21, Block 2 shall be deemed to face Westerly.
- (4) Lots 3 and 4, Block 3 shall be deemed to face Easterly.

**In "Old Cutler Bay Section Two" (1513)**

- (1) Lot 1 shall be deemed to face North.

**In "Riviera Circle"**

- (1) Lots 1 and 10, Block 1 and Lot 1, Block 2 shall be deemed to face Riviera Drive.
- (2) Lots 5 and 6, Block 1 shall be deemed to face West.
- (3) Lots 2, 3 and 4, Block 2 shall be deemed to face North.

**In "Riviera Section Part Two"**

- (1) Lots 1 and 2, Block 96 shall be deemed to face East on LeJeune Road.
- (2) Lots 3 and 4, Block 96 shall be deemed to face South on Avenue Rosaro.
- (3) Lots 1 and 19, Block 104 shall be deemed to face Riviera Drive.

- (4) Lots 1 and 2, Block 37 shall be deemed to face Riviera Drive.
- (5) Lots 36 to 40, inclusive, Block 37 shall be deemed to face Riviera Drive.

**In "Riviera Section Part Three"**

- (1) Lots 10 and 11, Block 48 shall be deemed to face Orduna Drive.
- (2) Lots 12 to 15, inclusive, Block 48 shall be deemed to face Orduna Drive.
- (3) Lot 26, Block 85 shall be deemed to face Avenue Pisano.
- (4) Lots 1 and 2, Block 88 shall be deemed to face Granada Boulevard.

**In "Riviera Section Part Fourteen"**

- (1) Lots 15 and 16, Block 203, shall be deemed to face Avenue Venera.
- (2) Lots 17 and 18, Block 203 shall be deemed to face Avenue San Remo.

**In "San Juan Estates"**

- (1) Lot 6, "San Juan Estates" shall be deemed to face Old Cutler Road.

**In "Singer Subdivision No. Two"**

- (1) Lot 1, Block 1 shall be deemed to face Avenue Madruga and Turin Street.
- (2) Lot 4, Block 1 shall be deemed to face Turin Street.
- (3) Lots 5 and 8, Block 1 shall be deemed to face Maynada Street.
- (4) Tracts 'A' and 'B' shall be deemed to face Avenue Madruga and Turin Street.

**In "Sunrise Harbour"**

- (1) Lot 9, Block 2 and Lots 1 and 20, Block 1 shall be deemed to face South.
- (2) Lot 102, Block 2 shall be deemed to face West.

**In "Welbon Subdivision"**

- (1) Lots 1 and 30 shall be deemed to face Southwest Eighth Street.

**8. BUILDING SITE REGULATIONS**

**SECTION 8.01 BUILDING SITES — GENERAL REGULATIONS.** Every building or structure hereafter erected, constructed, reconstructed or structurally altered shall be located on a building site as herein defined, and in no case shall there be more than one building or structure on a building site, except as may be provided for herein concerning permitted accessory or subordinate buildings for auxiliary or accessory uses. No building site shall be so reduced or diminished that the yards or other open spaces hereby required shall be smaller than prescribed by this code, nor shall the density of populations be increased in any manner except in conformity with the building and building site area regulations herein established.

**SECTION 8.02 BUILDING SITES — R, D AND A USES, GENERAL.** Except as may be provided hereinafter to the contrary, in connection with replats, subdivisions and specifically described lots or parcels of land, no building or structure designed for an R, D or A Use shall be constructed or erected upon a building site having a street frontage of less than 50 feet; nor shall more than one such building or structure be constructed or erected upon any one platted lot. Except as provided for under Section 8.11 hereof, no replat or subdivision for R, D and A Uses shall be approved where the building sites contain an area less than 10,800 square-feet and having a street frontage of less than 100 feet.

**SECTION 8.03 BUILDING SITES — R, D AND A USES AT DESIGNATED LOCATIONS.** The following regulations governing building sites shall apply in connection with any building or structure erected, constructed or designed for R, D or A Use at or upon the specific locations and properties within the city as herein described:

**In "Section 'A' "**

No building site in Section "A" facing upon Anderson Road, DeSoto Boulevard, Granada Boulevard, Coral Way or Plaza Columbus, shall contain less than two platted lots, where such lots are less than 55 feet in width.

**In "Section 'B' "**

No building site in Section "B" facing upon Granada Boulevard, North Greenway Drive, South Greenway Drive, Coral Way or LeJeune Road, shall contain less than two platted lots where such lots are less than 55 feet in width.

**In "Section 'C' "**

No building site in Section "C" facing upon Alhambra Circle, Granada Boulevard, Columbus Boulevard, Coral Way, North Greenway Drive and South Greenway Drive East of Alhambra Circle, shall contain less than two platted lots ,where such lots are less than 55 feet in width.

**In "Section 'D' "**

No building site in Section "D" facing upon Avenue Sevilla between San Domingo Street and Red Road, or upon Alhambra Circle, Coral Way and Indian Mound Trail, shall contain less than two platted lots, where such lots are less than 55 feet in width; and no building site in Section "D" facing upon Country Club Prado shall have less than 75 feet street frontage.

**In "Section 'E' "**

No building site in Section "E" facing upon Columbus Boulevard South of South Greenway Drive, or upon North Greenway Drive, Coral Way or Plaza Columbus, shall contain less than two platted lots, where such lots are less than 55 feet in width; and no building site in Section "E" facing upon Country Club Prado shall have less than 75 feet street frontage.

**In "Biltmore Section"**

No building site in "Biltmore Section" facing upon Avenue Anastasia or Coral Way shall contain less than two platted lots, where such lots are less than 60 feet in width.

**In "Biscayne Bay Section"**

- (1) Lots 1 to 8, inclusive, and Lot 5A, Block 82, "Biscayne Bay Section", shall be restricted to two (2) building sites having a street frontage of one hundred twelve and one-half (112.5) feet each.
- (2) Lots 1, 2, 3 and Lot 4, less the East thirty-eight feet (38') thereof, Block 94, "Biscayne Bay Section Plat A", shall be considered as two (2) building sites only, one such site consisting of Lot 1 and the West twenty-seven feet (27') of Lot 2, and the other building site consisting of Lot 2, less the West twenty-seven feet (27') thereof, all of Lot 3 and Lot 4, less the East thirty-eight feet (38') thereof.
- (3) Lot 9 and the East eighteen feet (18') of Lot 10, Block 94, "Biscayne Bay Section" shall be considered as one building site having a street frontage of eighty-eight feet (88').
- (4) No building site in or upon the following properties in "Biscayne Bay Section" shall contain less than ten thousand eight hundred (10,800) square feet area nor shall any such building site have less than one hundred foot (100') street frontage:

- (a) Lots 18 to 21, inclusive, Block 82, and vacated alley therein.
- (b) South one-half of Tract 83.
- (c) Lots 17 to 32, inclusive, Block 84, and vacated alley therein.
- (d) Lots 9 to 16, inclusive, Block 85.
- (e) All of Block 89.
- (f) All of Block 90, and vacated alley therein.
- (g) Lots 1 to 18, inclusive, and Lots 28 to 42, inclusive, Block 91, and vacated alley therein.
- (h) All of "Wheeler's Resubdivision" of Block 92.
- (i) All of Block 93 and vacated alley therein.
- (j) The West twelve feet (12') of Lot 13 and Lots 14 to 16, inclusive, Block 94.

**In "Coconut Grove Section"**

With the exception of Lot 30, Block 6; Lot 18, Block 7; Lot 17, Block 10; Lot 32, Block 11; Lot 12, Block 25; and Lot 19, Block 29; no building site in "Coconut Grove Section" shall contain less than two (2) platted lots.

**In "Country Club Section Part One"**

No building site in "Country Club Section Part One", facing upon Alhambra Circle, Columbus Boulevard, Granada Boulevard, Avenue Sevilla West of Alhambra Circle or abutting upon a golf course, shall contain less than two (2) platted lots.

**In "Country Club Section Part Two"**

No building site in "Country Club Section Part Two", facing upon Avenue Anastasia, Anderson Road or Granada Boulevard shall contain less than two (2) platted lots, where such lots are less than fifty-five feet (55') in width.

**In "Country Club Section Part Three"**

No building site in "Country Club Section Part Three" facing upon University Drive or Granada Boulevard shall contain less than two (2) platted lots, where such lots are less than fifty-nine feet (59') in width; no building site elsewhere in "Country Club Section Part Three" shall contain less than two (2) platted lots where such lots are less than fifty feet (50') in width.

**In "Country Club Section Part Four"**

No building site in "Country Club Section Part Four", abutting a golf course shall contain less than two (2) platted lots, and no building site elsewhere in "Country Club Section Part Four" shall contain less than two (2) platted lots where such lots are less than fifty feet (50') in width.

**In "Country Club Section Part Six"**

No building site in "Country Club Section Part Six" facing upon Avenue Anastasia, University Drive or Riviera Drive shall contain less than two platted lots where such lots are less than 60 feet in width.

**In "Crafts Section"**

All of Block 38, "Crafts Section", is restricted to two building sites to permit the construction of two bungalow-type duplexes;

Lots 1 to 11, inclusive, Block 39, "Crafts Section", shall be restricted to six building sites as follows:

- (a) Lot 1 and the West 10 feet of Lot 2
- (b) Lot 3 and the East 30 feet of Lot 2
- (c) Lots 4 and 5
- (d) Lots 6 and 7
- (e) Lots 8 and 9
- (f) Lots 10 and 11

**In "Douglas Section"**

No building site in "Douglas Section" facing upon Ponce de Leon Boulevard or East Ponce de Leon Boulevard shall contain less than two platted lots where such lots are less than 55 feet in width.

**In "Flagler Section"**

No building site in "Flagler Section" facing upon Ponce de Leon Boulevard shall contain less than two platted lots, where such lots are less than 55 feet in width.

**In "Granada Section"**

No building site in "Granada Section" facing upon Granada Boulevard shall contain less than two platted lots, where such lots are less than 55 feet in width; and no building site in "Granada Section" facing upon Country Club Prado shall have less than 75 feet street frontage.

**In "Riviera Section Part Two"**

- (1) No building site in or upon Lots 10 to 20, inclusive, Block 39, "Riviera Section Part Two" shall have a street frontage of less than seventy (70) feet.
- (2) Lots 1 and 2, Block 37, "Riviera Section Part Two", shall be restricted to one (1) building site.
- (3) No building site in or upon Lots 3 to 13, inclusive, Block 37, "Riviera Section Part Two" shall have a street frontage of less than ninety (90) feet.
- (4) No building site in or upon Lots 14 to 35, inclusive, Block 37, "Riviera Section Part Two" shall have a street frontage of less than seventy-five (75) feet.
- (5) Lots 36 to 40, inclusive, Block 37, "Riviera Section Part Two" shall be restricted to one (1) building site.

**In "Riviera Section Part Three"**

- (1) No building site in or upon Lots 19 to 24, inclusive, Block 89, and Lots 37 to 52, inclusive, Block 91, "Riviera Section Part Three" shall have a street frontage of less than one hundred feet (100') if used for erection and construction of duplex residence buildings.
- (2) Lots 10 and 11, Block 48, "Riviera Section Part Three" shall be restricted to one (1) building site.
- (3) Lots 12 to 15, inclusive, Block 48, "Riviera Section Part Three" shall be restricted to one (1) building site.
- (4) Lots 42 and 43, Block 85, "Riviera Section Part Three" shall be restricted to one (1) building site.
- (5) Lots 1 and 2, Block 88, "Riviera Section Part Three" shall be restricted to one (1) building site.
- (6) No building site in or upon the following described property in "Riviera Section Part Three" shall have a street frontage of less than seventy-five feet (75'):
  - (a) Lots 16 to 32, inclusive, Block 48
  - (b) Lots 13 to 36, inclusive, Block 49
  - (c) Lots 1 to 5, inclusive, and Lots 44 to 47, inclusive, Block 48
  - (d) Lots 11 to 29, inclusive, Block 88
- (7) No building site in or upon the following described property in "Riviera Section Part Three" shall have a street frontage of less than ninety feet (90'):
  - (a) Lots 1 to 9, inclusive, Block 48
  - (b) Lots 1 to 12, inclusive, Block 49
  - (c) Lots 6 to 25, inclusive, Block 85
  - (d) Lots 3 to 10, inclusive, Block 88

**In "Riviera Section Part Four"**

- (1) No building site in or upon Lots 1 to 8, inclusive, Block 56, shall have a street frontage of less than one hundred feet (100').
- (2) No building site in or upon Lots 9 to 19, inclusive, Block 56; shall have a street frontage of less than one hundred feet (100').

SECTION 8.04 PARKING REQUIREMENTS — OFF-STREET.

(1) **General Requirements**

- (a) Subject to the detailed and particular provisions of paragraphs 6 and 7 hereof, and further to all other provisions of Section 8, every new structure constructed and/or erected after March 10, 1964 shall provide offstreet parking facilities in accordance with the provisions of this Section.
- (b) All offstreet parking facilities which are required under this ordinance shall be continued for as long as a Use, requiring parking, is continued.
- (c) Any building or structure existing as of March 11, 1964 may be renovated, altered or repaired without providing offstreet parking facilities if there is no more than a total of five (5) percent increase in floor area or capacity, figured from March 10, 1964 and if there is no change in Use, to a Use requiring more offstreet parking than the existing Use.
- (d) Any building or structure existing as of March 11, 1964 which is increased in size more than five (5) percent but less than fifty (50) percent of the gross floor area figured from March 10, 1964 shall provide offstreet parking for the added portion as outlined hereinafter, but will not be required to provide additional parking facilities for the presently existing portion unless required by a change of Use.
- (e) Any building or structure existing as of March 11, 1964 which is increased in size more than fifty (50) percent of the gross floor area presently existing shall provide offstreet parking for the entire building.
- (f) Any building or structure for which the Use is changed to a Use requiring a larger amount of offstreet parking shall provide parking facilities in accordance with the new Use.
- (g) All lots or portion of lots used for offstreet parking shall be paved in accordance with the requirements as set forth herein, providing, however, that the owner or owners of any lots or portion of lots which were being used for offstreet parking in connection with buildings or structures which were erected prior to March 10, 1964 shall have two years from April 14, 1964 to meet the paving requirements as set forth herein.

(2) **Plan, Size and Character**

- (a) A plan showing offstreet parking shall be submitted and approved by the Building, Planning and Zoning Department of the City of Coral Gables and the Board of Architects of said City before a permit is issued for the construction of, or use of the building, structure or facility being considered. This plan shall show the location, and accurately designate the number of required spaces, their size, access, aisles, driveways, and their relation to the plan.
- (b) Each parking space shall be directly accessible from a street, or an alley, or from an aisle, or driveway leading to a street or alley. Access aisles and/or driveways shall be of sufficient size to permit convenient ingress and egress. Each space shall be accessible without driving over or through any other parking space, unless an attendant or person

working on the premises is available to move the cars. No parking space or loading space shall be located in such manner as to block entry or exit to a building, and in this respect a clearance shall be provided adjacent to an entrance or exit door equal to the width of the door or three feet (3'), whichever is the greater. Request for variances in connection with attendant or compact car parking may be made direct to the City Commission without charge. (1519)

- (c) All offstreet parking spaces shall comply with the offstreet parking standards as prepared by the Public Works Department of the City of Coral Gables.

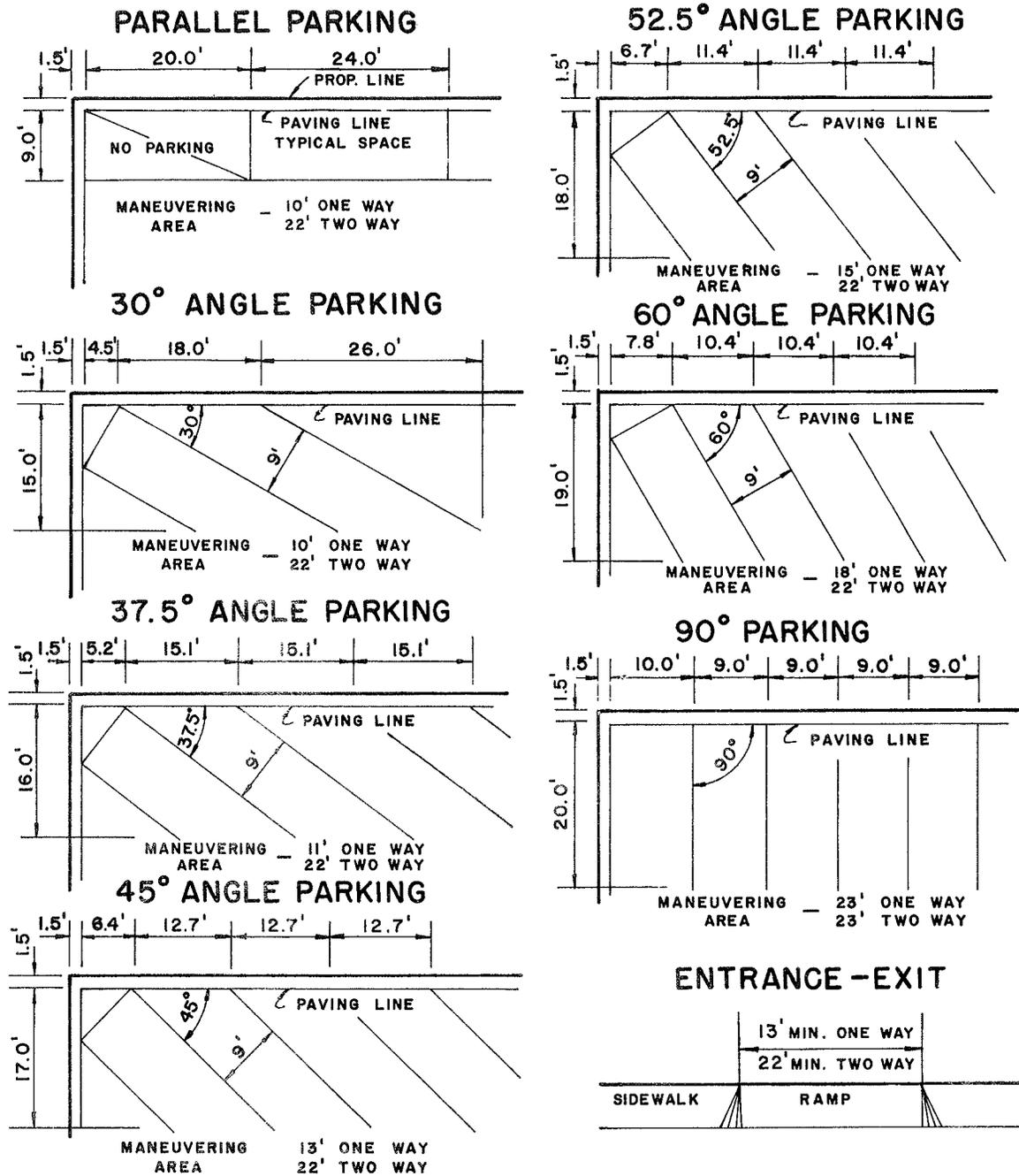
The Building, Planning and Zoning Department of the City of Coral Gables and the Board of Architects are charged with the responsibility of determining whether each and every plan submitted complies with the spirit and intent of all parts of this ordinance. The Board of Architects will give particular attention to the overall parking plan, the landscaping, and the general esthetics surrounding the development of the site as a whole.

- (d) Surfacing of all offstreet parking areas shall meet one of the following standards, or any combination thereof and shall be approved by the Board of Architects:
  - 1. One (1) inch asphaltic concrete (minimum).
  - 2. Six (6) inch reinforced concrete with 6 x 6 wire mesh (minimum).
  - 3. Clay or cement block laid four (4) inch thick (minimum).
  - 4. Wood block laid four (4) inch thick (minimum).
  - 5. Chattahoochee gravel laid in asphalt with all loose gravel removed.
  - 6. ¼" to ½" rock laid in asphalt with all loose gravel removed.
  - 7. Loose gravel providing it is contained within any of the above surfaces having a minimum dimension of seventeen feet (17') from any front, side or rear property line.
- (e) Construction of all offstreet parking areas shall meet the following minimum specifications:
  - 1. Base for items 1, 5 and 6, listed under (d) above shall be six (6) inch compacted lime rock base.
  - 2. Base for items 3 and 4 listed under (d) above shall be four (4) inch compacted lime rock base.
  - 3. Drainage shall consist of one (1) cubic foot of storm trench for each twenty-four (24) square feet of paved area or roof

# OFF-STREET PARKING STANDARDS

CITY OF CORAL GABLES-1964- PUBLIC WORKS DEPT.

REVISED NOVEMBER 24, 1964



**NOTES:**

1. ACCESS TO PARKING LOTS FROM ALLEYS WILL BE PERMITTED ONLY AT THE DIRECTION OF THE PUBLIC WORKS DIRECTOR.
2. A 1.5' OFFSET SHALL BE MAINTAINED FROM PROPERTY LINES OR BUILDINGS ABUTTING PARKING AREA.
3. 6" x 12" CONCRETE CURB SHALL BE PROVIDED AROUND THE LOT PERIMETER UNLESS OTHERWISE DIRECTED.
4. PRECAST CONCRETE CURB WHEEL STOPS SHALL BE USED AT EACH STALL UNLESS OTHERWISE DIRECTED.
5. MINIMUM TURNING RADIUS: 17' INSIDE, 29' OUTSIDE.

area which is to be drained or in lieu thereof of a ten (10) percent non-parking grassed area.

4. Parking area shall be graded so that it will drain in such a manner as not to throw water on public and/or adjacent private property.

- (f) All offstreet parking areas, except those for the use of one and two family residences, shall be marked and bumpered in accordance with City of Coral Gables Parking Standards.
- (g) Offstreet parking facilities shall be maintained for as long as the Use for which they are provided is continued. Lawn and landscaping areas within and adjacent to offstreet parking facilities shall be maintained to present a healthy, neat and orderly appearance. They shall be kept free of litter and debris.
- (h) Lighting of offstreet parking facilities is not required; however, adequate lighting of areas for parking during night hours is to be encouraged. If lighting is provided, all lights shall be deflected, shaded and focused away from adjacent properties, and lighting shall be accomplished in such a manner as not to be disturbing to passing vehicular traffic and to the user of adjacent properties.
- (i) Nothing in this ordinance shall be construed as intending to prevent the common use of driveways as access to parking areas on adjoining sites; providing, however, that the property owner or owners shall submit to the City Clerk a restrictive covenant in recordable form reserving unto themselves, their heirs, personal representatives and assigns the use of such property for said driveway purposes.

**(3) Location, Site and Landscaping, General — (On-Site)**

- (a) For duplexes or apartment buildings, or for living units in commercial or industrial areas, fifty (50) percent or more of the required parking shall be located on the site. All such parking provided on the site is subject to the following limitations:

1. Except for necessary ingress and egress, paving (or surfacing) for the required parking shall not be closer than eighteen inches (18") to a property line. Generally, parking shall be located between the rear building line and the rear property line, or between the side interior building line and the side interior property line (not to include the front set back except as provided for in the following paragraph) or a combination of the two above-mentioned areas.
2. Any deviation from the above must be recommended by the Board of Architects and approved by the City Commission without the requirement of appearing before the Planning and Zoning Board, provided, however, that in all cases where a change of zoning, and/or a variance, or an exception to the "Zoning Code" shall be required in connection with construction of duplexes or apartment buildings, the City Commission shall take no action upon the recommendation of the Board of Architects until such time as the Planning and Zoning Board has submitted a recommendation upon such proposed change of zoning, variance or exception.

3. Any area not specifically designated a parking stall or driveway shall be planted in lawn or landscaped. A minimum of twenty (20) percent of the combination of the sides and rear ground areas shall be unpaved (or unsurfaced) and shall be planted in lawn or landscaped, provided, however, that where the ground floor of a building is used for parking, a minimum of twenty-five (25) percent of the combination of the sides and rear ground areas shall be unpaved (or unsurfaced) and shall be planted in lawn or landscaped.

4. If parking is permitted to be located in the setback areas abutting upon a street or in the area between the building and a street then a solid or pierced masonry wall shall be constructed between the parking area and the street property line. The wall shall be not less than three feet (3') nor more than four feet (4') in height. The wall shall have only such openings as are necessary to provide ingress and egress. The wall shall have a minimum setback of three feet (3') from the street property line. The area between the wall and the property line shall be planted in lawn or landscaped.

- (b) Subject to the provisions of Paragraph 4 (b) offstreet parking requirements for commercial and industrially zoned buildings or facilities shall be located on-site. When parking is provided on the site, then the area used for parking is subject to the following limitations: Where commercial and industrial parking areas are adjacent to apartment or residential zoning a solid or pierced masonry wall shall be constructed between the parking area and the property involved. It shall be not less than three feet (3') and not more than four feet (4') in height, and shall have only such openings as are necessary to provide necessary ingress and egress. If there is an area between the wall and the property line, it shall be planted in lawn or landscaped.

**(4) Location, Site and Landscaping, General — (Off-Site)**

- (a) When and if, by exception allowed, parking for duplexes, apartment buildings or living units in commercial or industrial zoned areas is off-site, such parking facilities shall be as follows:
  1. It must conform essentially with all provisions of this Section 8.04 pertaining to on-site parking where applicable.
  2. It must commence within three hundred feet (300') of the building site.
  3. The owner shall submit to the City Clerk a restrictive covenant in recordable form reserving the offstreet parking site for offstreet parking for the building for as long as the parking shall be required.
- (b) When and if parking is off-site for commercial and industrially zoned areas, such parking facilities shall be as follows:
  1. It must conform essentially with all provisions of this Section 8.04 pertaining to on-site parking where applicable.
  2. It must commence within five hundred feet (500') of the building site.

3. The owner shall submit to the City Clerk a restrictive covenant, in recordable form, reserving the off-street parking site for off-street parking for the building for as long as the parking shall be required.
- (5) **Commercial and Industrial Classification of Uses and Central Business District**
- (a) **Specific Use** — Any building, structure or any tenable space used for other than residential purposes, and which is designed, when constructed, for use for one or more of the specific uses detailed under Paragraph 6, "Minimum Parking Requirements", shall be provided with parking spaces, on the basis of the minimum requirements set forth in Paragraph 6.
  - (b) **General Use** — Any building, structure, or any tenable space used for other than residential purposes, which is not specifically designed, when constructed, for use for one or more of the specific uses detailed under Paragraph 6, "Minimum Parking Requirements", below, shall be provided with a minimum of one parking space per seven hundred (700) square feet of gross floor area.
  - (c) **Inadequate parking resulting after the application of Paragraph 5 (b), "General Use", provision above.** If, after the required parking spaces are provided in accordance with Paragraph 5 (b) above, change of occupancy or unforeseen conditions result in the actual occupancy of the building, structure, or tenable space being one or more of the specific uses detailed under Paragraph 6, "Minimum Parking Requirements", and if the parking spaces already provided in accordance with Paragraph 5 (b) above are less than the number required for said specific use or uses, as detailed under Paragraph 6, "Minimum Parking Requirements", shall be provided by the owner of said building, structure, or tenable space as provided for in Paragraph 7.
  - (d) **Central business district**
    1. The central business district shall consist of all commercially zoned property, bordered by LeJeune Road on the West, Douglas Road on the East, Navarre Avenue on the North, and Almeria Avenue on the South.
    2. Any one-story building used for other than residential purposes and located within the City of Coral Gables central business district, as herein defined, shall be exempt from the provisions of Section 8.04.
    3. New buildings of a height of more than one story or existing buildings altered to to a height of more than one story shall provide offstreet parking in accordance with the general provisions of this Section 8.04.
- (6) **Minimum Parking Requirements — By Use**
- (a) Offstreet parking shall be provided and maintained on the basis of the following minimum requirements:
    1. **Single-family Residence** — One parking space consisting of a porte-cochere, breezeway or garage constructed according to the applicable provisions of the Building Code.
    2. **Duplex or Two-family Residence** — One parking space per unit.
    3. **Apartment Building** — One parking space for each efficiency, one bedroom or two bedroom apartment unit and two parking spaces for each three or more bedroom unit.
    4. **Hotel** — One parking space for each sleeping room for fifty (50) percent of capacity; plus one parking space for each two sleeping rooms over fifty (50) percent of capacity.
    5. **Apartment Hotels** — (Buildings which are designed in such a manner that they may contain both Hotel and Apartment accommodations.)
      - a. For rooms that can be used as separate hotel sleeping rooms — one parking space for each room for fifty (50) percent of capacity; plus one parking space for each two sleeping rooms over fifty (50) percent of capacity.
      - b. For apartment units (not to include rooms that can be used as separate hotel sleeping rooms) one parking space for each efficiency, one bedroom or two bedroom apartment units and two parking spaces for each three or more bedroom units.
    6. **Motel or Motor Court** — One parking space for each sleeping room.
    7. **Dormitories, Fraternity Houses, Sorority Houses** — One parking space for each one one hundred fifty (150) square feet of floor area used for sleeping.
    8. **Hospitals** — One parking space for each patient bed of designed capacity.
    9. **Sanitariums, Convalescent Homes, Rest Homes, Nursing Homes, Homes for the Aged** — One parking space for each three hundred (300) square feet of floor area.
    10. **Civic Clubs, Private Clubs, Lodge Buildings, Fraternal Buildings, Union Halls** — One parking space for each four hundred (400) square feet of gross floor area.
    11. **Community Centers, Libraries, Art Galleries, Museums, Post Offices** — One parking space for each four hundred (400) square feet of gross floor area.
    12. **Auditoriums and Assembly Halls** — One space for each four (4) fixed seats and one space for each forty (40) square feet of floor area where movable seats.
    13. **Convention Halls, Exhibition Halls, Gymnasiums, Skating Rinks, Stadiums, Sports Arenas** — One parking space for each five (5) spectator seats or one parking space for each two hundred (200) square feet of gross floor area, whichever is greater.
    14. **Churches** — One parking space for each five (5) fixed seats plus one parking space for each fifty (50) square feet of Assembly Room area not having fixed seats (not to include Class Rooms).
    15. **Funeral Chapels, Funeral Homes, Mortuaries** — One parking space for each four (4) fixed seats and one space for each forty (40) square feet of floor area where movable seats, with a minimum of ten thousand (10,000) square feet of parking area.

16. **Theatres, Motion Picture Houses (Except Open Air or Drive-In type)** — One parking space for each four (4) fixed seats.
17. **Bowling Lanes** — Four parking spaces for each alley.
18. **Billiard Parlor** — One parking space for each two hundred (200) square feet of gross building area.
19. **University Class Room Buildings** — One parking space for each ten (10) fixed or movable student seats.
20. **Senior High Schools** — One parking space for each ten (10) fixed or movable student seats plus one for each classroom.
21. **Junior High and Elementary Schools** — One parking space for each classroom plus one for each two hundred (200) square feet of assembly area.
22. **Kindergartens and Nursery Schools** — One parking space for each eight hundred (800) square feet of gross building area.
23. **Vocational and Trade Schools** — One parking space for each three hundred (300) square feet of gross building area.
24. **Business Schools** — One parking space for each one hundred fifty (150) square feet of gross building area.
25. **Dancing Schools** — One parking space for each one hundred (100) square feet of dance floor area plus one parking space for each six hundred (600) square feet of all other gross building area.
26. **Dance Halls, Ballrooms** — One parking space for each one hundred (100) square feet of dance floor area.
27. **Medical or Dental Clinics** — One parking space for each five hundred (500) square feet of gross building area.
28. **Business, Professional, and Governmental Administrative Offices**—One parking space for each six hundred (600) square feet of gross building area.
29. **Restaurants, Cafes, Cafeterias, Lunch Counters, Delicatessens, Taverns, and Beer Gardens** — One parking space for each two hundred fifty (250) square feet of gross building area so utilized; if used in conjunction with an apartment, hotel, or a motel the requirements shall be reduced fifty (50) percent.
30. **Retail Stores and Sales Shops** — One parking space for each six hundred (600) square feet of gross building area.
31. **Repair Shops (Shoe, Clothing, Appliance, etc.)** — One parking space for each six hundred (600) square feet of gross building area.
32. **Wholesale Establishments and Distributorships** — One parking space for each seven hundred (700) square feet of office space, plus one parking space for each two thousand (2,000) square feet of remainder of gross building area.
33. **Warehouse and Storage Establishments** — One parking space for each seven hundred (700) square feet of office space, plus one parking space for each three thousand (3,000) square feet of remainder of gross building area.
34. **Manufacturing Plants, Assembly Plants, and Research and Testing Laboratories, Electronic Plants** — One parking space for each seven hundred (700) square feet of office space, plus one parking space for each one thousand (1,000) square feet of remaining gross building area.
35. **Laundry and Dry Cleaning Plants, Cleaning and Dyeing Plants, Self-Service Laundries** — One parking space for each six hundred (600) square feet of gross building area.
36. **Newspaper, Printing and Engraving Plants** — One parking space for each six hundred (600) square feet of gross building area.
37. **Photograph Developing and Printing, Photostatic, Photocopy and Blueprinting, Picture Framing, Photographers, Photographic Galleries, Artists' Studios** — One parking space for each six hundred (600) square feet of gross building area.
38. **Bottling Plants** — One parking space for each seven hundred (700) square feet of office space, plus one parking space for each three thousand (3,000) square feet of remaining gross building area.
39. **Contractors' Shops (General, Plumbing, Electric, Roofing, etc.)** — One parking space for each seven hundred (700) square feet of office area, plus one parking space for each three thousand (3,000) square feet of remaining gross building area.
40. **Industrial Uses, Including Welding Shops, Heat Processing Plants, Sign Painting Shops, Automobile Repair Garages, Tire and Recapping Shops, Upholstering Shops** — One parking space for each seven hundred (700) square feet of office space, plus one parking space for each three thousand (3,000) square feet of remaining gross building area.
41. **Veterinary Clinics, Animal Hospitals, Dog and Cat Beauty Shops**—One parking space for each five hundred (500) square feet of gross building area.
42. **Barber Shops, Beauty Shops** — One parking space for each six hundred (600) square feet of gross building area.
43. **Travel Agencies** — One parking space for each six hundred (600) square feet of gross building area.
44. **Car, Sales and Service** — One parking space for each seven hundred (700) square feet of office space, plus one parking space for each three thousand (3,000) square feet of remaining gross building area.
45. **Boats, Display and Sale** — One parking space for each seven hundred (700) square feet of office space, plus one parking space for each one thousand (1,000) square feet of remaining gross building area.

46. **Banks, Trust Companies, Savings Institutions, Finance Companies, and Similar Financial Institutions** — One parking space for each five hundred (500) square feet of gross building area.

(7) **Definitions — Measurement**

- (a) Uses not specifically mentioned in Paragraph 6
1. If the intended Use is not listed in Paragraph 6 herein above, the offstreet parking requirement shall be the same as required for a similar use which is referred to herein; however, in case of dispute direct application may be made to the City Commission.
- (b) **Mixed Uses** — In the case of Mixed Uses, unless specifically mentioned to the contrary, the total requirements for offstreet parking shall be the sum of the requirements of the various Uses computed separately and offstreet parking space for one Use shall not be considered as providing the required offstreet parking for any other Use.
- (c) **Fractional Spaces** — When units or measurements determining number of required offstreet parking spaces shall result in a fractional space, any such fraction equal to or greater than one-half ( $\frac{1}{2}$ ) shall require a full offstreet parking space.
- (d) **Measurement** — For the purpose of this section, the following shall apply:
1. **Gross Area** — shall be considered as gross area obtained by use of exterior building dimensions.
  2. **Seating Space, Counters** — Thirty (30) linear inches of counter space shall be considered as one seating space.
  3. **Seating Space, Spectators** — Twenty (20) linear inches shall be considered as one seating space.

(8) **Special Conditions**

- (a) **Credit for Ground Floor Parking** — Where the height of buildings is limited by the Zoning code to three (3) stories, an additional floor or story will be allowed under the following conditions, providing, however, that this provision shall not apply to the specific property as set forth under Section 9.03 hereof:
1. At least seventy-five (75) percent of the gross floor area of the Ground Floor is used for offstreet parking, access and circulation.
  2. Use of the remainder of Ground Floor area is limited to manager's office, necessary vertical building circulation, service facilities, and building access facilities (which can include an entrance foyer or lobby).
  3. Building shall not exceed fifty (50) feet in height.
  4. Architectural treatment of Ground Floor parking area shall be integrated with that of the building as a whole.
  5. Ground Floor parking shall be screened, insofar as practicable, from street view.
  6. Design of the Ground Floor shall be integrated with that of the building as a whole, and shall be approved by the Board of Architects.

(b) **Use of Required Parking Areas for Commercial Parking Lots** — No area designated as a parking area for required offstreet parking shall be operated as a Commercial Parking Lot.

(9) **Offstreet Loading**

- (a) When a need is evident, adequate offstreet loading spaces shall be provided for all commercial, educational and industrial buildings unless specifically exempted as noted below.
- (b) If required, every new building shall provide one loading space, ten by twenty-five (10 x 25) feet, with fourteen feet (14') minimum height clearance, either in the building or on the site, and such space shall be created in computing the overall parking requirement.
- (c) The final determination on the number of spaces and all other characteristics of offstreet loading facilities will be determined by the City of Coral Gables Building and Zoning Department in collaboration with the Board of Architects.

(10) **Separation and Loss in Full or in Part of Offstreet Parking Areas**

Anything in this ordinance to the contrary, it hereby is specifically provided that the applicant shall exhibit his plan for offstreet parking and present to the City proof of his ownership, right, title, interest or claim in and to the area intended for offstreet parking, which shall be such that the area to be occupied by the building necessitating the offstreet parking and the offstreet parking area shall be completely integrated and indivisible so that one may not be separated from the other.

(11) **Additional Penalty Applicable to Offstreet Parking**

- (a) In the event that at any time and through any cause the building or structure, singular or plural, should lose or be deprived of the accompanying and requisite offstreet parking facilities, either in whole or in part, then and in that event it shall be unlawful for the building to be used or occupied for the Use zoned, or any other purpose until the parking facilities have been restored or replaced according to the requirements of this ordinance, it being hereby declared that such loss of parking facilities, in addition to any other defect, shall and does constitute a nuisance abatable as such.
- (b) This provision and this penalty in connection with the offstreet parking provision of this ordinance shall, and does, constitute a cumulative and additional penalty to the other penalties herein provided.

SECTION 8.05 REPEALED BY ORDINANCE NO. 1389.

SECTION 8.06 REPEALED BY ORDINANCE NO. 1389.

SECTION 8.07 OFFSTREET PARKING REQUIREMENTS — SPECIFIC LOCATIONS.

**In "Coga Subdivision"**

- (1) Offstreet parking for the apartments constructed in Blocks 2 and 4 shall be located in the rear of the property; all entrances and exits to such parking shall be to and from the alley in each of said blocks.

**In "Coral Bay Section 'D' "**

- (1) Offstreet parking spaces shall not be permitted in any yard or area facing, fronting, or abutting upon the waterway, canal or bay on Tract 'A' and Lots 9A and Lots 10 to 45, inclusive, Block 28.

- (2) Offstreet parking spaces are permitted on Tract 'A' and Lots 9A and Lots 10 to 45, inclusive, Block 28, in the area between the structure and the required front setback line.

#### In "Crafts Section"

- (1) For the percentage of the area of Block 8, "Crafts Section", to be used for offstreet parking, please refer to the deed restriction.

#### In "Section 'L' "

- (1) There shall be required and there shall be provided and maintained offstreet parking for Lots 1 to 8, inclusive, and Lots 43 to 48, inclusive, Block 30, Section 'L', as follows:
  - (a) One offstreet parking space for each six hundred (600) square feet of rentable floor space for the structure to be located on above described property.
  - (b) Said offstreet parking spaces to be located within a distance of one thousand feet (1000') of said Lots 1 to 8, inclusive, and Lots 43 to 48, inclusive, Block 30, Section 'L'.
  - (c) The location, parking layout, paving, landscaping, drainage, entrances and exits, and all other necessary relevant matters incident to such offstreet parking shall be submitted to City Manager for approval.
  - (d) That prior to the issuance of a permit for the construction of a structure upon any of said Lots 1 to 8, inclusive, and of Lots 43 to 48, inclusive, Block 30, Section 'L', the owner or owners of the proposed structure shall execute and cause to be filed a recordable instrument with the City Clerk, which shall be approved as to form by the City Attorney, setting forth the conditions and restrictions of this ordinance, and limiting the property upon which the offstreet parking will be located, for use only for offstreet parking in connection with the structure to be located upon Lots 1 to 8, inclusive, and Lots 43 to 48, inclusive, Block 30, Section 'L', so long as the provision for the requirement of the offstreet parking shall remain in force.

#### In "Riviera Section Part Two"

- (1) All offstreet parking for duplexes constructed on Lots 1 to 13, inclusive and Lots 36 to 40, inclusive, Block 37, "Riviera Section Part Two" shall be located in the rear of the buildings and all entrances and exits to the parking area shall be from the rear (alley).
- (2) All of Lot 1, except the East one hundred seven feet (107') thereof, Block 96, "Riviera Section Part Two", shall be reserved for offstreet parking for use only in connection with the buildings to be constructed on the East ninety-five feet (95') of Lot 1 and on all of Lot 2, Block 96. "Riviera Section Part Two".

#### In "Riviera Section Part Three"

- (1) All offstreet parking for duplexes constructed on the following described property shall be located in the rear of the buildings and all entrances and exits to the parking area shall be from the rear (alley), to-wit:
  - (a) Lots 1 to 15, inclusive, Block 48, "Riviera Section Part Three".
  - (b) Lots 1 to 12, inclusive, Block 49, "Riviera Section Part Three".
  - (c) Lots 1 to 10, inclusive, Block 88, "Riviera Section Part Three".

#### In "Sunrise Harbour"

- (1) Not less than sixty-five (65) percent of the area of Block 3, "Sunrise Harbour", shall be set aside for offstreet parking.
- (2) The offstreet parking for apartment buildings on Lots 8 to 20, inclusive, Block 1 and Lots 1 to 9, inclusive, Block 2 shall be subject to the following terms and conditions, to-wit:
  - (a) That offstreet parking shall be located between the building and the street.
  - (b) That, in order to screen the parking area from the street, a four foot (4') high wall shall be constructed with a five feet (5') strip between the wall and street property line; said strip shall be properly landscaped and so maintained. In the case of a corner lot a four foot (4') high wall shall be constructed on the side street having the same requirements for setback and landscaping as is required along the front property line.
  - (c) That a twenty-two foot (22') entrance driveway to the parking area shall be located in the center of the lot and parking spaces shall be so located that cars will park parallel to the wall and perpendicular to the side property line.
  - (d) That the parking area shall be paved thirty-five feet (35') on each side of the driveway in order to screen cars from view by the wall.

#### SECTION 8.08 REPEALED BY ORDINANCE NO. 1389.

SECTION 8.09 MINIMUM DISTANCE BETWEEN APARTMENT BUILDINGS OF A GROUP. When two or more apartment buildings are built upon adjacent or contiguous building sites as a unified group of buildings under one ownership and as an architectural entity, each such building shall be separated from each of the other buildings by an open space of at least twenty feet (20').

#### SECTION 8.10 SUPERSEDED BY SECTION 8.11.

SECTION 8.11 BUILDING SITES — REPLATS AND SUBDIVISIONS FOR R, D AND A USES SOUTH OF THE CORAL GABLES DEEP WATERWAY AND EAST OF OLD CUTLER ROAD. The following minimum size building sites for R, D and A Uses shall be required for all replats and subdivisions for all lands lying South of the Coral Gables Deep Waterway and East of Old Cutler Road, excluding the area within the plats of "Coral Bay Sections 'B', 'C' and 'D'".

- (a) One acre building sites, one tier deep, with a minimum street frontage on Old Cutler Road of one hundred fifty feet (150') and a maximum street frontage on Old Cutler Road of two hundred eight feet (208') on the East side of Old Cutler Road from Casuarina Concourse, as shown on Plat Book 60 at Page 37 of the Public Records of Dade County, Florida to the intersection of Old Cutler Road and Red Road, as shown on Plat Book 57 at Page 97 of the Public Records of Dade County, Florida and on the East side of Red Road from the intersection of Old Cutler Road and Red Road, as shown on Plat Book 57 at Page 97 of the Public Records of Dade County, Florida to Avenue Campamento, as shown on Plat Book 57 at Page 97 of the Public Records of Dade County, Florida.
- (b) Corner lots not abutting upon a waterway:
  1. Minimum street frontage of one hundred fifteen feet (115').
  2. Minimum depth of one hundred twenty-five feet (125').

- (c) Inside lots not abutting upon a waterway:
  1. Minimum street frontage of one hundred feet (100').
  2. Minimum depth of one hundred twenty-five feet (125').
- (d) Corner lots abutting upon a waterway:
  1. Minimum street frontage of one hundred fifteen feet (115').
  2. Minimum depth of one hundred forty-five feet (145').
- (e) Inside lots abutting upon a waterway:
  1. Minimum street frontage of one hundred feet (100').
  2. Minimum depth of one hundred forty-five feet (145').

- (c) Where otherwise required by the terms of existing restrictions in deeds conveying lots or lands, or as specially provided for therein; and
- (d) In C and M Use Districts, such types of architecture shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood.

**SECTION 8.12 BUILDING SITE REQUIREMENTS FOR APARTMENT OR HOTEL BUILDINGS, SPECIAL USE BUILDINGS AND UNIVERSITY OF MIAMI BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT.**

- (a) No building site within an "A" Use district shall be used as a site for a structure or building four (4) or more stories in height, unless said site shall have a street frontage of not less than one hundred feet (100') and an area of not less than twenty thousand (20,000) square feet.
- (b) Maximum lot coverage which may be occupied by all principal, accessory, and deck structures.

Height of Principal Building in Stores	Maximum % Lot Coverage Principal Buildings	Maximum % Lot Coverage, Principal, Accessory, and Deck Building
4	28	34
5	26	32
6	24	30
7	22	28
8	21	27
9	20	26
10	19	25
11	18	24
12	17	23
13	16	22

- (c) Six hundred (600) square feet of ground area shall be required for each apartment unit in an apartment building.
- (d) Three hundred (300) square feet of ground area shall be required for each unit in a hotel or motel.

**SECTION 8.13 SCREENING OF STORAGE AREAS.**

All storage areas permitted under this ordinance shall be enclosed on all sides with a solid or louvered masonry wall, with necessary openings not less than six feet (6') in height.

**SECTION 8.14 BUILDING SITES — C AND M USES, GENERAL.** No replat or subdivision for C or M Uses shall be approved where the building sites have a street frontage of less than twenty-five feet (25') and a depth of less than one hundred feet (100').

**9. REGULATIONS FOR BUILDING AND STRUCTURES**

**SECTION 9.01 ARCHITECTURAL TYPE.** All buildings shall be of Colonial, Spanish, Venetian, Italian or other Mediterranean or similar harmonious architecture except:

- (a) In the "Industrial Section", "MacFarlane Home-stead" and "Golden Gate Subdivision"; and
- (b) In Block 45, "Riviera Section Part Three", where Dutch Colonial type houses are also permitted; and

**SECTION 9.02 DUPLICATION OF ELEVATION OF DESIGN.** No duplication of elevations and/or exterior architectural design shall be permitted in the City of Coral Gables in any residential area. Architects in submitting plans for consideration of the Board of Architects shall, as part of said plan, and as a prerequisite to approval thereof, sign a certificate reading as follows:

"To the best of my knowledge and belief, the within plans and specifications do not duplicate the elevations and/or exterior architectural design of any building in the residential area of the City of Coral Gables, previously submitted by me or by my office; that to the best of my knowledge and belief these plans and specifications are not a duplication of elevations and/or exterior architectural design of any building constructed, or for which a permit has been issued, in the City of Coral Gables; I further certify that I am fully familiar with the ordinance under which this certificate is required.

(seal)"

The provisions of this subsection shall not apply, however, in the following cases:

- (a) In the units of a single housing project, which shall be deemed and which hereby is defined as not more than three multiple-family units constructed on a lot or on contiguous lots so as to be an architectural entity; and
- (b) To the interior design or floor plan of any structure.

**SECTION 9.03 HEIGHT OF BUILDINGS — GENERAL, SPECIAL USE AND UNIVERSITY OF MIAMI.**

- (a) Except as set forth herein in Section 9.031 to the contrary, no single-family or duplex residence building shall be constructed in Coral Gables more than two and one-half (2½) stories in height. No subordinate or accessory building permitted by this code as an Auxiliary Use shall exceed in height the maximum height of the principal building on the building site. In R and D Use Districts no Special Use building which may be permitted by Special Ordinance shall exceed two and one-half (2½) stories in height.
- (b) No apartment or hotel building shall be constructed in Coral Gables more than three (3) stories or forty five feet (45') in height on property abutting Coral Gables single family or duplex residence zone.
- (c) No apartment or hotel building shall be constructed in Coral Gables more than three (3) stories or forty five feet (45') in height on property across the street from Coral Gables single family or duplex residential zone.
- (d) No commercial or industrial building shall be constructed in Coral Gables more than three (3) stories or forty five feet (45') in height on property abutting Coral Gables single family or duplex residential zone.
- (e) No commercial or industrial building shall be constructed in Coral Gables more than three (3) stories or forty five feet (45') in height on property across the street from Coral Gables single family or duplex residential zone.

- (f) No building or structure or part thereof shall be erected or altered to a height exceeding thirteen (13) stories or one hundred fifty feet (150'), including items under (g).
- (g) Excluded from the (13) story height are the following:
  1. Penthouses
  2. Scenery lofts
  3. Cabanas
  4. Towers
  5. Cupolas
  6. Steeples
  7. Domes and other roof structures used for ornamental, service, or mechanical purposes, not exceeding a combined gross area of twenty-five percent (25%) of the floor immediately below.
  8. Parking and/or open plaza areas.
- (h) A floor shall be considered two (2) story except in calculating floor area ratio regardless of use above the first twenty feet (20').

**SECTION 9.031 HEIGHT OF BUILDINGS — SPECIFIC LOCATIONS.**

- (a) Duplex buildings constructed on the following described property shall be restricted to bungalow-type duplexes one (1) story in height:
  1. Lots 1 to 13, inclusive, Block 3, "Coga Subdivision".
  2. Lots 46 and 47, Block 28, "Coral Bay Section 'D'".
  3. Lots 16 to 21, inclusive; Lots 24 to 30, inclusive; and the West one-half (½) of Lot 23, All in Block 36, "Crafts Section".
  4. Lots 1 to 4, inclusive, Block 38, "Crafts Section".
  5. Lots 1 to 11, inclusive, Block 39, "Crafts Section".
  6. Lots 1 to 13, inclusive; and Lots 36 to 40, inclusive, Block 37, "Riviera Section Part Two".
  7. Lots 1 to 15, inclusive, Block 48, "Riviera Section Part Three".
  8. Lots 1 to 12, inclusive, Block 49, "Riviera Section Part Three".
  9. Lots 6 to 25, inclusive, and Lots 42 and 43, Block 85, "Riviera Section Part Three".
  10. Lots 1 to 10, inclusive, Block 88, "Riviera Section Part Three".
  11. Lots 19 to 24, inclusive, Block 89, "Riviera Section Part Three".
  12. Lots 37 to 52, inclusive, Block 91, "Riviera Section Part Three".
  13. Lots 1 to 4, inclusive, Block 1, "Singer Subdivision No. Two".
- (b) Duplex buildings constructed on the following described property shall be restricted to two (2) stories in height:
  1. Lots 14 to 35, inclusive, Block 37, "Riviera Section Part Two".
  2. Lots 16 to 32, inclusive, Block 48, "Riviera Section Part Three".
  3. Lots 13 to 36, inclusive, Block 49, "Riviera Section Part Three".
  4. Lots 1 to 5, inclusive, and Lots 44 to 47, inclusive, Block 85, "Riviera Section Part Three".
  5. Lots 11 to 29, inclusive, Block 88, "Riviera Section Part Three".
- (c) Apartment buildings constructed on the following described property shall be restricted to two (2) stories in height:

1. Lot 7, Block 2, "Coga Subdivision".
  2. Lot 5, Block 4, "Coga Subdivision".
  3. Lots 1 to 18, inclusive, Block 89, "Riviera Section Part Three".
  4. Lots 1 to 36, inclusive, Block 91, "Riviera Section Part Three".
- (d) Apartment buildings constructed on the following described property shall be restricted to two (2) and three (3) stories in height, as per drawings on file in the office of the City Clerk, said drawings having been prepared by Rader & Associates, engineers and architects, and designated as Job No. 4892, dated July, 1962 and noted as being issued by Rader & Associates on January 4, 1963:
    1. Tract "A", "Coral Bay Section 'D'" according to Plat Book 76, at Page 69 of the Public Records of Dade County, Florida.
  - (e) Buildings constructed on the following described property shall be restricted to three (3) stories in height:
    1. Lots 1 and 2, inclusive, Block 1, "Coga Subdivision".
    2. Lots 6 to 11, inclusive, Block 4, "Coga Subdivision".
    3. Tracts 'A' and 'B', "Singer Subdivision No. Two".
  - (f) Buildings constructed on Lot 3, Block 81, "Granada Section" shall be restricted to one (1) story in height.
  - (g) Buildings constructed on Lot 12, less that part described as beginning at the Southwest corner, thence run Northerly along the West line of said lot, to the Northwest corner, thence easterly along the North line of said lot 7.13 feet, thence Southwesterly 110.21 feet to the POB, All of Lot 13 and the East 20 feet of Lot 14, Block 8, Section "B" are not to exceed a height of 44 feet.
  - (h) Radar dome antennae which will increase the height of the present multi-story building, nine (9) stories in height and used as a Library for the University of Miami, by eighteen feet five inches (18'5"), may be erected on top of the smokeproof stair tower of said Library as a correlation to the function in the Institute of Information Science Building; located on "A Portion of Tract Two, Part of 67.27 Acres plus or minus, University of Miami Main Campus".
  - (i) A multi-story commercial building, six (6) stories in height, intended as a proposed addition to the present main office building of the Coral Gables Federal Savings & Loan Association, which is located at 2501 Ponce de Leon Boulevard, Coral Gables, Florida may be constructed South of the existing structure on Lots 22 and 23, Block 6, "Crafts Section", Coral Gables, Florida, according to Plat Book 10, Page 40, of the Public Records of Dade County, Florida.
  - (j) A multi-story building, seven (7) stories in height, intended to be used as a dormitory building for the University of Miami, and located on the East side of the existing dormitory building, may be constructed upon "A Portion of Tract Three (3), University of Miami Main Campus", Coral Gables, Florida, according to Plat Book 46, at Page 81 of the Public Records of Dade County, Florida.
  - (k) A multi-story building, seventy-nine feet (79') in height, consisting of a parking garage on the first floor and an office approximately four hundred (400) square feet in area located adjacent to the lobby entrance on the first floor, five (5) floors of

general offices, three (3) elevators which shall terminate on the seventh floor, and a seventh floor, consisting of a machinery room to house air conditioning and other similar equipment and of general offices, not to exceed ten thousand (10,000) square feet in rentable floor area, having glass fronts on Merrick Way and Avenue Giralda and setting back four feet (4') from the sunscreen line on Avenue Giralda and Galiano Street and three feet six inches (3'6") from the sunscreen line on Merrick Way, may be constructed upon Lots 1, 2 and 3; Lot 43 less the East seventeen feet (17') thereof; and Lots 44 to 48, inclusive, and that portion of the alley vacated lying North of Lots 47 and 48, all located in Block 30, Section "L", Coral Gables, Florida, according to Plat Book 8, Page 85 of the Public Records of Dade County, Florida.

- (l) A structural addition, having a tower and cross of approximately sixty-eight (68) feet in height, to the First Methodist Church of South Miami may be constructed on Lots 1 to 5, inclusive, and Lots 36 to 40, inclusive, Block 196, "Riviera Section Part Fourteen", Coral Gables, Florida, according to Plat Book 28, Page 32 of the Public Records of Dade County, Florida.
- (m) A multi-story building, five (5) stories in height, approximately sixty feet (60') in height, having no penthouse, with two (2) monitors over the elevator shafts and stairways an additional four feet (4') in height, plus construction of antenna not to exceed forty feet (40') above roof level, for use as the first unit of the Institute of Information Sciences of the University of Miami, may be constructed upon "A Portion of Tract Two, Part of 67.27 plus or minus Acres, University of Miami Main Campus", Coral Gables, Florida.
- (n) A multi-story building approximately one hundred fifteen feet (115') in height, consisting of seven (7) floors of general offices, with the erection of a penthouse on top of such building, may be constructed on Lots 39 to 48, inclusive, Block 27, Section "K", Coral Gables, Florida, according to Plat Book 8, Page 33 of the Public Records of Dade County, Florida.
- (o) A multi-story commercial building, eight (8) stories in height with an overall height of approximately one hundred thirty feet (130') consisting of erection of machine rooms on the roof of said building to be screened with a masonry wall on the street side and the front plaza and first floor level being forty-two inches (42") above the sidewalk grade so as to provide for underground parking, may be constructed on Lots 25 to 32, inclusive, and the East two feet (2') of Lot 33, Block 28, Section "K", Coral Gables, Florida, according to the plat thereof, recorded in Plat Book 8, Page 33 of the Public Records of Dade County, Florida.
- (p) A multi-story building, four (4) stories in height, with an overall height of approximately sixty-seven feet (67') consisting of a penthouse comprising twenty-four (24) percent of the roof area and extending approximately thirteen feet (13') above the roof level, for use as a Science Building, may be constructed on the University of Miami Main Campus between the Computer Building and the Engineering School upon "A Portion of Tract Two University of Miami Main Campus", Coral Gables, Florida, according to the plat thereof recorded in Plat Book 46, Page 81 of the Public Records of Dade County, Florida.

SECTION 9.04 FRONT AND REAR ENTRANCES REQUIRED. All units upon the ground floor of any building in C-Use Districts shall be required to have both a front and rear entrance; and the rear entrance shall open upon a street or alley, or upon a hallway or corridor with a minimum width of at least forty-four inches (44") giving unobstructed access to a street or alley.

SECTION 9.05 EXTERIOR WALLS — MATERIAL AND COLOR. All exterior walls of buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock or clay brick providing, however, that in areas zoned for C and M Uses porcelain enamel panels, metal panels, pebble-faced block, pebble-faced panels, precast panels and architectural concrete may also be used for exterior walls of buildings designed and used for commercial purposes with the express condition that such materials are approved by the Board of Architects, the Building Official, and Structural Engineer. All exterior masonry surfaces shall be stuccoed and painted excepting those of coral rock, stone, glass, clay brick, slump brick, pebble-faced block, pebble-faced panels, precast panels, and architectural concrete. Wood facings shall not be permitted on exterior walls. Sunscreens on commercial buildings may be constructed of masonry, metal, glass or plastic where such materials are located in a metal or masonry frame providing that such sunscreens shall be subject to approval by the Board of Architects for architectural design. All exterior coloring shall be approved by the Board of Architects.

#### SECTION 9.06 ROOFS.

- (1) Except on Lots 1 through 18, inclusive, Block 89 and Lots 20 through 36, inclusive, Block 91, all being in "Riviera Section Part Three", where all roofs shall be constructed of tile, flat roofs without a parapet will be permitted upon buildings subject to restrictions noted hereinafter:
  - (a) Over porch or room additions within the "L", "T" or "U" of an existing R, D or A Use building having all tile roofs provided:
    - 1. A tile roof is not practical, as shall be determined by the Board of Architects.
    - 2. The existing building has been constructed a minimum of three (3) years.
    - 3. The addition shall not exceed fifteen (15) percent of the ground area of the existing building.
    - 4. The addition is not visible from the front elevation of the building on an inside lot, or is not visible from the front or side street elevations on a corner lot.
  - (b) Over one-story rooms in the rear of a two-story residence, duplex or apartment on inside lots, or over one-story rooms in the rear of a two-story residence, duplex or apartment where the room is not visible from the front or side street elevation on corner lots, providing in all cases some type of metal or masonry railing, as shall be approved by the Board of Architects, is installed upon such flat roof.
  - (c) In M-Use Districts where the roof is constructed entirely of non-combustible materials.
  - (d) On boat houses, provided some ornamental railing, design or other treatment, as shall be approved by the Board of Architects, is placed upon such flat roof.
  - (e) Over meter rooms, elevator towers, elevator machinery and equipment rooms, stair towers, and air conditioning rooms in C-Use Districts where the roof is constructed entirely of non-combustible materials.

- (f) Over one-story areas or rooms of a two-story Colonial building, as shall be approved by the Board of Architects, to be in harmony with the architecture of the building, provided some type of metal or masonry railing, as shall be approved by the Board of Architects, is installed on such flat roof.
- (2) Except on Lots 1 to 18, inclusive, Block 89 and Lots 20 to 36, inclusive, Block 91, all being in "Riviera Section Part Three" where all roofs shall be constructed of tile, flat roofs with a parapet (minimum eight (8) inches thick and eighteen inches (18") above the roof at all points) shall be permitted upon the following buildings subject to restrictions noted hereinafter.
- (a) Over porch or room additions within the "L", "T" or "U" of an existing R or D Use building having all tile roofs provided:
1. A tile roof is not practical as shall be determined by the Board of Architects.
  2. The existing building has been constructed a minimum of three (3) years.
  3. The addition shall not exceed fifteen (15) percent of the ground area of the existing building.
  4. The addition is not visible from the front elevation of the building on an inside lot, or is not visible from front or side street elevations on a corner lot.
- (b) Over one-story rooms in the rear of a two-story residence or duplex on inside lots, or over one-story rooms in the rear of a two-story residence or duplex where the room is not visible from the front or side street elevation on corner lots.
- (c) Over boat houses.
- (d) Upon buildings designed and devoted to A-Uses.
- (e) Over one-story areas or rooms of a two-story Colonial building as shall be approved by the Board of Architects to be in harmony with the architecture of the building.
- (f) On additions to existing buildings having a flat roof with a parapet.
- (3) Except upon motels where all roofs shall be constructed of tile, flat roofs with a parapet (minimum eight inches (8") thick and eighteen inches (18") above roof at all points, provided, however, that where the height of the building and other attendant and connected circumstances and features of said building justify a lesser height, such parapet wall may be as low as six (6") at any point above the roof) shall be permitted upon commercial buildings in a CA, CB, CC and M Use zone where the roof is constructed entirely of non-combustible materials.
- (4) Except in "Golden Gate", "MacFarlane Homestead" and "St. Alban's Park", "Coconut Grove Warehouse Center", that part of the "Industrial Section" abutting South Dixie Highway (U.S. #1 Highway), and where plastic or glass translucent material is used as permitted elsewhere in this section, pitched roofs shall be constructed of:
- (a) Vitrified clay tile.
  - (b) White concrete tile.
  - (c) Earth colored cement tile in four ranges of color and not to exceed four ranges of color, provided the tile is color impregnated with the same color intensity throughout and the color is not surface applied, and provided the color meets with approval of the Board of Architects, taken in conjunction with the surrounding areas. (1518)
- (d) Coral rock slabs laid shingle fashion.
- (e) Thick butt variegated colored slate as approved by the Board of Architects.
- (f) White Bermuda Roof, as approved by the Board of Architects, and the Building and Zoning Department, with a minimum pitch of not less than five (5) inches in twelve (12) inches.
- (g) Where there exists a pitched roof of other material that was permitted at the time of the original construction, additions to or replacements to said building may use the same material.
- (h) Roofs on accessory or auxiliary buildings shall conform to the roof requirements for the principal building provided, however, that bomb shelters and/or fallout shelters may be constructed with a flat roof provided that the maximum height of such shelters shall not exceed four (4) feet above grade.
- (5) In "Golden Gate", "MacFarlane Homestead" and "St. Alban's Park", "Coconut Grove Warehouse Center" and that part of the "Industrial Section" abutting South Dixie Highway (U.S. #1 Highway), pitched roofs may be covered with roofing material meeting the requirements of Class "A" or "B" specifications of the Underwriters' Laboratories, Incorporated.
- (6) All flat roofs constructed pursuant to this section shall have coverings of approved standard quality, such as concrete, gypsum, tile, built-up roofing of tar and paper, or tar paper and gravel, asbestos roofing, or of like grade, which would rank as Class "A" or "B" under test specifications of the National Board of Fire Underwriters.
- (7) Any plastic or glass translucent material or flat aluminum material, as approved by the Board of Architects and the Building and Zoning Division, may be used as a roof covering on screened enclosures or screened porches of residences providing it does not extend out from the outside wall of the building more than six feet (6') including any existing roof overhang, and further provided it is not visible from the street.

**SECTION 9.07 UNCOMPLETED BUILDING.** No building not fully completed in substantial compliance with plans and specifications upon which building permit was issued, shall be permitted to be maintained on any land in Coral Gables for more than six (6) months after the commencement of erection of such new building, except upon special permit granted by the City Commission, and only for such period as it may prescribe.

**SECTION 9.08 AUTOMOBILE SERVICE STATION.** The construction of automobile service stations shall comply with the following requirements:

- (a) The roof over the station shall be of tile, pitched and extend from the station over the gasoline pumps;
- (b) The driveway and service area adjacent to the building and pump islands shall be paved with poured concrete;
- (c) The minimum floor area of any automobile service station shall be one thousand two hundred fifty (1,250) square feet.

**SECTION 9.09 SWIMMING POOLS.**

- (a) Swimming pools shall conform to the minimum structural requirements as required by the Building Code of The City of Coral Gables.

- (b) Design and sanitation requirements shall meet the requirements of the Building Code of The City of Coral Gables and the State Board of Health. All plans for swimming pools which require approval by the State Board of Health shall be stamped with the approval thereon of said Board prior to such plans being submitted to the City of Coral Gables for a building permit.
- (c) The total maximum ground coverage of the main building, auxiliary buildings or structures, including swimming pools, shall be in conformity with the provisions of this Code.
- (d) Setback: See Section 6.05 of Ordinance No. 1005, entitled "Setback Requirements — Swimming Pools".
- (e) Protective fence and/or wall: Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four feet (4') in height, to comply with existing ordinance for walls and fences and provided, further, that in all cases where a swimming pool is constructed which will be visible from a street, a four foot (4') wall shall be erected upon the premises between the street and the swimming pool.
- (f) Gates in the protective fence and/or wall required by the Zoning Code shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use.

**SECTION 9.10 WALLS AND FENCES IN UTILITY EASEMENT AREAS.** Every permit for the erection of a wall or fence in the rear five feet (5') of any lot where a utility easement exists over such rear five feet (5') shall provide that it is subject to revocation. Each such wall or fence shall be constructed subject to the conditions that the said wall or fence shall be removed by the owner at any time on request of a utility company requiring the use of the space for utility purposes, and that if the owner of such property fails to so remove such wall or fence after request and notice, the utility company or the City may remove such wall or fence at the property owner's expense.

**SECTION 9.11 WALLS AND FENCES — MATERIALS.** Except as may be otherwise provided herein, walls and/or fences may be constructed of coral rock, concrete block stuccoed on both sides with concrete cap, slump or adobe brick, precast concrete or wire. Walls may also be constructed of used red brick, limed red brick, or cement brick painted white provided the design thereof shall first be approved by the Board of Architects. All wire fences, except one inch (1") chain link aluminum or galvanized steel which may be 12½ gauge, shall be chain link, or single or double looped ornamental type, and shall be aluminum or galvanized steel, of not less than 11 gauge or equal; terminal posts shall be aluminum or galvanized steel pipe of not less than two inches (2") outside diameter or reinforced masonry columns of not less than four inches (4") square; aluminum or galvanized steel angles may be used as intermediate supports; all terminal posts and intermediate supports shall be set in concrete, and all terminal posts shall be properly braced when installing any ornamental type fence; top rail, if used, shall be aluminum or galvanized steel pipe not less than one and three-eighths inches (1¾") outside diameter; and where top rail is not used, terminal posts shall be properly braced with aluminum or galvanized steel pipe. Ornamental wrought iron, ornamental aluminum, cast iron or cast aluminum fences shall also be permitted provided the design thereof shall first be approved by the Board of Architects. Wood fences shall be permitted on Santa Maria Street. Wood picket

fences shall be permitted on residential lots in "Golden Gate", "MacFarlane Homestead" and "Coconut Grove Warehouse" Subdivision", subject to the following conditions:

- (a) Such fences shall be of cedar, cypress or redwood, with four inch by four inch (4" x 4") terminal posts, two inch by four inch (2" x 4") intermediate posts, wood rails and pickets one inch (1") thick. Pickets shall be placed so as to provide a space between of not less than one-half (½) the width of the picket.
- (b) All such fences shall be painted on each side with an appropriate and harmonious color, and shall be maintained and kept in repair by replacing all rotting wood. Construction and painting shall be completed within a reasonable time after issuance of permit therefor, to be determined by the Building Inspector.

**SECTION 9.12 WALLS AND FENCES — HEIGHT.** No wall or fence shall be permitted over four feet (4') high from the established grade, or over four feet (4') high from actual ground level at such wall or fence, whichever is higher, except in the following cases provided, however, that in all cases no wall, fence, shrubbery or other obstruction over four feet (4') high shall be located or placed at any location within twenty feet (20') of a street or alley intersection or within twenty feet (20') of the front of a lot adjacent to a driveway on abutting premises.

- (a) Wing walls, hereby defined as a wall or walls which extend from a building to or toward the property line, parallel to and in line with the front of said building, may exceed four feet (4') in height in R, D and A Use Districts, provided the design and height thereof shall first be approved by the Board of Architects.
- (b) Subject to the prior approval of the City Manager, concrete block, stuccoed or natural stone walls or chain link type wire fences may be erected to a maximum height of seven feet (7') upon property lines abutting Red Road of all lots facing or abutting upon Red Road from Coral Way to Southwest Eighth Street in cases where such walls or fences do not, in the opinion of the City Manager, create a hazard to pedestrian or vehicular traffic.
- (c) Walls in connection with residences, duplexes or apartments in R, D and A Use Districts may exceed four feet (4') in height, provided permission therefor is granted by the City Commission by resolution, and provided such walls meet the setback requirements for screened enclosures, and provided further that the enclosed ground area covered by the walls, the auxiliary buildings and the main buildings does not exceed forty-five percent (45%) of the enclosed area of the site. (1518)

**SECTION 9.13 WALLS AND FENCES — LOCATION.** All types of masonry or coral rock walls may be erected anywhere upon any premises, provided that the design thereof shall first be approved by the Board of Architects. Wire fences may be erected at the following locations on any premises in R, D and A Use Districts:

- (a) On lots that are not corner lots as defined in this ordinance, wire fences may be erected anywhere along boundaries of a rear yard as defined in this ordinance, or within such rear yard; or along side lot lines from the rear lot line to the front line of building extended to the nearest point in the side lot line, provided that a masonry or coral rock wall connects such wire fence with the building if such wire fence extends farther toward the street than the rear corner of the building closest to the side lot line.

- (b) On lots that are corner lots as defined in this ordinance wire fences may be erected along boundaries of rear or side yards or within such rear and side yards, provided, however, that such wire fence shall not be erected in any yard areas where such areas abut upon a street, and provided that if such wire fence extends farther toward the street than the side or rear corner of the building closest to the side or rear lot line, a masonry or coral rock wall extending from the building to the rear or side lot line shall be connected to such fence.
- (c) No wire fences may be erected anywhere in C or M Use Districts.

**SECTION 9.14 UTILITY POLES.** In R, D or A Use Districts, utility poles and lines shall be placed in rear yard areas reserved for utility uses by easements granted for that purpose. In R, D or A Use Districts having alleys, utility poles shall be placed in a five foot (5') strip in middle of alley where lots on both sides of alley are zoned for R, D or A Uses.

**SECTION 9.15 DRIVEWAYS.** At the time of issuance of a permit for the construction of a building on premises not having a driveway from the outer sidewalk line to the pavement line of the street (and where the normal use and occupancy of such building requires vehicular traffic across the parkway between the pavement and the outer sidewalk line), the applicant for the permit shall deposit with the City of Coral Gables an amount, not less than Twenty-Five Dollars (\$25.00), sufficient to cover the cost of paving a driveway pavement between the outer sidewalk line and the pavement line, conforming to the street pavement type, and the City shall, if the owner or contractor does not do so, construct such driveway pavement in due course, applying so much of such deposit as shall be necessary for the purpose, the balance, if any, remaining to be returned to the applicant.

**SECTION 9.16 DOCKS AND MOORING PILES — CANAL OR WATERWAY.** No dock, wharf or other similar structure shall be built in any waterway or canal in the City of Coral Gables; or on land abutting thereon, which extends more than five feet (5') outward from the bank over or in such waterways. No mooring piles shall be placed or set in the waterways which shall be located at a greater distance than twenty-five feet (25') from the bank of such waterways. Mooring piles shall be Venetian type, painted and ornamentally capped. In no case shall any dock or mooring piles be placed in any waterway within the City at a greater distance from the bank thereof which, when allowance is made for the erection or placing of a dock or mooring piles on the opposite side at a similar distance from the bank, will leave less than seventy-five feet (75') of open, unobstructed navigable water between such piles, docks, and similar structures on the opposite side. No dock extending outward over or in the water from the bank shall be permitted in connection with any lot of which a reasonable area along the shore thereof shall be at such level as to provide a natural landing stage or platform for persons embarking on or debarking from boats. The mooring of boats in canals or waterways shall be forbidden unless such moorings, and similar mooring on the opposite side, shall leave unobstructed passageway in the canal at least seventy-five feet (75') in width. Where the width of the canal permits mooring of boats parallel to the banks, but does not permit the erection of docks or the placing of outer mooring piles, fender or mooring piles may be placed at a distance not greater than eighteen inches (18") from the bank or shore, and such piles shall be Venetian type, painted and ornamentally capped.

**SECTION 9.17 DOCKS AND MOORING PILES — BISCAYNE BAY.** The construction, erection or installation of boat docks or similar landing facilities for watercraft, pilings and dolphins, on the bayfront edge or in Biscayne

Bay within the City of Coral Gables, shall be subject to the following restrictions and regulations:

- (a) No docks shall extend more than twenty-five feet (25') from the property line into Biscayne Bay;
- (b) All mooring piles, dolphins and/or docks shall set back a minimum distance of twenty-five feet (25') from the adjacent property owner's lot line extended;
- (c) No docks, pilings or dolphins may be set until a permit therefor is first granted by the Department of the Army of U. S. Government; and
- (d) Mooring piles and dolphins shall not be set more than twenty feet (20') into the bay from the dock line.

**SECTION 9.18 BULKHEADS AND RETAINING WALLS.** No bulkhead, retaining wall or similar installation along an ocean front, bay, canal, lake or waterway shall be built or constructed within the City of Coral Gables unless such bulkhead, retaining wall or similar installation be constructed of reinforced concrete, pre-stressed concrete or gravity mass non-reinforced concrete, providing, however, that in those canals or waterways west of LeJeune Road and North of Sunset Road, bulkheads and retaining walls may be constructed of concrete block or native stone. All bulkheads and retaining walls shall be subject to the following conditions:

- (a) All plans for such bulkheads and walls shall be designed by a registered engineer, qualified under the laws of the State of Florida, to prepare such plans.
- (b) All such bulkheads and walls and all components shall be designed to meet loads imposed by saturated backfill.
- (c) The minimum elevation of such bulkheads and walls shall be plus five and no hundredths (5.00) feet, U.S.E.D. Bay Datum.

**SECTION 9.19 PLANS AND SPECIFICATIONS (SEE: SECTION 11.08).**

**SECTION 9.20 APPLICATION.** Any person desiring a permit to be issued by the Building Official, as required hereby, shall file an application therefor in writing on a form furnished by the Building Official for that purpose. Each such application shall describe the land on which the proposed work is to be done, by legal description and address; shall show the use or occupancies of the building; shall be accompanied by plans and specifications as required hereafter; shall state the value of the proposed work; shall give such other information as reasonably may be required by the Building Official; and shall be signed by the permittee or his authorized agent, who may be required to submit evidence to indicate such authority.

**SECTION 9.21 QUALIFICATION OF APPLICANT.** Application for permits will be accepted only from contractors currently licensed in their respective fields and for whom no revocation or suspension of license is pending, provided, however, a sole owner may make application, and if approved, obtain a permit and supervise the work in connection with the construction, maintenance, alteration or repair of a single-family residence or duplex for his own use and occupancy and not intended for sale and may make application for, and if approved, obtain a permit for maintenance and minor repairs on any type building. The construction of more than one residence or duplex by an individual owner in any 12-month period shall be construed as contracting, and such owner shall then be required to be licensed as a contractor. Such licensed contractor or owner shall be held responsible to the Building Official for the proper supervision and conduct of all work covered thereby.

**SECTION 9.22 BUILDING PERMIT FEES.** The building Official shall charge and collect for building permits at the following rate, to-wit:

(a) **General**

1. **New Building and/or Additions:**
  - Up to \$200.00 ..... \$ 2.50
  - Next \$800.00 ..... 2.50
  - For each additional \$1,000.00 or fraction thereof ..... 2.00  
(This includes pile driving, seawalls and swimming pools)
2. **Alterations, Remodeling and/or Air Conditioning:**
  - Up to \$1,000.00 ..... \$ 3.00
  - For each additional \$1,000.00 or fraction thereof ..... 2.00
  - Air Conditioning units each:
    - Up to and including 1-Ton ..... 3.00
    - Each additional ton or fraction thereof ..... 2.00
3. **General Repairs, Roofing and/or Painting:**
  - From \$50.00 up to \$500.00 ..... \$ 2.00
  - Next \$500.00 ..... 1.00
  - Each additional \$1,000.00 or fraction thereof ..... 1.00
  - Painting of Residence or Duplex by owner ..... 1.00
4. **House and Building Moving:**
  - Houses and buildings having up to 5 rooms or 1000 sq. ft. .... \$ 5.00
  - Houses and buildings having over 5 rooms or over 1000 sq. ft. .... 10.00  
(Permit also required from Department of Public Safety prior to issuance of permit for reasons of safety)
5. **Fences and Walls:**
  - For each 100 lineal feet or fraction thereof \$ 3.00
6. **Demolitions:**
  - Each structure demolished ..... \$ 3.00  
(Required when no application is made for new structure on site)
7. **Driveways:**
  - Paving and similar work on private property ..... \$ 2.00
8. **Elevator Installations:**
  - Each elevator installed or replaced ..... \$ 5.00

- (b) **Signs:**  
For the erection, installation or painting of any sign on any structure the following fees shall be paid:  
Estimated cost of sign:  
\$ 1.00 through \$100.00 ..... \$ 4.00  
100.01 through 200.00 ..... 6.00  
200.01 through 500.00 ..... 8.00  
Over \$500.00 ..... 10.00

- (c) **Valuation:**  
The method of determining minimum valuation on which permits are to be based as covered by Paragraphs (a) and (b) above shall be established by the Building and Zoning Director and approved by the City Manager.

- (d) **Reinspection:**  
For each reinspection made due to condemnation of work or due to the fact that work was not ready at the time inspection was called for or for failure to call for an inspection where required ..... \$ 2.00

- (e) **Permits — Day Labor:**  
Permit fees established by this ordinance shall be increased 100%, excepting painting of residence or duplex, for all work done by day labor under

supervision and direction of a person not certified by the Building Official or the proper examining board of the City of Coral Gables as being skilled and experienced in the nature of the work to be undertaken.

(f) **Permit Fee Refunds:**

The permit fee for work which has not commenced may be refunded by the Building Official as follows:

1. No refund shall be made where work has commenced.
2. No refund shall be made where the permit has become void.

**SECTION 9.23 ELECTRICAL PERMIT FEES.**

- (a) The minimum permit fee shall be \$1.50.
- (b) **Double Fee:** In the event that any work for which a permit is required by this code is started or proceeded with prior to obtaining said permit, the fees specified for such work shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of the code in the execution of the work nor from any other penalties prescribed herein. The word "obtaining", for the purposes hereof, will be held to have been complied with if application has been made for such permit and the proper fee therefor paid to the City.
- (c) The following schedule of fees is applicable to replacement or reconnection, as well as the original installation:

1. **Rough Wiring:**

- Outlets:
- Ceiling (
  - Bracket (
  - Receptacle (
  - Switch ( Each outlet \$ .20
  - Sign Outlet (
  - Door Bell (
  - Floodlight (
  - Telephone outlet (

2. **Service — Including Meter Housing:**

- Temporary construction service (minimum) ..... \$ 2.50
- Service: 100 ampere and under ..... 2.00
- Over 100 ampere to 200 ampere ..... 3.00
- Over 200 ampere to 400 ampere ..... 4.00
- Over 400 ampere to 600 ampere ..... 5.00
- Over 600 ampere to 800 ampere ..... 6.00
- Over 800 ampere — \$1.00 each additional 100 ampere

Sub-feeds are charged by amperes, at the same rate as services.

Switchboards — determined by Electrical Inspector.

3. **Equipment:**

- Oven (outlet and connection) ..... \$ 1.50
- Range (outlet and connection) ..... 1.50
- Cooking top (outlet and connection) ..... 1.50
- Water heater (connection — \$1.00, outlet — \$.50 ..... 1.50
- Space heater ..... 1.00

4. **Motors:**

- Each motor up to and including 1 H.P. .... \$ 1.00
- Each motor over 1 H.P. through 3 H.P. .... 2.00
- Each motor over 3 H.P. through 5 H.P. .... 3.00
- Each motor over 5 H.P. through 8 H.P. .... 4.00
- Each motor over 8 H.P. through 10 H.P. .... 5.00
- Each motor over 10 H.P. through 25 H.P. .... 8.00
- Each motor over 25 H.P. through 100 H.P. .... 10.00
- Each motor over 100 H.P. .... 15.00

<b>5. Generators and Transformers:</b>	
Each generator or transformer up to 5 KW .....	\$ 2.00
Each generator or transformer over 5 KW through 10 KW .....	4.00
Each generator or transformer over 10 KW through 15 KW .....	6.00
Each generator or transformer over 15 KW through 20 KW .....	8.00
Each generator or transformer over 20 KW through 25 KW .....	10.00
Each generator or transformer over 25 KW .....	15.00
X-Ray — Portable, Dentist, each .....	1.00
X-Ray — Stationary, Doctor's, each .....	5.00
Diathermic and Electronic outlet, each .....	1.00
<b>6. Welding Machines:</b> (determine amperage and figure fee below)	
Up to 25 ampere .....	\$ 2.00
Over 25 ampere to 50 ampere .....	3.00
Over 50 ampere — each additional 50 ampere .....	1.00
<b>7. Special Purpose Outlets:</b>	
Popcorn, Doughnut and Drink Machines, Electric Coin Music Machines, Toasters, Coffee Urns, Commercial Appliances, each .....	\$ 1.00
Auto Painting — bake oven, each .....	5.00
Display Cases, each .....	1.00
<b>8. Signs:</b> (Electric)	
First 10 lights .....	\$ 1.00
Each additional 20 or fraction thereof .....	.50
(Neon) Transformers — first .....	1.00
Each additional (if in same sign) .....	.50
Flasher, each .....	1.00
Time Clock, each .....	1.00
Signs, repairs, connections or reconnections, each sign .....	1.00
<b>9. Fixtures:</b>	
Lights — 1 through 10 bulb-sockets .....	\$ 1.00
1 through 10 fluorescent tubes .....	1.00
For each additional light bulb-socket or fluorescent tube, each .....	.10
Combination: Light fixtures and outlets, up to 6, when complete for one inspection .....	1.50
Streamers or Festoon Lights: First 10 lights .....	1.00
Each additional 10 or fraction .....	.50
Plug Mold — is figured as one outlet per 5 feet, first 25 feet .....	1.00
<b>10. Fire Detection System:</b>	
Installation: Central System .....	\$ 1.00
Head or target area, with Protectu or wire of similar character, each .....	.10
Bell alarm station, each .....	.10
Reinspection Fee — semi-annual .....	4.00

(a) **Plumbing:**

1. Rough-in or plugged outlets for:	
Closets .....	(
Bathtubs .....	(
Showers .....	(
Lavatories .....	(
Sinks .....	(
Slop Sinks .....	(
Laundry Tubs .....	(
Urinals .....	(
Gas and Oil Interceptors. (requires rough and set permit) .....	(
Floor drains. (requires rough and set permit) .....	(
Drinking Fountains .....	(
Grease Traps (requires rough and set permit — each indirect Waste Pipe including fixture) .....	( Each fixture \$ 1.00
Doctors, Dentists, hospital sterilizers, autoclaves, autopsy tables, and other fixtures, appurtenances or appliances having a water supply or waste outlet or both, including hot water tanks or boosters .....	(
Domestic washing machines with or without sewer connection .....	(
2. Each fixture set on new roughing-in or on plugged outlet or replace on old rough-in .....	
	\$ 1.00

(b) **Sewer:**

Each building sewer where connection is made to a septic tank .....	\$ 2.00
Each building where connection is made to sanitary city sewer .....	3.00
Tapping fee for installing saddle where "Y" is not available in sanitary city sewer .....	7.50
Any qualified contractor obtaining a permit to connect to the city sanitary sewer system shall post a bond of One Hundred Fifty Dollars (\$150.00) to guarantee replacement of street, parkway and sidewalk whenever cut.	

(c) **Septic Tanks, Drain Tile and Soakage Pits:**

Each new septic tank, including drain tile for same .....	\$ 4.00
Each septic tank drain tile relay .....	3.00
Each soakage pit .....	4.00

(d) **Water Piping:**

Each water service connection to a municipal or a private multiple water supply system:	
Each meter .....	\$ 2.00
Water connection to or outlets for an appliance or installation not covered by fixture permit .....	
	2.00
Irrigation system, overhead and underground sprinkler system, etc. ....	
	5.00
Fire sprinkler system connected to city water or discharge into a drainage system .....	
	5.00

SECTION 9.24 PLUMBING PERMIT FEES. No person, firm or corporation shall commence work in connection with the items listed herewith without first submitting plans for same, securing approval and a permit therefor, and paying for permit at the following rates:

Fire control system, including standpipe, siamese connections and pumps, for each standpipe .....	3.00
Standby for emergency portable water supply outlet .....	5.00
Solar water heater installation, new, including booster .....	5.00
Replacing a solar water heater or storage tank .....	2.00
Booster in connection with old solar water heating system .....	2.00
Swimming Pool installation, not including wells .....	5.00

(e) **Repairs:**

For extending, remodeling, addition, or repair of water pipes, waste, soil, vent, building drain, or sewer pipes:  
 Where cost to the owner for performing above work amounts to \$100.00 or less .. \$ 2.00  
 Where cost to the owner for performing above work amounts to over \$100.00 ..... 5.00  
 (This does not include faucet, valve or water closet tank repairs, unstopping fixtures, waste, building drain or building sewer pipes or cleaning of septic tanks.)

(f) **Wells:**

Each water supply well ..... \$ 3.00  
 Each drainage well ..... 4.00

(g) **Water Drainage:**

Rainwater roof inlet, each ..... \$ 1.00  
 Area, yard, or rainwater drain, each ..... 1.00

(h) **Gas (City Gas and Bottled Gas):**

For each rough gas outlet ..... \$ 1.00  
 For setting each gas appliance ..... 1.00  
 For change from a master meter or storage tank to an individual meter, each meter .. 1.00  
 For gas pipe repairs, where no fixture or appliance installation is involved ..... 2.00

(i) **Miscellaneous:**

Siphon-breakers on old installation (required when repair of unapproved water closet it made) — each ..... \$ 2.00

(j) **Reinspection:**

For each reinspection made due to condemnation of work, or due to the fact that work was not ready at the time specified in the application for inspection, or for failure to call for final or other inspection, each ..... \$ 3.00

**SECTION 9.25 HEAT - PRODUCING APPLIANCES. PERMITS REQUIRED.** A permit shall be required to install, repair or alter any heat-producing appliances or piping or flue or accessory thereto and no person, firm or corporation shall commence or proceed with such work without having first made application and secured a permit therefor as set forth herein; except that a permit shall not be required for any fully portable appliance which has no physical connection to piping or flue. Application for permit shall be made to the plumbing inspector for manufactured or natural gas installations, to the Fire Department for liquid petroleum, gas and oil burning installations or the storage of bulk combustibles and to the Building Official for all other heat-producing appliances and these persons shall have respective jurisdiction over the apparatus as set forth.

**SECTION 9.26 APPROVAL OF BOARD OF ARCHITECTS (SEE: SECTION 11.08).**

**SECTION 9.27 ZONING CODE.** Before any permit is issued, all provisions of the "Zoning Code" of The City of Coral Gables, and any amendments thereto shall be complied with, and the provisions of the "Coral Gables Building Code" shall not be construed to repeal, supersede or modify any part of the "Zoning Code" or amendments thereto.

**SECTION 9.28 MISCELLANEOUS REQUIREMENTS.** The following minimum standards shall be required for construction within Coral Gables:

(a) **Walls Studs:**

Minimum bearing or non-bearing interior partition studding shall be 2 x 4 inches with greater dimension perpendicular to the wall surface, provided, however, that studs on non-bearing interior partitions within a room may be placed parallel to the wall surface. (1518)

(b) **Wall Construction:**

All portions of exterior walls, including interior walls of garages, rooms exceeding twenty-five (25) square feet in area which lie within a garage, recessed areas above or below normal tie beams as in carportes or recessed porches, entries or on limited areas, such as gable roof ends, shall be of the same type construction as the main walls of the building and properly topped with tie beams or rakes. (1518)

(c) **Beams:**

All structural supporting beams, including beams on external walls of porches, carportes, loggias, and similar areas shall be of re-inforced concrete or structural steel, provided, however, that pressure treated wood structural members, so stamped and certified, will be permitted on entries, loggias and porticos which are not enclosed or intended to be enclosed or screened and where enclosed walls are to be used as vehicular cover. (1518)

(d) **Floor Elevations — Residential:**

Minimum floor elevations of residential, duplex, or multiple-family structures, except as otherwise noted herein, shall be not less than sixteen inches (16") above the average grade of the crown of the abutting street or streets or average grade of the sidewalk as determined by the Building Official, but in no case shall be less than eight feet (8') above M.L.W. USED Bay Datum. Open or enclosed porches and Florida rooms may be eight inches (8") lower than required for the main structure.

(e) **Floor Elevations — Commercial:**

Minimum floor elevations of commercial, industrial structures, private or public garages, cabanas, utility rooms, storage rooms and similar structures shall be not less than six inches (6") above the average grade of crown of the abutting street or streets, and in no case shall be less than six and one-half feet (6.5') above M. L. W. USED Bay Datum. The elevation of floors where alley right-of-ways exist shall be elevated near the alley to a point of six inches (6") higher than the highest point of the alley paving abutting the property. Where alleys or streets have not been improved design grades as furnished by the Engineering Division of the Public Works Department shall apply.

- (f) **Floor Elevations — Existing Buildings:**  
Floor elevations for additions to existing buildings shall, where practical, meet the requirements above, but in no case shall be less than the floor elevation of the existing structure where such existing floor does not meet the above minimum elevations.
- (g) **Yard Elevations:**  
Where ground elevations are raised above that of adjoining lots or lots graded to shed water onto adjoining property, a retaining wall or curb and/or drainage ditch or well, subject to the approval of the Building Official, shall be installed to protect said adjoining property.
- (h) **Foundation Wall openings:**  
The bottom of vents and access doors in foundation walls shall be at least six inches (6') higher than the adjoining yard grade or shall be protected with a twelve inch (12") curb which shall extend six inches (6") above the grade.
- (i) **Floor Separations:**  
The method of separation between masonry and wood floor systems shall be subject to the approval of the Building Official.
- (j) **Private Garages:**  
Spark or flame producing devices shall not be permitted in garages, except that in residential garages such devices shall be located in a one-hour fire-resistive enclosure, and shall comply with all other requirements of the South Florida Building Code and the "Zoning Code" of the City of Coral Gables.
- (jj) **Garage, Carporte and Porte-cochere floors:**  
Floors of porte-cocheres, carportes and garages shall be of non-absorbent and incombustible material.
- (k) **Bearing — Joists and Rafters:**  
The provisions, rules and regulations, as well as the directions of Dade County, Florida shall be followed in connection with all joists and rafters bearing on wood plates. (1518)
- (l) **Miscellaneous Electrical Standards:**
  1. Service entrance caps for residences and duplexes shall be located at the corner of the structure nearest the utility pole from which service is obtained.
  2. All panels and related service equipment shall be electrically connected at the time the roughing-in inspection is made.
  3. Where a meter socket is required to be installed on any new structure, a hose bib shall be installed within ten feet (10') of such socket or outlet in order to provide an adequate ground for such electrical system.
- (m) **Tile Roof Pitch:**  
Roof tile shall not be laid on a deck with a pitch of less than 2½ inches in 12 inches. (1518)
- (n) **Tents or Detached Screen Structures or Screened Enclosures:** (See: Section 4.13)
- (o) **Hazards of Swimming Pools and their Control:**  
Whenever it shall come to the attention of the City Manager, either by personal inspection voluntarily made, and which he hereby is authorized to make, or by inspection by said City Manager following complaints that any swimming pool in the City of Coral Gables is so operated as to constitute a hazard to the health, safety and welfare of the citizens of the City of Coral Gables, the said City Manager shall, by registered mail, call attention of the

owner or owners of record of the property upon which such swimming pool may be located of the hazard, giving a brief description thereof and requiring such owner or owners within ten (10) days to remedy the condition. Should such owner or owners fail to follow the directions and remove the hazard pointed out by the City Manager, such owner or owners not only shall be liable for the penalties hereinafter set forth, but the said City Manager is authorized, by his agents and employees, to remedy the condition and the reasonable costs thereof shall be a lien against the property upon which such swimming pool is located, handled and collected in the manner prescribed for the collection of liens for special benefits in the Charter of The City of Coral Gables.

- (p) **Furring of Walls**  
Exterior walls of habitable areas of all buildings, except commercial and industrial structures, shall be furred with standard one inch by two inch (1" x 2") pressure treated strips to provide a three-quarter inch (¾") air space between wall and lath surfaces.
- (q) **Foundations**  
Foundations of buildings may project on public property, provided such projection shall not exceed six inches (6") into a public street nor six inches (6") into an alley, and provided that the top of the foundation is not less than twelve inches (12") below the established grade of a sidewalk nor less than forty-two inches (42") below the grade of an alley.
- (r) **Minimum Fixtures — Service Stations:**
  1. **Male**

Water Closets	Urinals	Lavatories
1	1	1
  - Female**

Water Closets	Lavatories
1	1
  2. **Miscellaneous Requirements:**  
At least one basket-type floor drain and trap connected to a gas and oil interceptor is required.
- (s) **Sinks and Other Similar Facilities:**  
Sinks, urinals, water closets and other similar facilities in areas other than the main building on the premises such as, but not limited to, cabanas or additions which are not tied in or directly connected with the main building, shall be permitted provided proper restrictive covenants, approved as to execution and form by the City Attorney, are given. (1518)

**SECTION 9.29 LAND CLEARING, FILLING AND EXCAVATION.** That before any block or parcel of land in The City of Coral Gables, Florida shall be cleared of trees and other growth, excavated, filled and/or graded, the owner thereof or his contractor shall apply to the building inspector of The City of Coral Gables for a permit therefor, and for such permit shall pay a fee of Two Dollars (\$2.00), which fee shall be deposited to the general fund of The City of Coral Gables as payment for the cost of inspection of such work as it progresses and at its completion.

**SECTION 9.30 POSTING OF BOND.** Before any permit authorized herein shall be issued, the owner of the affected property or his contractor shall deposit with The City of Coral Gables that amount which in the opinion of the building inspector and/or the City Manager shall be adequate to reimburse The City of Coral Gables, or any

neighboring property owner, for damage which may result to sidewalks, parkways, parkway trees and shrubs, street pavement or other municipal or private property, or improvement from such work and the equipment and materials used in connection therewith, and for the removal of debris or excess material upon the completion of said work, and shall sign an undertaking to The City of Coral Gables to pay the amount of any deficiency between the amount of said deposit and the cost of repairing any such damage or removal of any such debris or excess materials. Upon completion of the work, the building inspector or such other person as may be designated by the City Manager, shall make final inspection and if he shall find that no damage has resulted, and no debris or material remains on the site, the said deposit shall be returned to the depositor, or, if any damage shall be repaired by the City, or any debris or excess material be removed by the City, and the cost thereof shall be less than the deposit, then the difference between such cost and the amount of the deposit shall be returned to the depositor. Such bonds shall not be refunded until all code requirements are completed including necessary driveways and sidewalks.

**SECTION 9.31 BOARD OF RULES AND APPEALS.** In order to determine the suitability of alternate materials and types of construction, to provide for reasonable interpretation of the provisions of The Building Code of The City of Coral Gables and to assist in the control of the construction of buildings and/or structures, there hereby is created a Board of Rules and Appeals. The number of members, their qualifications, duties, terms of office, and appointments shall be established by the City Manager and approved by the City Commission. Appeals to the Board shall be accompanied by filing fee. The amount of such fee shall be set by the Building and Zoning Director and approved by the City Manager.

**SECTION 9.32 TRUSSED RAFTERS.** The minimum size for upper and lower truss cords in all buildings in The City or Coral Gables shall be two inches by six inches (2" x 6").

**SECTION 9.33 SEPTIC TANKS.** Any new installations of septic tanks in connection with construction of new structures or additions to existing structures, shall be located and installed in the front or side yards where such structures are located.

## **10. SIGN REGULATIONS**

**SECTION 10.01 APPROVAL BY BOARD OF ARCHITECTS REQUIRED.** No sign or signs of any kind or character (except as otherwise provided in Sections 10.11 and 10.12 hereof) shall be erected, installed, affixed to or painted on any building or structure, or any part thereof, or upon any valance of any awning within The City of Coral Gables, without the details concerning such sign having first been submitted to and approved by the Board of Architects, as hereinafter provided.

**SECTION 10.02 PERMIT REQUIRED.** Before the installation, alteration, erection, painting or repainting of any sign shall be commenced, a permit thereof shall first be obtained from the Building Inspector, except in the case of signs permitted under the provisions of Section 10.12 hereof. Details and plans of any sign submitted to and approved by the Board of Architects in accordance with this ordinance shall be considered as a part of the permit issued for such sign, as if the same were fully set out therein, and all work performed under and pursuant to such permit shall be in strict conformity with, and shall not vary from, such approved plans and details. Each application for such installation, alteration, erection, painting or repainting shall be accompanied by the written consent of the owner of the property.

**SECTION 10.03 PHOTOGRAPH OR SCALE DRAWING REQUIRED.** Every application for a permit to erect, install, affix or paint any sign on any structure or awning within The City of Coral Gables, or to alter or change any existing sign shall be accompanied by two (2) copies of a photograph (minimum size 8" x 10") or scale drawing, showing the elevation of the building or structure upon which the sign is to be placed, with the proposed sign and lettering of the sign superimposed thereon in correct ratio to the scale of the photograph or drawing, and with a notation thereon showing the type and size of lettering to be used and the color or colors of the proposed sign; and no permit therefor shall be issued until such plan, photograph or scale drawing shall have been previously approved by the Board of Architects as herein provided.

**SECTION 10.04 PROPORTION.** Letters for wall signs or any sign visible from the exterior of the building, that is to say, on the walls, plate glass or other materials, shall be in proportion to the existing space.

**SECTION 10.05 SIGN TO BE PARALLEL TO BUILDING, AND NOT ABOVE BUILDING PARAPET.** Except as specifically permitted herein, no sign of any type, whether or not the same is an integral part of the building or structure, shall be affixed to or placed upon any building or structure, or upon any cantilever or marquee of any building or structure, except on a theatre or hotel marquee, unless the front face of such sign shall be parallel to the face of the building or structure to which it is affixed or in front of which it is placed. When the front faces of such letters are parallel to the front or face of the building, letters will be permitted upon cantilevers of buildings or structures. No sign, and no letters of any sign, shall be permitted to extend above the parapet of any building or structure except in the "Industrial Section", and there only after plans therefor shall have been presented and approved by the Commission. Notwithstanding the foregoing provisions, it shall be permissible to affix a hanging sign upon apartment buildings, not to exceed six (6) square feet in size, with the face thereof perpendicular to the face of the building to which it is attached. Only one such sign shall be permitted for any apartment building, or group of apartment buildings operated as one entity.

**SECTION 10.06 ILLUMINATION.** Except as herein-after provided in this section, illuminated signs, or illumination in show windows, display windows and displays, in or upon any building or structure, shall have the source of light concealed from view from the exterior of the building or structure, except that where channel letters or figures are used for any sign the illumination thereof may be visible if recessed within the depth of the channel. Intensities of illumination in all cases shall be approved by the Electrical Inspector of the City of Coral Gables before issuance of the sign permit. No intermittent or flashing illumination will be permitted. Hanging exposed neon tubing signs will be permitted on the inside of glass show windows, provided that the size of said signs shall not exceed ten (10) percent of the total glass area where they occur, or 600 square inches, whichever is less. All such signs located within a distance of five (5) feet from any glass show window shall be subject to the above regulations. All exterior electrical outlets for signs shall terminate in a galvanized box with a blank cover, which shall be flush with and not protrude beyond the finished surface of the exterior wall. Transformer boxes and other accessory equipment for any sign shall be placed so that they are not visible from the exterior. Wooden signs shall not have electric lights or fixtures attached to them in any manner. (1520)

**SECTION 10.07 NUMBER OF SIGNS ON BUILDING.** No more than one sign naming or advertising the trade name, trade mark, or manufacturer of any product sold or handled therein shall be permitted to be installed or

affixed to or painted upon any one store building, or in case a store building contains more than one store unit, upon any one store unit. Apartments and hotels shall not be permitted to have more than one sign of any kind, and such sign shall be limited to one showing the name of the apartment or hotel in painted or molded letters, approved by the Board of Architects and installed in conformance with this and other ordinances of the City.

**SECTION 10.08 PLACEMENT OF SIGNS.** All signs attached to a building shall be fastened directly to the walls by well-secured metal anchors in such a manner as to withstand a wind pressure load equal to 150 miles per hour for a one hour period. No signs shall be erected so as to obstruct any door, window, or fire escape on any building or structure, or so as to obstruct the visibility of any traffic control sign or traffic control signal.

**SECTION 10.09 DETACHED SIGNS.** Except as provided in Section 10.11 hereof no advertising or other sign, detached from and not affixed to or being a part of a building or structure, shall be permitted within The City of Coral Gables other than as provided in this section. Such signs may advertise or describe or refer to a business or operation conducted upon the building site or premises upon which the sign is erected, only; and only one such sign shall be permitted upon any one such building site or premises. The design of all such signs, other than signs erected upon premises during construction of a building thereon, shall be required to be approved by the Board of Architects prior to the erection of such signs. The advertising matter upon or contents of such signs shall be limited to permanent letters or numerals. Any such sign, except signs erected upon premises during construction of a building thereon, may be illuminated, but if illuminated the source of light shall be concealed from the exterior of the sign unless recessed within the depth of the channel which make up the letters or numerals. No intermittent or flashing illumination will be permitted.

(a) **General.** Detached signs will be permitted only upon premises zoned for commercial or industrial use and facing, abutting and fronting upon U. S. Highway No. 1 (also known as South Dixie Highway) or upon Southwest Eighth Street, and subject to the following conditions and restrictions:

- (1) The face of any such sign shall not exceed thirty-two (32) square feet in area; and the top of the face of such sign shall not be more than six feet (6') above the finished grade of the ground, except, however, that detached signs, the top of the face thereof being not more than eleven feet (11') above the finished grade of the ground, shall be permitted.
  - a. Upon premises abutting and fronting upon Southwest Eighth Street and lying East of LeJeune Road; and
  - b. Upon premises lying West of LeJeune Road and fronting upon Southwest Eighth Street, where such premises extend as an entity from street to street measured in an East and West direction; and where the building on such premises, or some portion thereof, is at least two stories in height.
- (2) Foundations shall be of masonry; supporting members shall be of metal or masonry construction; the sign itself shall be metal, masonry or plastic construction; each sign shall be constructed so as to withstand winds of 150 miles per hour, and in that respect shall be subject to the approval of the Structural Engineer.
- (3) The face of any such sign shall be set back at least five feet (5') from the front or any side property line, except in the case of such

signs erected upon premises in Coral Gables abutting and fronting upon Southwest Eighth Street East of LeJeune Road, and upon premises in Coral Gables abutting and fronting upon Southwest Eighth Street West of LeJeune Road which meet conditions and requirements described in subsection (1) of this section, where no front setback shall be required; the sign shall be so set and placed that its center line is at a normal to, or is parallel with, the front property line; and both faces of the sign, or the face and the back thereof, shall be parallel to each other.

- (4) Each such sign shall be landscaped as approved or required by the City Manager.
- (5) Subject to the other applicable regulations and requirements above concerning detached signs, and any other provision of this section to the contrary notwithstanding, detached signs shall be permitted in the following cases and on the following conditions:
  - a. **Apartment building sites.** Detached signs, the face thereof not exceeding six (6) square feet in area, shall be permitted to be erected upon premises of an apartment building, but no more than one such sign shall be permitted in connection with any apartment building or with any group of apartment buildings operated together as an entity. Such detached sign shall be placed on a standard with cross-arms, and the height thereof shall not exceed nine feet (9') from the finished grade of the ground to the top of the standard or post.
  - b. **Automobile Service Station.** Automobile service stations dispensing products of companies which have a standard trade mark sign shall be permitted to erect one such detached trade mark sign on the premises of the station, such sign to be of a height and size as in accord with the standard height and size of similar signs of other stations handling the same products, subject to all requirements of the Building Code or ordinances of this City.
  - c. **Parking Lots.** Detached signs may be erected upon offstreet parking lots of ten thousand (10,000) square feet or more in area, which are operated in connection with stores or other places of business. Prior to the erection of any such sign, the operator of such place of business furnishing offstreet parking facilities primarily for the customers of that place of business, shall make written application, including a sketch, in duplicate, of the proposed sign to the Board of Architects who shall either grant or reject such application and, if granted shall designate the size, location, lettering and like matters in connection therewith. Wording on the sign shall be limited to the name of the business and may include the words "CUSTOMER PARKING ONLY" or any combination thereof. Only one such sign, not larger than twenty-four (24) square feet, shall be permitted on any one such parking lot. Any necessary entrance or exit signs will be permitted, with a limit of two (2) signs to each entrance and exit with a maximum area of three (3) square feet, and maximum width of two (2) feet, and location

must be approved by the Board of Architects. Only the words "EXIT ONLY" or "ENTRANCE ONLY" shall be permitted on said entrance and exit signs.

d. **Building Sites.** Whenever a building permit shall have been issued by the Building Department of The City of Coral Gables for construction and/or alteration as therein set forth, signs will be permitted on the premises covered by a building permit subject to the following conditions:

1. One sign will be permitted which may identify the owner, contractor and subcontractor employed on structure and may contain the name of the supplier of the materials; said sign may also state whether the structure is for rent or sale. (In the event, however, that said sign contains wording indicating that the structure is for rent or sale, the total number of square inches on said sign dealing with the rental or sale, or referring to the availability for purchase of said property, shall not, in any case, exceed forty (40) square inches.)

(a) The face of any such sign shall not be larger, figured on its outside dimensions, than twenty (20) square feet.

(b) The top of any such sign shall not be higher than six feet (6') above the ground.

(c) The sign shall be securely fastened to each of two (2) supports, one at each end of said sign and such supports shall be sunk at least three feet (3') into the ground and securely held either by concrete or some other suitable method, or such sign may be securely attached to a building on the premises.

2. One sign which may identify the designing architect and/or engineer qualified under the laws of the State of Florida to prepare such plans.

(a) The face of any such sign shall not be larger, figured on its outside dimensions, than four (4) square feet. Where the plans are prepared by more than one architect and/or engineer the space shall be apportioned equally among all of them.

(b) The top of any such sign shall not be higher than four feet (4') above the ground.

(c) The sign shall be fastened securely to a standard which shall be well-anchored into the ground, or such sign may be securely attached to a building on the premises.

3. Any such signs must be removed by the owner, contractor, designing architect or engineer whenever a certificate of occupancy has been issued, or whenever in the opinion of the Building Department an inspection discloses that the building or alteration has been completed to the point a certificate of occupancy, if applied for, would be issued.

**SECTION 10.10 SIGNS ON AWNINGS — REGULATIONS.** Signs shall hereafter be permitted to be painted upon awnings or awning valances, subject to the provisions of this ordinance and upon the following express conditions:

(a) Such signs shall be limited to the name of the owner or the trade name of the business, and the street number of the building; the business name or owner's name shall appear not more than once on any one side valance or front valance of any awning, but street numbers may be placed before and after each statement of the business name or owner's name; the street name shall in no case be permitted to be painted upon any awning valance.

(b) All lettering of such signs shall be placed thereon in one line and the letters or numerals shall not in any case exceed four inches (4") in height.

(c) Marks or insignia constituting or forming a decorative motif shall be permissible above the valance of any awnings under the following circumstances: the mark or insignia shall be approved by the City Commission upon drawings or sketches submitted to it. Such decorative motifs shall not include trade marks, lettering, printing or signs of any kind but shall be limited strictly to a decorative motif.

**SECTION 10.11 ADVERTISING SIGN IN RESIDENTIAL DISTRICTS.** Except for signs herein otherwise permitted upon building sites during construction of a building thereon, no advertising sign, exposed to view from any public street, highway, thoroughfare, waterway or public place shall be erected, used or maintained upon any lot or parcel of land which is, by the terms of a deed or contract for deed still in force, restricted to purposes of improvement or occupation for residential purposes, or which is now or may hereafter be zoned by ordinance for residence purpose only, whether such residence purpose be single-family, duplex or multiple-family, unless the same shall conform in construction, location, size and type to the provisions of this section. The face surface of such sign shall not be larger than forty (40) square inches. If such sign be placed on a vacant lot or parcel of land, it shall be securely nailed or otherwise fastened securely, to a stake or post which itself shall be fastened securely into the ground, and which shall project not more than three feet (3') above the surface of the ground. Said sign shall not be nearer than twenty-five feet (25') to the property line if placed upon vacant property, and if placed on land improved by a building it shall not be placed nearer than fifteen feet (15') to the property line, unless the main part of the building is less than fifteen feet (15') from said property line, in which case it may be placed in or upon a front or side door or window of the building. Permits for signs erected in compliance with this section may be issued by the Building Inspector without submission of such sign to the Board of Architects for its approval thereof. All such permits shall automatically expire six (6) months after date of issuance. The Building Inspector shall remove any sign not conforming with the provisions of this section, or not authorized by an existing and unexpired permit. Only one such sign shall be permitted on any building site.

**SECTION 10.12 TEMPORARY PAPER SIGNS.** Paper or other temporary signs may be affixed or otherwise attached to or displayed within glass display windows of commercial establishments and stores, without the requirements of a permit being obtained therefor and without such signs having to be submitted to and approved by the Board of Architects, provided however, that not more than one such sign shall be permitted within or upon any one display window and provided further that no such sign shall exceed two hundred fifty (250) square inches in size. Temporary signs announcing or advertising a going-out-of-business sale will also be permitted on premises zoned for commercial or industrial use, subject to conditions and restrictions contained in ordinances of this City pertaining thereto.

**SECTION 10.13 SIGNS IN SHOW WINDOWS, DISPLAY WINDOWS, OR DOOR OR OTHER WINDOWS.** No sign of any kind which is visible from the exterior of the building shall be located or displayed in or from any show window, display window, or door or other window nor shall any sign be located within five feet (5') of such show window, display window, or door or other window when such sign is so designed or displayed so as to attract attention from the exterior of the building providing that:

- (a) Temporary paper signs will be permitted as provided under Section 10.12.
- (b) Permanent signs shall be permitted to be installed or affixed to or painted upon any show window, display window, or door or other window as provided for elsewhere in this section as shall be approved by the Board of Architects.
- (c) The foregoing shall not prohibit the use of bona fide price tags when such tags are affixed to or attached to merchandise displayed for sale providing that the size and number of such signs shall be aesthetically in keeping with the building as shall be approved by the Board of Architects.

## **11. BOARD OF ARCHITECTS AND STRUCTURAL ENGINEER**

### **SECTION 11.01 APPOINTMENT — NUMBER — TERM**

- (a) There hereby is created a Board of Architects; such Board shall have not less than one member nor more than five at any one time, and the number of members constituting said Board shall be as from time to time designated by resolution of the City Commission; the members of the Board shall be appointed by the City Manager and approved by the City Commission.
- (b) If the Board consists of one member, he shall hold office at the will of the Commission, and shall be designated as the "Supervising Architect".
- (c) If the Board is made up of three members, then, and in that event, the members are to be appointed for specific terms of 18 months; however, the original three members constituting such Board shall be appointed: one for 6 months, one for 12 months, and one for 18 months; their replacements shall be for 18 months each; except as such terms may be fixed otherwise by resolution of the Commission.
- (d) In the event that the Board is composed of five members, then its members shall be appointed for specific terms of 18 months each with members of the first Board serving: one for 6 months; two for 12 months; and two for 18 months; their replacements shall be for 18 months each.
- (e) One associate member shall be named by the City Manager for a term of 6 months, but must be approved by the Commission, and in the absence or disability of a regular member, such associate member may be called to sit and act in his place by the Chairman of the Board.
- (f) No member of the Board of Architects shall be re-appointed as a member of such Board until at least twelve months have intervened between the expiration of his term and any new appointment; the associate member shall be appointed as a regular member of the Board at the expiration of his term as an associate member.
- (g) In the event that the Board of Architects should consist of only one member, this section shall, wherever applicable, apply and the inconsistencies that naturally arise in the difference of the size of Board and one member as opposed to more than one member shall be resolved sensibly to fit with the one member Board.

**SECTION 11.02 MEMBERSHIP AND ORGANIZATION OF BOARD.** In the event that the Board of Architects shall consist of more than one member, such Board shall elect a Chairman and Vice-Chairman to preside at its meetings, and shall formulate its rules and regulations for the conduct of its business. Both such officers must be members of the American Institute of Architects. The members of the Board shall have the following qualifications:

- (a) Each member shall have had 10 years experience in the practice of his profession, and must either be a resident or have his principal place of business in The City of Coral Gables.
- (b) All members shall be registered architects in the State of Florida, and at least a majority of the members of the Board shall be members of the American Institute of Architects.

**SECTION 11.03 MAJORITY TO APPROVE PLANS.** The Board of Architects shall meet to consider and act upon plans and specifications submitted in connection with applications for buildings or sign permits as hereinafter required. The approval of at least a majority of the Board of Architects, as from time to time constituted, signified by their signature on each set of plans and specifications required to be submitted with each application for a permit, shall be a prerequisite to the issuance of any building or sign permit required to be approved by the Board.

**SECTION 11.04 MEETING AND RECORDS.** The Board of Architects shall meet at least once each week, and at such other times as the Board may determine, for the consideration of the business before the Board. All meetings shall be open to the public and the order of business and procedure to be followed shall be as prescribed by the Board. A majority of the Board shall constitute a quorum and the affirmative vote of a majority of the Board shall be necessary for any action thereof. The City Manager is authorized and empowered to appoint a Secretary for the Board. A record of the proceedings of the Board shall be kept, showing its action on each question considered. Such record shall be filed in the office of the Secretary of the Board of Architects of The City of Coral Gables and shall be open for public inspection.

### **SECTION 11.05 STRUCTURAL ENGINEER**

- (a) The Structural Engineer shall be appointed by the City Manager, with the approval of the City Commission. The appointment made in the year 1950 shall be for a term ending June 30, 1951, and all appointments thereafter shall be for two year terms ending June 30, of the second year following the appointment, and until a successor shall be appointed and shall qualify.
- (b) An Associate Structural Engineer shall be appointed by the City Manager for a term of two years with the approval of the City Commission. He shall act in the absence or disability of the Structural Engineer.

**SECTION 11.06 APPROVAL OF DESIGN BY STRUCTURAL ENGINEER.** No permit shall be issued by the Building Department for the erection, or any alteration or addition to, any building, structure or sign in The City of Coral Gables in any case where matters of structural design for which standards are not specifically prescribed by the Building Code or ordinances of The City of Coral Gables are involved, until said structural design has been approved by the Structural Engineer. Such approval shall be signified by the signature of the Structural Engineer on all sets of plans or specifications required to be submitted in connection with the application for a permit.

**SECTION 11.07 BUILDING PERMITS AND APPLICATIONS.** No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within The City of Coral Gables, until an application for a permit therefor has been previously filed with The City of Coral Gables, as provided herein, and other ordinances of the City, and until a permit therefor has first been issued by the City. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in The City of Coral Gables until an application for a permit therefor has been previously filed with The City of Coral Gables, as provided herein and by all other ordinances of the City. No repairs shall be commenced upon any building, structure or sign until a permit therefor has been first issued by The City of Coral Gables, in every case where such proposed repairs will exceed Fifty Dollars (\$50.00) in cost. All work done under and pursuant to any building or sign permit issued by The City of Coral Gables shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this code.

**SECTION 11.08 PLANS AND SPECIFICATIONS.** Every application for a permit to erect a building or structure or to materially alter a front or side elevation of any existing building or structure in The City of Coral Gables, shall be accompanied by two (2) sets of detailed plans and such detail structural drawings thereof as the Building Official may require. If the plans submitted do not furnish sufficient information adequately to show the scope of the planned construction for which a permit has been requested then there shall be furnished, in addition to the two (2) sets of detailed plans, one set of detailed specifications for such proposed work; both the plans and specifications shall be prepared by a registered architect or registered engineer, qualified under the laws of the State of Florida to prepare such plans and specifications and no permit therefor shall be issued until such plans (and specifications when required) shall have been previously approved by the Board of Architects as hereinabove provided. All such plans and specifications for buildings or structures to be erected in Coral Gables, that are governed by State Laws, must have the standard approval of the State representative before application is made for permit. All plans for construction in Coral Gables shall consist of the following:

- Floor Plan (Scale  $\frac{1}{4}'' = 1'0''$ )
- Wall Section (Scale  $\frac{3}{4}'' = 1'0''$ ) showing all wall, floor, and roof construction
- Elevations (Scale  $\frac{1}{4}'' = 1'0''$ ) showing all facades of building
- Foundation Plan (Scale  $\frac{1}{4}'' = 1'0''$ )
- Details (Scale  $\frac{3}{4}'' = 1'0''$ ) of all ornamental work and full-size sections of all mouldings
- Certified Survey
- Plot Plan (Scale  $\frac{1}{16}'' = 1'0''$ )

The plot plan shall show the actual shape and dimensions of the lot to be built upon, the exact size and location on the lot of proposed and existing buildings and accessory buildings, and the existing and intended use of each building or part of a building existing and/or proposed, driveway, provisions for offstreet parking and such other information with regard to the lot as may be necessary to determine compliance with these regulations.

Specifications, when required, shall be full and complete as to character of the work, structural details, strength of material, and workmanship.

No plans or specifications in violation of this or any other ordinance of the City of Coral Gables shall be approved. No permit for the construction of any motel, or for the construction of any addition thereto, shall be issued until and unless the plans therefor are approved by the Planning and Zoning Board, as well as by the Board of Architects.

**SECTION 11.09 FEES FOR EXAMINATION OF PLANS AND SPECIFICATIONS.** For examination of such plans and specifications, by the Board of Architects and/or Structural Engineer, there shall be charged and collected by the City, in addition to all other building permit fees which are now or which may hereafter be prescribed by ordinance, a fee of One Dollar (\$1.00) per thousand dollars (\$1,000), or major fraction thereof, of the estimated cost of the construction involved, which shall be payable at the time the building permit for such work is issued; provided however, that a preliminary deposit upon such fee, at the rate of One Dollar (\$1.00) per thousand dollars (\$1,000) of the estimated cost of construction involved, to a maximum of Seven Dollars (\$7.00) for each set of plans and specifications, shall be paid at the time of the submission of the plans and specifications for examination, such deposit to be retained by the City as a final fee for examination of plans in the event no building permit is later issued for the work covered by such plans, and to be applied against, and as a part of the fees so due at the time of issuance of the building permit, if a building permit is subsequently issued for such work.

**SECTION 11.10 CHANGES IN PLANS AND SPECIFICATIONS MAY BE REQUIRED.** It shall be the duty of the Board or Architects, the Structural Engineer and the Building Inspector to require such changes, if any, in any plans and/or specifications presented as may be necessary to conform to the provisions of this and all ordinances of The City of Coral Gables, with due regard to any existing deed restrictions not in conflict herewith. The said Board of Architects or Structural Engineer may also suggest or recommend such changes in said plans and specifications as in its or his judgment may be requisite or appropriate to the maintenance of a high standard of construction, architecture, beauty and harmony.

**SECTION 11.11 SAMPLES OF COLOR IN PAINTING OR AWNING WORK.** Each applicant for or holder of a permit authorizing exterior painting, coloring, awning work or erection of a canopy shall be required to submit to the Board of Architects for its approval, prior to the execution of such work, sample of the color to be used in such work; and the Board of Architects shall require the use of appropriate and harmonious color therein.

**SECTION 11.12 FEES PAID MEMBERS OF BOARD AND ENGINEER.** The compensation of members of the Board of Architects shall be as from time to time fixed by resolution of the City Commission. The Structural Engineer shall be paid a flat fee per month as recommended by the City Manager and approved by the City Commission for his services as Structural Engineer and for advice and consultation furnished to the City Manager and Public Works Department. This fee shall be paid without regard to the number of building plans examined and/or approved by said Structural Engineer.

**SECTION 11.13 APPEALS FROM DECISIONS OF BOARD, STRUCTURAL ENGINEER OR BUILDING INSPECTOR.** An appeal from any decision of the Board of Architects, the Structural Engineer, or the Building Inspector, may be taken to the Planning and Zoning Board by any person who is aggrieved by such decision, or by any officer of the City. At the time any such appeal is considered by the Planning and Zoning Board such Board shall give both the Board of Architects, or the Building Inspector, or the Structural Engineer, as the case may be, and the appealing party, an opportunity to be heard.

## 12. PLANNING AND ZONING BOARD — PROCEDURES

**SECTION 12.01 APPOINTMENT OF BOARD.** A Planning and Zoning Board hereby is established, which shall consist of five (5) members who are to be appointed by the City Commission in this manner: each member of the City Commission shall have the right and authority to name one (1) member of this Board. A member of the administrative staff of the Department of Building, Planning and Zoning shall be named by the Planning and Zoning Board to act as a non-voting, ex-officio member of the Board and shall be Secretary of the Board.

**SECTION 12.02 TERMS.** The terms of the membership of the Board shall commence July 1, 1965 and extend until May 31, 1967, or until the new members thereof are duly appointed and qualified. Thereafter, the term of each member of the Board shall commence on June 1, and end on May 31 of the second year following, or until their successors are appointed and qualified.

**SECTION 12.03 ORGANIZATION AND MEMBERS.** The members of the Planning and Zoning Board shall elect one of its members to serve as Chairman. The term of the first Chairman so named shall terminate on May 31, 1966; thereafter, the term of the Chairman named by the Board shall be for a period of one (1) year but not later than May 31 of the year following the date of appointment. Nothing shall prevent the Board from naming a Chairman to succeed himself. Each member of the Board, at the time of his appointment, must have been a resident of the City of Coral Gables or must either have had his principal place of business in the City of Coral Gables for at least ten (10) years, either one or the other, or both.

**SECTION 12.04 MEETINGS — RECORDS.** The Planning and Zoning Board shall hold regular meetings on the first and third Mondays of each month, and special meetings at such times as the Board may determine or at the call of the Chairman thereof, or the Director of Building, Planning and Zoning for the consideration of business before the Board. All regular and special meetings of the Board shall be open to the public but the Board's deliberations after a meeting may be private. The time and place of meetings, and the order of business and procedure to be followed at meetings, shall be as prescribed by the Board. Three members of the Board shall constitute a quorum, and the affirmative vote of a majority of the Board shall be necessary for any action thereof; provided, however, that in all cases where an amendment to this code is under consideration and the owners of record of at least twenty percent (20%) of the property within the area affected as defined by the Board, file with the Board a written protest against such proposed change, then no recommendation of such amendment shall be made by the Board except on the affirmative vote of four-fifths (4/5) of the members of the Board. A written record of the proceedings of the Board shall be kept, showing its action on each question considered. Such record shall be filed in the office of the Secretary of the Board, and shall be open for public inspection.

**SECTION 12.05 AUTHORITY AND POWERS OF THE PLANNING AND ZONING BOARD.** The Planning and Zoning Board shall have power to construe the provisions of this code so that the spirit and the true purpose thereof may be observed. It shall recommend in writing to the City Commission such amendments to this code as it may deem proper and expedient, or necessary to clarify or to carry into effect the purposes thereof. The Planning and Zoning Board shall have no power to authorize any variances or exceptions from the terms of this code, but shall recommend to the City Commission such variances and exceptions to the terms thereto as it may deem proper and expedient, or necessary to carry into effect the purpose of this code. No variance or exception from this code, and no amendment to this code which changes the permitted Use or changes the minimum building area more

than five percent (5%) of any specifically designated property, shall be recommended to the City Commission by the Planning and Zoning Board without a hearing having been held before such Board at which persons interested shall be accorded an opportunity to be heard.

**SECTION 12.06 AMENDMENTS AND EXCEPTIONS — NOTICE OF HEARING.** In every case where an amendment to this code is requested or proposed, or where a variance from the terms of this code is requested, the Planning and Zoning Board shall define limits of the specific area, if any, which may be adversely affected by the proposed amendment, exception or variance, and may provide that individual notice of the consideration thereof be given to the owners of all property in such affected area in person or by mail, as the Planning and Zoning Board shall prescribe; provided however, that in case of notice by mail such notice shall be mailed not less than five (5) days before the date of hearing; and provided further, that in all cases of hearings upon proposed or requested amendments to this code which will change the minimum building area requirements more than five percent (5%), or the permitted Use, of any specifically designated property, public notice of such hearing shall also be published one time in a newspaper of general circulation published in The City of Coral Gables or in Dade County, Florida, at least ten (10) days prior to the date of such hearing. All notices shall state in substance the change desired to be affected.

**SECTION 12.07 APPLICATIONS FOR AMENDMENTS OR EXCEPTIONS — PROCEDURE.**

(a) Applicants for variances or exceptions from or amendments to this code shall file a written request therefor with the Secretary of the Planning and Zoning Board on forms prescribed by him. The applicant shall be required to pay the following fee at the time of filing such application:

**1. Regular Meeting of The Planning and Zoning Board**

- a. Applications not requiring a Public Hearing, Thirty Dollars (\$30.00)
- b. Applications requiring a Public Hearing, Fifty-Five Dollars (\$55.00)

**2. Special Meeting of The Planning and Zoning Board**

- a. Applications not requiring a Public Hearing, One Hundred Dollars (\$100.00)
- b. Applications requiring a Public Hearing, One Hundred Twenty-Five Dollars (\$125.00)

(b) No applications for any change shall be heard or considered by the Planning and Zoning Board except after written application therefor and payment of the fee as above set forth; but the Planning and Zoning Board, on its own initiative or upon the request of the City Commission, may make recommendations to the City Commission of amendments to this code which it may deem proper or expedient, after notice as above provided herein, in all cases where the proposed amendment will change the minimum building area requirements more than five percent (5%), or change the permitted Use of any specifically designated property.

**SECTION 12.08 EXCEPTIONS AND AMENDMENTS — PROCEDURE — TIME LIMIT.** Exceptions from the terms of this code, not involving a change of Use, or a change of minimum building area requirements of more than five percent (5%) of specifically designated property, may be authorized or permitted by the City Commission by resolution from time to time as it may deem necessary or proper. Any other change or amendment to this code shall be made only by ordinance duly passed and adopted by the City Commission. Any proposed variance, exception or amendment from or to this code, which has failed to

receive the recommendation of the Planning and Zoning Board, shall not be passed except by the affirmative vote of four-fifths (4/5) of all the members of the City Commission. Any exception authorized by resolution of the City Commission shall become void and of no effect six (6) months from and after the date of the resolution granting the same unless within such period of six (6) months a building permit for the building or structure involved embodying the substantive matter for which the exception was granted shall have been issued and taken out; or if the use or adoption of such exception does not require the issuance of a building permit, unless the requested action permitted by the exception shall have taken place within the said six (6) months period. No amendment or variance changing the minimum building area requirements more than five percent (5%) or changing the permitted Use of any specifically designated property shall be adopted by the City Commission until after a hearing thereon has been held by the Planning and Zoning Board, after notice as required herein.

**SECTION 12.09 LIMITATION OF SUBSEQUENT APPLICATIONS.** Whenever any application for a variance or change of zoning shall have been finally determined, no other or further application for a variance or change of zoning with reference to the particular property affected by said application, or with reference to other property similarly situated, will be considered for a period of one (1) year following the date of such action. Should conditions affecting such property materially change, in the opinion of the City Commission, or should a modified plan of rezoning be presented to the City Commission, either of which in the opinion of the Commission would justify action before the expiration of such one (1) year period, the Commission by four-fifths (4/5) majority may permit the filing of such application for rezoning, notwithstanding the provisions of this section.

**SECTION 12.10 FEES, BOARD MEMBERS.** Each member of the Planning and Zoning Board, except the Chairman, shall be remunerated in the sum of Fifteen Dollars (\$15.00) for each regular or special meeting of the Planning and Zoning Board attended by such member. The Chairman shall be remunerated in the sum of Twenty Dollars (\$20.00) for each regular or special meeting attended by him.

**SECTION 12.11 APPEALS FROM DECISION OF PLANNING AND ZONING BOARD AND APPEALS FROM DECISION OF THE CITY COMMISSION.** An appeal from any decision of the Planning and Zoning Board upon any matter initiated before such Board, or before it upon appeals, from decisions of the Board of Architects, Structural Engineer or Building official may be taken to the City Commission by any person who is aggrieved by such decision, or by any officer of the city. Any applicant desiring to appeal a ruling of the Planning and Zoning Board shall, not less than five (5) days and within ten (10) days from the date of such ruling file a written notice of appeal with the City Clerk, whose duty it shall then become to send written notice of such appeal to all persons who were required by the Planning and Zoning Board to be notified of the hearing before such Board; the matter shall then be heard by the City Commission, at its next regular meeting, provided at least ten (10) days has intervened between the time of the filing of the notice of appeal and the date of such regular meeting; if ten (10) days shall not intervene between the time of filing of the notice and the date of the next regular meeting, then the appeal shall be heard at the next following regular meeting of the City Commission.

The applicant shall pay to the City Clerk a fee of Twenty Dollars (\$20.00) at the time of filing such Notice of Appeal; such appeal shall stay all proceedings in the matter appealed from until the final disposition of the appeal by the City Commission.

Any aggrieved person other than the applicant, will be heard by the City Commission to make objections when the matter comes to the Commission, in due course, for its approval or ratification of the action of the Planning and Zoning Board.

The notice of first hearing of an applicant's petition to the Planning and Zoning Board shall contain the foregoing as information to all parties.

Any appeal from the decision of the City Commission may be taken by any person or persons, jointly or severally, aggrieved by any decision of the City Commission by presenting to the Circuit Court a petition for issuance of a Writ of Certiorari, duly certified, setting forth that such decision is illegal, in whole or in part, certifying the grounds of the illegality, provided same is done in the manner and within the time provided by Florida Appellate Rules.

**SECTION 12.12 PUBLIC HEARING — COSTS.** The application fee as set forth under Section 12.07 hereof includes the fee to cover the costs of notices prescribed by this code in connection with Public Hearings on applications before the Planning and Zoning Board.

### **13. PENALTIES, REMEDIES, AND MISCELLANEOUS**

**SECTION 13.01 VIOLATION AND PENALTIES.** For any and every violation of the provisions of this code, 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, sub-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 violation 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 Five Hundred Dollars (\$500.00), or imprisonment in the City jail for a term not exceeding sixty (60) days, or both, at the discretion of the Municipal Judge. 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 of The City of Coral Gables.

**SECTION 13.02 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 code 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 provision hereof, or to prevent any illegal act, conduct, business or use in or about such premises.

**SECTION 13.03 VALIDITY OF ORDINANCE, REPEAL.** If any section, paragraph, sub-division, 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 in 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. Ordinance No. 988 of The City of Coral Gables, known as the "Zoning Code", hereby is repealed.

SECTION 13.04 EFFECT OF PRESENT ORDINANCES.  
This ordinance shall not be construed as repealing or modifying any other valid ordinance of The City of Coral Gables now in effect which restrict the location of industries, enterprises, occupations, establishments or entertainments of any kind, except in so far as this ordinance shall be in conflict therewith.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY  
OF FEBRUARY, A.D. 1966.

APPROVED:  
C. L. DRESSEL  
MAYOR

NOTE: The numbers of amending ordinances are shown in parentheses following or adjoining the subject matter affected.

ATTEST:  
LORETTA V. SHEEHY  
CITY CLERK