

ARTICLE 4 – ZONING DISTRICTS
Division 4 – Prohibited Uses

Section 4-401. Uses prohibited.

The following uses shall not be permitted within the City of Coral Gables:

- A. Nightclub or casino, generally defined as any place of business established and operated for the principal purpose of supplying entertainment or music, or both, and the sale of alcoholic beverages and intoxicating liquors exceeds forty (40%) percent of the total gross receipts for said business. (3258)
- B. Crematory or furnace for cremation of human bodies.
- C. Electronic video entertainment centers and machines.

Section 4-402. Prohibited uses, certain streets. (2622)

- A. No service station, public garage, auto repair shop, machine shop, used car lot, or any business conducted outside a building and/or restaurants, except that open-air cafés and outdoor dining permitted under ~~these LDRs~~ [Article 5, Division 1, Section 5-115](#), 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.
- B. No driveway for use by motor vehicles or any other purpose shall be permitted to be constructed across the sidewalks on properties abutting Miracle Mile from Douglas Road to LeJeune Road and/or on properties abutting Ponce de Leon Boulevard from Minorca Avenue to University Drive.
- C. No off-street parking shall be permitted to be located on the grade level of buildings constructed on properties abutting Miracle Mile from Douglas Road to LeJeune Road and/or on properties abutting Ponce de Leon Boulevard from Minorca Avenue to University Drive.
- D. No driveway for motor vehicle purposes or any other purposes shall be constructed across the sidewalk or in such yard areas of property abutting both sides of Ponce de Leon Boulevard from Malaga Avenue to Bird Road; driveways existing as of February 26, 1981 may be permitted to remain.

Section 4-403. Business outside a building.

No business shall be permitted 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 the following:

- A. Used-car lots, when located in an Industrial Districts.
- B. Automobile service stations.
- C. Commercial nurseries for the growth and sale of trees, plants and flowers.
- D. Open-lot Christmas tree sales, as provided in Article 5, Division [215](#).
- E. Restaurant drive-in service windows and drive-in and/or walk-up tellers when approved in accordance with the provisions of the LDRs.

1 F. Open-air cafes and/or restaurants when approved in accordance with the provisions as set forth
2 under Article 5, Division 1.

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4 **Section 4-404. Used car lots.**

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6 The business or occupation of ~~Used Car Lot or Second Hand Automobile Dealer~~ shall not be
7 conducted anywhere within the City of Coral Gables except upon premises in Industrial District or as
8 accessory to a new car dealership.
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10 **Section 4-405. Adult book store, adult theater and massage salon.**

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12 The business or occupation of an adult book store, adult theater or massage salon shall not be conducted
13 or operated except upon premises in an Industrial District, and, provided further that the operation of such
14 uses shall comply with all provisions of these LDRs and all other applicable rules and regulations.
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16 **Section 4-406. Fortune tellers, etc.**

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18 The business or occupation of fortune teller, clairvoyant, palmist, astrologer, phrenologist, character
19 reader, spirit medium, absent treatment healer, mind reader, hypnotist, mental healer, numerologist, and
20 all other businesses and occupations of a similar nature shall not be conducted or operated except upon
21 premises in an Industrial District.
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23 **Section 4-407. Laundries.**

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25 The business or occupation of commercial laundries, as commonly defined, shall not be conducted
26 except upon premises in an Industrial District.
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28 **Section 4-408. Houseboats.**

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30 No boat, houseboat, vessel or watercraft of any kind may be used as a place of abode or dwelling while
31 anchored, moored or tied up in any part of the Coral Gables waterway or canal, or within the city limits in
32 Biscayne Bay. No boat, houseboat, vessel or watercraft of any kind that is not propelled by its own power
33 shall be allowed to be or remain in any of the waterways or canals or in Biscayne Bay within the City of
34 Coral Gables for more than six (6) hours.
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36 **Section 4-409. Recreational vehicle.**

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38 A. No recreational vehicle shall be kept or parked on public or private property within the City except for
39 the purpose of loading or unloading for a continuous period not to exceed twenty-four (24) hours
40 within any calendar week beginning Sunday at 12:01 a.m. and ending at midnight on Saturday,
41 unless such recreational vehicle is parked or stored within the confines of a garage, and unoccupied;
42 or parked upon a duly licensed or legally operated parking area, which is not a concomitant and
43 required under the zoning or other ordinance of the City. (2536)
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45 B. Under no circumstances and in no area, however zoned, shall any vehicle be used as living or
46 sleeping quarters within the limits of the City.
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48 **Section 4-410. Tents or detached screened enclosures.**

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50 No tent or detached screen enclosure of any kind shall be erected or maintained within the City limits of
51 the City of Coral Gables, except in conjunction with a permitted temporary use. Screened enclosures,
52 however, will be permitted as an accessory use in connection with a residential or special use district as
53 provided for in Article 5 Division 1.
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1 **Section 4-411. Parking in residential areas.**

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3 A. It shall be unlawful for any person to park any vehicle displaying advertising signs or any truck, trailer,
4 commercial vehicle, or recreational vehicle, in or upon any property, public or private, in any area of
5 the City in a residential zone. This prohibition, however shall not apply in the following cases: (2536)
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7 1. Vehicles which are entirely enclosed within the confines of an enclosed garage.
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9 2. Vehicles used by licensed contractors or service establishments while actually doing work in such
10 residential areas between the hours of 7:30 a.m. to 6:00 p.m. excluding Sundays and holidays,
11 provided, however, that such vehicles shall contain written identification on both sides of the
12 vehicle clearly indicating the name of the contractor or service establishment. Such identification
13 shall be in conformance with the standards set forth in Section 8A-276(b), Commercial Vehicle
14 Identification, of the Code of Metropolitan Dade County, Florida.
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16 3. Loading or unloading of trucks, trailers or commercial vehicles provided that such loading or
17 unloading takes no more than two (2) hours, and is not done between the hours of 7:00 p.m. of
18 one day and 7:00 a.m. of the next day.
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20 4. Automobiles carrying advertising signs on the top of such automobiles dealing with the candidacy
21 of individuals for elected office. This exemption, however, shall cease seven (7) days after the
22 date of the election in which the person was finally voted upon.
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24 5. Automobiles carrying advertising signs, advertising and voted upon by the people. This
25 exemption, however, shall cease seven (7) days after the date of the election in which the
26 proposition advertised was finally voted upon.
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28 6. The loading or unloading of recreational vehicles as provided for under this Section 8-11 herein.
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30 7. Mobile cranes and other heavy equipment used during building construction.
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32 **Section 4-412. Trucks, trailers, commercial vehicles, and recreational vehicles--Parking upon**
33 **streets and public places.**

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35 Except as provided for in this Division, no trucks, trailers, commercial vehicles, or recreational vehicles,
36 shall be parked upon the streets or other public places of the City between the hours of 7:00 p.m. on one
37 day and 7:00 a.m. of the next day. This prohibition is in addition to the total prohibition covering
38 residential areas as provided in Section 4-410. (2536)
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41 **Section 4-413. Boats and boat trailers.**

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43 Boats and boat trailers may be placed, kept or maintained or permitted to be placed, kept or maintained in
44 any interior side or rear setback only. (2852, 2992)
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47 **Section 4-414. Wild animals and reptiles, keeping.**

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49 ~~A. It shall be unlawful to keep any snake anywhere within the City of Coral Gables.~~

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51 **BA.** Permit required. It shall be unlawful for any person or persons to keep any wild animal or reptile
52 without first having obtained a permit from the City Manager; provided, however, this section shall not
53 apply to parks, zoos, pet shops, medical or scientific institutions, or other places licensed for the
54 showing or keeping of wild animals or reptiles.
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56 **CB.** Standards for issuance of permit:

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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 (8) feet in length or of a weight in excess of twenty-five (25) pounds.
 - c. Any alligator, caiman, or crocodile in excess of four (4) 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.
 - f. All members of the flesh-eating order of Carnivore, including non-domestic dogs, cats, foxes, seals, raccoons, coatamundis, bears, civets, skunks, and related forms.
 - g. All horned or hoofed 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 Subsection C.1 of this section; provided, however, the City Manager may still in the exercise of discretion deny a permit where the keeping of such animal is dangerous and harmful to human safety.

Section 4-415. Domestic animal and fowl.

It shall be unlawful for any person to keep, harbor, breed or maintain upon any premises any horses, ponies, cattle, goats, pigs or other livestock, or any pigeons, peacocks, chickens, ducks or roosters, or other domestic fowl.

Section 4-416. Possession, harboring, sheltering or keeping of cats and dogs.

- A. It shall be unlawful for any person to possess, harbor, shelter, or keep more than four (4) adult cats or four (4) adult dogs at any one time, excepting veterinary hospitals properly licensed by the City.
- B. It shall be unlawful to maintain any cat or dog so as to create a nuisance by way of noise, odor, menace to health, or otherwise. (2586)