

## ARTICLE 4 - ZONING DISTRICTS

The following chart is a summary of the uses permitted in each zoning district with the exception of the Downtown Overlay, UMCAD and Preservation Districts. The letter "P" indicates that the use is permitted in the district subject to approval as set out in Article 3 in compliance with the standards in the district and Article 5 of these LDRs. The letter "C" indicates that the use is permitted in the district as a Minor Conditional Use. The letter "C" with an asterisk (\*) indicates that the use is permitted in the district as a Major Conditional Use in accordance with the procedures set out in Article 3, Division 4 and the standards in these LDRs.

The abbreviated use categories mean:

Single-family - 1 District	(SF1)
Single-family - 2 District	(SF2)
Single-family - 3 District	(SF3)
Multi-family - 1 District	(MF1)
Multi-family - 2 District	(MF2)
Commerical Limited District	(CL)
Commerical District	(C)
Industrial District	(I)
Mixed Use	(MX)
Special Use District	(S)

**PROPOSED USE CATEGORIES**

	SF-1	SF-2	MF	CL	C	I	MX	S
<b>RESIDENTIAL</b>								
ACCESSORY USES	P	P	P	P	P	P	P	
ATTACHED DWELLINGS			P/C				P	
DETACHED DWELLINGS	P	P						
LIVE - WORK							P	
<b>NON-RESIDENTIAL</b>								
ACCESSORY USES	P	P	P	P	P	P	P	P
ADULT USES						P		
ALCOHOLIC BEVERAGE SALES				C*	P	P	P	
ANIMAL GROOMING & BOARDING					C	P		
ASSISTED LIVING FACILITIES			C	C	P	P	C	
AUTO SERVICE STATIONS				C*	P	P		
BED AND BREAKFAST			C					
CEMETERIES								P
COMMUNITY CENTER				C*	P	P	C*	
CONGREGATE CARE			C	P/C	P		C	
DAY CARE					C	P	C	
EDUCATIONAL FACILITIES			C	P/C	P			
FUNERAL HOMES					P			
GOLF OR TENNIS GROUNDS								C
GOVERNMENT USES					P	P	P	C*
GROUP HOMES								
HELIPORT								C*
HELISTOP				C*	C*	C*		C*
HOSPITALS					C*	C		C*
INDOOR RECREATION / ENTERTAINMENT				C	P		P	
MANUFACTURING						P		
MARINA FACILITIES								C*
MARINAS		C*			C*			
MEDICAL CLINIC				C	P	P	C	
MIXED USE			C*		C*	C	P	
MUNICIPAL FACILITIES				C	P	P		C
NIGHT TIME USES				C*	P/C		C	
NURSING HOMES				P/C	P			
OFFICES				P/C	P	P	P	
OUTDOOR RECREATION / ENTERTAINMENT				C	C	C		
OUTDOOR RETAIL SALES, DISPLAY AND/OR STORAGE					C*	C		
OVERNIGHT ACCOMODATIONS				P/C	P	P	P	
PARKING GARAGES					P	P	P	
PARKING LOTS				C*	P	P		
PLANNED AREA DEVELOPMENT			C*	C*	C*	C	C*	C*
PRIVATE CLUB								C
PRIVATE YACHT BASIN		C*	C*		C*			
PUBLIC TRANSPORTATION FACILITY					P	P	C*	P
RELIGIOUS INSTITUTIONS				C	P	P	P	C
RESEARCH AND TECHNOLOGY USES						P		
RESTAURANTS				P/C/C*	P	P	P	
RESTAURANTS, FAST FOOD					C /C*	P	C/C*	
RETAIL SALES AND SERVICES				P/C	P	P	P	
SCHOOLS			C	C	P	P		C*
SELF-STORAGE WAREHOUSES						P		
TELECOMMUNICATIONS TOWERS [RESERVED]								
TEMPORARY USES			P	P	P	P		
TV / RADIO STUDIOS					P	P		
UTILITY / INFRASTRUCTURE FACILITIES	C	C	C	C	P	P	C	C
UTILITY SUBSTATIONS						P		
VEHICLE SALES / DISPLAYS					C	P		
VEHICLE SALES/DISPLAYS, MAJOR						P		
VEHICLE SERVICE, MAJOR					C	P		
VETERINARY OFFICES					C	P		
WHOLESALE / DISTRIBUTION / WAREHOUSE FACILITY						P		

**ARTICLE 4, Division 1  
RESIDENTIAL DISTRICTS**

**Section 4-103. Multi-family – 1 District (“MF-1”)**

- A. **Purpose.** The purpose of the MF-1 District is to accommodate various forms of multi-family housing to meet the housing needs of a diverse community, while ensuring that there is a transition to single-family neighborhoods which protects the integrity of those neighborhoods.
- B. **Permitted uses.** The following uses are permitted in the MF-1 District subject to the standards in this Section and other applicable regulations in Article 5:
1. Multi-family dwelling units.
  2. Accessory uses.
- C. **Minor conditional uses.** The following uses are permitted in the MF-1 District as Minor Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. More than six (6) attached dwelling units.
- D. **Performance Standards.**
1. Minimum parcel of land per unit: Two thousand (2000) square feet.
  2. Site dimensions per unit: Twenty (20) feet of frontage minimum and a maximum of forty (40) feet of frontage.
  3. Maximum density: Nine (9) dwelling units per acre.
  4. Setbacks:
    - a. Front: 0 feet; 5 feet when adjacent to a single-family residential district.
    - b. Side (interior): 0 feet.
    - c. Side (corner or end unit): 10 feet.
    - d. Rear: 0 feet.
  5. Required Common Open Space.
    - a. A minimum of fifteen (15%) percent of the parcel proposed for development shall be provided as common open space.
    - b. Fifty (50%) percent of the required open space shall be landscaped and unencumbered with structures or off-street parking. The remaining fifty (50%) percent of the required open space may accommodate common courtyards, recreational amenities, water features or additional landscaping.
  6. Service corridor.
    - a. Parcels abutting alley. When the parcel proposed for development abuts an alley, the alley shall be used as a service corridor for the multi-family units.

- b. Parcels not abutting alley. When the parcel proposed for development does not abut an alley, a fifteen (15) foot wide, unobstructed service corridor shall be provided along the rear of the properties for service use.
  - c. Screening. A service corridor shall be screened from view from the street by a decorative wall or landscaping.
  - d. Access. Garages and garbage/trash pickup shall be accessed and accommodated by the service corridor.
7. Walls. Patios and private outdoor living areas shall be enclosed by decorative masonry walls permitted in Article 5 Division 27.
8. Ground area coverage. Fifty percent (50%) maximum plus an additional fifteen percent (15%) for accessory uses.
9. Height. Thirty-four (34) feet.
10. Parking, in accordance with the provisions of Article 5 Division 16.

#### **Section 4-104. Multi-family – 2 District (“MF-2”)**

- A. Purpose.** The purpose of the MF-2 District is to accommodate various forms of multi-family housing to meet the housing needs of a diverse community, while ensuring that there is a transition to single-family neighborhoods which protects the integrity of those neighborhoods.
- B. Permitted uses.** The following uses are permitted in the MF-2 District subject to the standards in this Section and other applicable regulations in Article 5:
- 1. Multi-family dwelling units.
  - 2. Accessory use.
- C. Minor conditional uses.** The following uses are permitted in the MF-2 District as Minor Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
- 1. Assisted living facilities.
  - 2. Bed and Breakfast (B&B) establishments, provided that:
    - a. The building proposed for the operation is fifty (50) years or older;
    - b. The number of B & B sleeping rooms shall not exceed the number of bedrooms of the existing structure;
    - c. The following design requirements shall be incorporated to minimize the impact on surrounding residential areas:
      - i. The appearance of structure shall remain residential;
      - ii. The structure shall be retained in a manner to allow conversion back to multi-family dwellings;

- iii. Outdoor activity areas for B & B residents use shall be visually buffered from adjacent residential uses;
  - iv. Vehicle ingress and on-site parking shall be screened from adjacent residential properties;
  - v. One sign shall be permitted designating the property as a B & B, and shall not exceed six (6) square feet.
- d. Property owner or manager must reside on property and be available on a daily basis;
  - e. The sale of alcohol shall not be permitted on premises;
  - f. Food service shall be limited to B & B residents and shall be limited to breakfast only with no lunch or dinner service;
  - g. No receptions, private parties or activities other than lodging of guests shall be permitted;
  - h. Operation of the B & B shall be restricted to the principal building on site, and accessory buildings may not be converted to living units, kitchens or dining areas;
  - i. Owner/Operator must comply with the following operational requirements:
    - i. No weekly rates shall be offered;
    - ii. Ten (10) day maximum (cumulative) B & B resident stay within any sixty (60) day period;
    - iii. No food preparation or equipment allowed in any B & B sleeping room;
    - iv. The owner/manager shall maintain a current guest register.
  - j. Off-street parking shall be provided as follows:
    - i. One space per guest room;
    - ii. One space for the owner/manager.
  - k. Parking credit may be granted for parallel parking spaces in the roadway immediately in front of the subject property where such parking will not be hazardous or obstruct access;
  - l. Conditional use approval shall be non-transferable.
3. Group homes provided that such homes accommodate a minimum of four (4) and a maximum of fifteen (15) residents.

**D. Major conditional uses.** The following uses are permitted in the MF-2 District as Major Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

- 1. Planned area development, subject to the standards in Article 3, Division 5.
- 2. Mixed-use, provided that:
  - a. Transferred development rights are used, in accordance with the provisions of Article 3, Division 10;

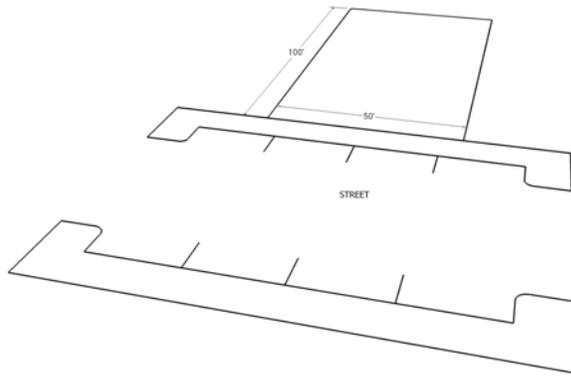
- b. The development consists of no more than one building and has at least twenty (20) dwelling units;
- c. At least eighty (80%) percent, but no more than ninety-five (95%) percent of the gross plan area contains dwelling units;
- d. The maximum ground area coverage permitted may be ten percent (10%) greater than that which is permitted for multi-family use alone;
- e. The maximum F.A.R. in buildings with a height of four (4) or more stories shall be determined as follows:

Height of Principal Building	Maximum F.A.R.
4.....	1.00
5.....	1.10
6.....	1.20
7.....	1.30
8.....	1.40
9.....	1.50
10.....	1.60
11.....	1.75
12.....	1.85
13.....	2.00

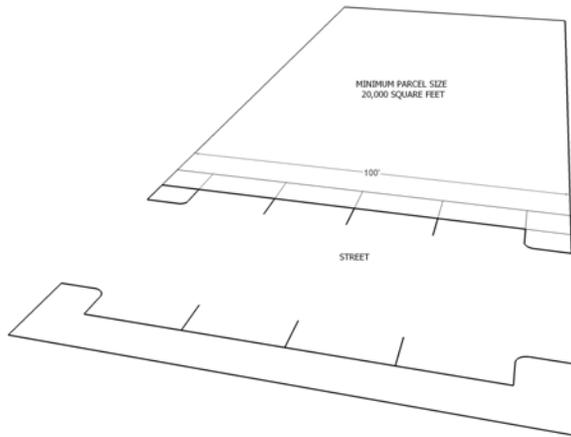
- f. Required off-street parking shall be determined according to the requirements of Article 5 Division 16 of these LDRs and may be reduced by twenty (20%) for the non-residential use portions of the development;
- g. Businesses are primarily intended to serve the needs of the residents within the development; therefore, access from the exterior of the development to such businesses shall be limited so as not to create a commercial/retail appearance on the outside of the development;
- h. Businesses shall not contain exterior storefronts, exterior advertising, or give the appearance of non-residential activity within the building.

**E. Performance Standards.**

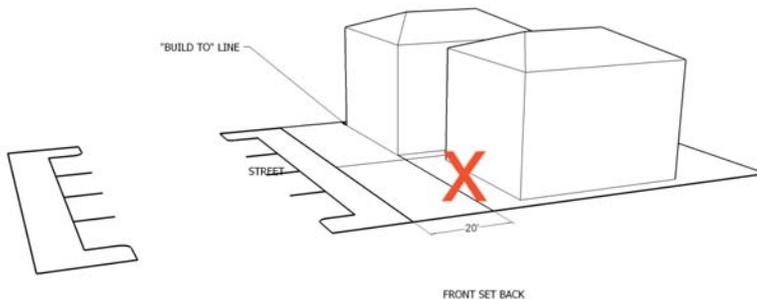
- 1. Minimum parcel of land. Multi-family dwellings shall be constructed on a parcel of land of not less than five thousand (5,000) square feet.
- 2. Minimum parcel dimensions.
  - a. Buildings with a height of less than seventy (70) feet. Multi-family dwellings shall be constructed on a parcel of land with a width of not less than fifty (50) feet or a depth of not less than one hundred (100) feet.



- b. Buildings with a height of seventy (70) feet or greater. Multi-family dwellings with a height of sixty (60) feet or greater shall be constructed on a parcel of land with an area of not less than twenty thousand (20,000) square feet and at least one hundred (100) feet of frontage on a public road.



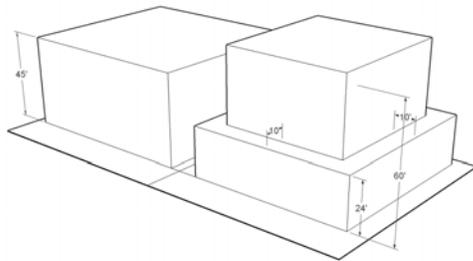
- c. Townhouses. Minimum townhouse parcel width of sixteen (16) feet.
3. Maximum density. Sixty (60) dwelling units per acre or the density provided in the Comprehensive Land Use Plan, whichever is less.
  4. Design. All buildings in the MF-2 District shall comply with the Coral Gables Mediterranean Style Design Standards in Article 5 Division 7.
  5. Build to line. The front setback shall be a build to line for the ground level of any building.



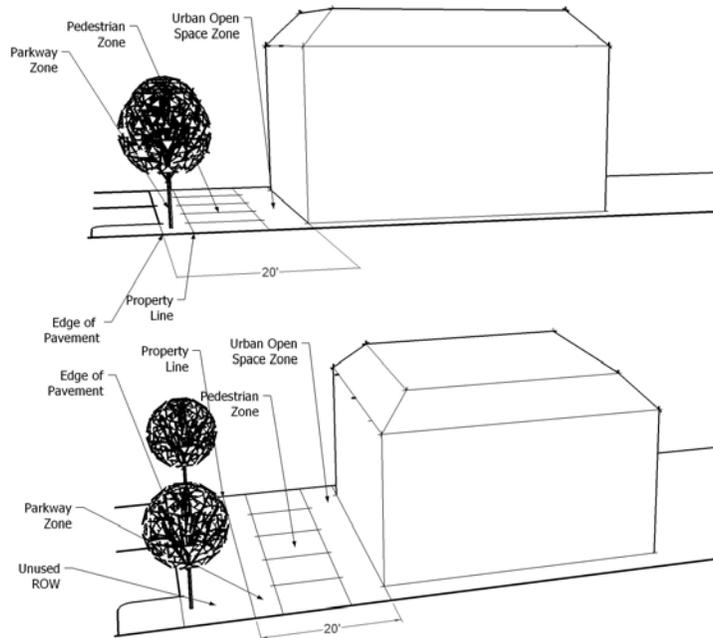
6. Minimum setbacks.

a. Front.

- i. Townhouses with a height of forty-five (45) feet or less: Ten (10) feet.
- ii. Buildings with a height of forty-five (45) feet or less: Twenty (20) feet.
- iii. Buildings with a height greater than forty-five (45) feet: Twenty (20) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional ten (10) feet.



- iv. Site-specific standards. Buildings located on lots in Block 1 and 2 of the Biltmore Section which front on Coral Way: twenty five (25) feet.
- v. Adjustment to front setback. In the event that there is public right-of-way between the edge of street pavement and the front property line of the parcel proposed for development, the required front setback shall be reduced by the distance between the edge of pavement and the front property line; provided however, that in no case shall a building be constructed within five (5) feet of the front property line.



b. Side.

i. Interior property line and abutting alley.

(a) Townhouses with a height of forty-five (45) feet or less: none.

(b) Buildings with a height of forty-five (45) feet or less: five (5) feet.

(c) Buildings with a height of greater than forty-five (45) feet: ten (10) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional ten (10) feet.

ii. Abutting a public street.

(a) Buildings with a height of forty-five (45) feet or less: ten (10) feet.

(b) Buildings with a height of greater than forty-five (45) feet: ten (10) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional five (5) feet.

c. Rear.

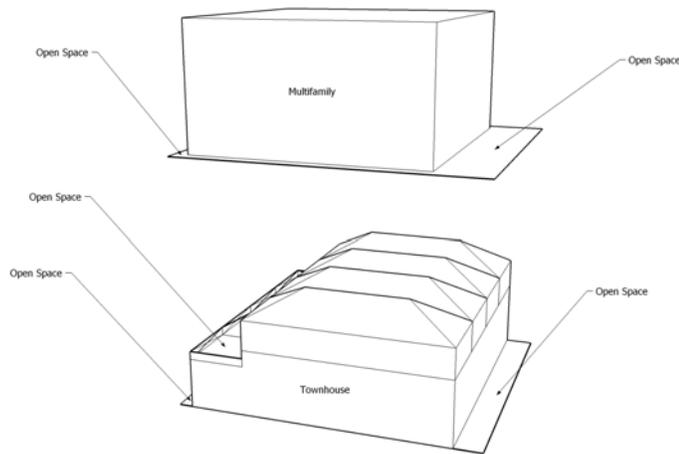
i. Buildings with a height of forty-five (45) feet or less: ten (10) feet or five (5) feet if rear property lot line abuts an alley.

ii. Buildings with a height of greater than forty-five (45) feet: ten (10) feet or five (5) feet if rear property lot line abuts an alley, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be setback an additional ten (10) feet.

7. Required open space.

a. Buildings other than townhouses. At least twenty-five percent (25%) of the parcel proposed for development shall be maintained as landscaped or urban open space.

- b. Townhouses. At least twenty-five percent (25%) of the parcel proposed for redevelopment shall be maintained as landscaped or urban open space, or courtyards, elevated decks, and other amenities which are open to the sky.



8. Maximum Floor Area Ratio. 2.0.

9. Height.

- a. Parcels of land abutting or contiguous to a residential district. Forty-five (45) feet, except that no portion of any building located within fifty (50) feet of any property line which abuts or is contiguous to land designated as a residential district shall have a height in excess of thirty-five (35) feet.
- b. Parcels of land adjacent to residential districts. Forty-five (45) feet.
- c. Parcels of land which are contiguous or adjacent to Multi-family – 1 Districts or land designated as public buildings and grounds. Forty-five (45) feet.
- d. Parcels of land designated residential use – multi-family low density.
- i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low density land use designations: Forty-five (45) feet.
  - ii. Parcels of land which are contiguous or adjacent to other parcels designated residential use - multi-family medium density land use designations: Forty-five (45) feet.
  - iii. Parcels of land which are contiguous or adjacent to parcels designated residential use – multi-family high density or commercial use high-rise intensity land use designations: Sixty (60) feet.
- e. Parcels of land designated residential use – multi-family medium density land use designations.
- i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low density land use designations: Sixty (60) feet.

- ii. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family medium density land use designations: Sixty (60) feet or seventy (70) feet if a parcel of land has an area of twenty thousand (20,000) square feet or more.
  - iii. Parcels of land which are contiguous or adjacent to parcels designated residential use – multi-family high density or commercial use high-rise intensity land use designations: Sixty (60) feet or one hundred (100) feet if a parcel of land has an area of twenty thousand (20,000) square feet or more.
- f. Parcels of land designated residential use – multi-family high density land use designations.
- i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multifamily low density land use designations: Sixty (60) feet or seventy (70) feet if a parcel of land has an area of twenty thousand (20,000) square feet or more.
  - ii. Parcels of land which are contiguous or adjacent to parcels designated residential use – multi-family medium density land use designations:
    - (a) Sixty (60) feet if a parcel of land is less than ten thousand (10,000) square feet, or seventy (70) feet if a parcel of land has an area of ten thousand (10,000) square feet or greater but less than twenty thousand (20,000) square feet, or
    - (b) One hundred (100) feet if a parcel of land has an area of twenty thousand (20,000) square feet or more.
  - iii. Parcels of land which are contiguous or adjacent to other parcels designated residential use - multi-family high density or commercial use high-rise intensity land use designations: sixty (60) feet or one hundred fifty (150) feet if a parcel of land has an area of twenty thousand (20,000) square feet or more.
- g. Parcels of land abutting existing buildings with non-conforming heights. Notwithstanding any other provision of this Subsection 9, a parcel of land which is proposed for development which abuts parcels of land on three sides improved with existing buildings with heights exceeding the maximum permitted height shall have a maximum permitted height of: the lowest height of the three buildings on the parcels abutting the parcel proposed for development.
- h. Height summary. The following matrix summarizes Subsection 9,a-g.

	PARCEL SIZE	R	D	MF L	MF M	MF H
MF L		35'	45'	45'	45'	60'
MF M	< 20 K	35'	45'	60'	60'	60'
	>20 K	35'	45'	60'	70'	100'
MF H	< 10 K	35'	45'	60'	60'	60'
	10K – 20K	35'	45'	60'	70'	70'
	>20 K	35'	45'	70'	100'	150'

“R” means any of the residential districts in these LDRs.

“D” means Multi-family – 1 District in these LDRs.

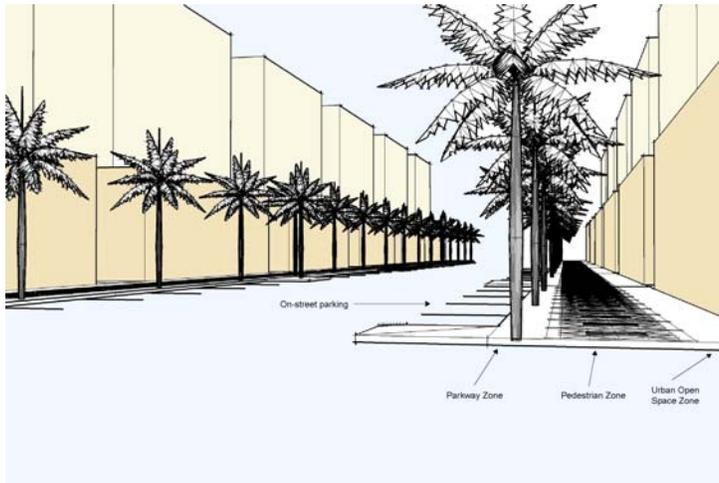
“MF L” means the residential multi-family low-density category in the Comprehensive Land Use Plan.

“MF M” means the residential multi-family medium density category in the Comprehensive Land Use Plan.

“MF H” means the residential multi-family high-density category in the Comprehensive Land Use Plan.

#### 10. Streetscape standards.

- a. Streetscape required. The developer of all new residential buildings shall be responsible for the improvement of the area between the front set back and edge of pavement as an urban or suburban streetscape. If the parcel of land proposed for development is adjacent to parcels of land designated multi-family high density or multi-family medium density, then an urban streetscape shall be required. If the parcel of land proposed for development is designated multi-family low density and is adjacent to parcels of land designated multi-family low density, then a suburban streetscape shall be required. Any improvements constructed within the public right of way shall be installed in accordance with City standards and dedicated to and maintained by the City.
- b. Minimum width of required streetscape. An urban streetscape shall have a minimum width of twenty-nine (29) feet. A suburban streetscape shall have a minimum width of fifteen (15) feet.



- c. Required urban streetscape elements. The required urban streetscape shall be comprised of four three zones:
  - i. On-street parking zone.
  - ii. A parkway zone of at least four (4) feet in width.
  - iii. A pedestrian zone of at least eight (8) feet in width.
  - iv. An urban open space zone located between the building and the pedestrian zone, except that no urban open space zone shall be required for townhouses.

- d. Required suburban streetscape elements. The required suburban streetscape shall be comprised of two zones:
  - i. A parkway zone of at least four (4) feet in width.
  - ii. A pedestrian zone of at least six (6) feet in width.
- e. On-street parking requirements. Parallel parking spaces shall be provided within the public right of way with dimensions of nine (9) feet by twenty (20) feet. Parallel parking spaces shall be separated with "landscape bulb outs" or pedestrian crosswalks so that no more than six (6) spaces shall be contiguous to one another.
- f. Parkway zone requirements.
  - i. At least twenty-five percent (25%) of the parkway zone shall be landscaped with groundcover, flower planters or tree grates.
  - ii. Street trees shall be located in the parkway zone on thirty (30) foot centers.
  - iii. Portions of the parkway zone which are not landscaped shall be improved with pavers.
  - iv. Planters shall not be located in those portions of the parkway zone which are contiguous to parking spaces in an on street parking zone.
- g. Pedestrian zone requirements.
  - i. The pedestrian zone shall be pavers or Coral Gables beige with neutral borders and internal patterns.
  - ii. The pedestrian zone shall be free of obstacles such as street furniture and landscaping.
- h. The urban open space zone.
  - i. The urban open space zone shall be improved with:
    - (a) Landscape, hardscape or a mix of landscape and hardscape material.
    - (b) Water features, fountains, planters, street lighting and street furniture.
    - (c) Entrance features including steps may be located within the zone.
  - ii. If the urban open space zone is located on private property, the zone may be enclosed with ornamental fencing not to exceed five (5) feet in height. No more than thirty five percent (35%) of the fencing shall be solid and the fencing shall have gates to allow residents to access the pedestrian zone of the required streetscape.
  - iii. Include one (1) tree of at least fourteen (14) feet in overall height per one hundred twenty-five (125) square feet of required open space area.
- i. Building facades. Building facades abutting the required streetscape shall be animated by windows, shutters, planters, columns, relief elements, and other architectural detail to give character to the street. All windows shall have a casing depth of at least four (4) inches.
- j. Refuse and waste disposal facilities. Refuse and waste disposal facilities shall be enclosed within an air-conditioned building or structure which reflects the architectural character and exterior finishes of the building which is to be served by the facilities. An enclosure used

exclusively for refuse and waste facilities may be located in a required front setback area and shall be in accordance with Article 5, Division 19.

**ARTICLE 4, Division 1  
RESIDENTIAL DISTRICTS**

**Section 4-101. Single Family 1 District (“SF 1”)**

- A. Purpose. The purpose of the SF-1 District is to accommodate low density, single-family detached dwelling units with adequate setbacks and open space to maintain and protect the diverse residential environment of “old “ Coral Gables.
- B. Permitted uses. The following uses are permitted un the SF1 District subject to the standards in this Section and other applicable regulations in Article 5.
1. Single family detached dwellings with a FAR of .35 or less on parcels of land smaller than two (2) times the minimum lot size.
  2. Accessory uses.
- C. Minor conditional uses. The following uses are permitted in the Commercial Limited District as Minor Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Single family detached dwellings with a FAR of greater than .35 or proposed to be developed on parcels of land equal to, or greater than two (2) times the minimum lot size, provided that the Development Review Official determines that:
    - a. The mass and character of the proposed dwelling is consistent and compatible in terms of mass, height, scale and design with the existing dwellings on both sides of the street on which the dwelling is proposed to be located.
    - b. In making the determination with regard to consistency and compatibility, the Development Review Official shall consider the extent to which the design of the proposed dwelling has employed the standards in this subsection which would enhance the consistency and compatibility of the proposed dwelling with the existing dwellings fronting on both sides of the street and in the same block on which the dwelling is proposed to front:
      - i. For those parcels of land with a required front setback of twenty-five (25) feet, all buildings shall be set back an additional distance equal to ten percent (10%) of the depth of the lot.
      - ii. The facade of the principal building which faces the front setback shall not exceed 40% of the lot width of the parcel proposed for development within five (5) feet of the required front setback line.
      - iii. Garage doors shall not be located within five (5) feet of the required front setback line.
      - iv. At least forty percent (40%) of the total roof area surface shall be a gabled roof.
      - v. No more than forty percent (40%) of the roof area shall have the same height, plus or minus three (3) feet.
      - vi. If less than twenty five percent (25%) of the existing dwellings on both sides of the street on which the dwelling is proposed to be located have more than one (1) story, the height of that portion of the dwelling within ten (10) feet of the required front setback shall not exceed twelve (12) feet in height.

#### D. Performance Standards

1. Minimum lot size. Except as provided for in subsection 9 of this section, no dwelling shall be constructed on a parcel of land of less than five thousand (5,000) square feet.
2. Minimum lot dimensions. No dwelling shall be constructed on a parcel of land with a width of less than fifty (50) feet or a depth of less than one hundred (100) feet.
3. Maximum density. One (1) dwelling unit per parcel proposed for development.
4. Minimum setbacks.
  - a. Front.
    - i. Dwellings on local residential streets. Twenty-five (25) feet.
    - ii. Dwellings on scenic streets. Fifty (50) feet.
  - b. Side.
    - i. Interior side. Total side setbacks of at least twenty percent (20%) of the lot width up to a maximum of twenty (20) feet, provided that no interior side setback shall be less than five (5) feet.
    - ii. Side abutting a public street. Fifteen (15) feet.
  - c. Rear.
    - i. Lots which do not abut a water body. Five (5) feet.
    - ii. Lots which abut a water body. Thirty-five (35) feet.
5. Lot coverage.
  - a. Principal building. No more than thirty five percent (35%) of the area of a lot shall be occupied by a building.
  - b. Accessory buildings and improvements. An additional ten percent (10%) of the total area of a lot may be occupied by an accessory building or improvement.
6. Maximum floor area ratio:
  - a. On lots with an area of seven thousand and five hundred (7,500) square feet or less: .48.
  - b. On lots of 7,500 square feet or greater, .48 up to 7,500 square feet, plus .35 for each additional square feet of area up to 15,000 square feet, plus .1 for each square foot of area in excess of 15,000 square feet.
7. Height.
  - a. General. Thirty four (34) feet or two (2) stories.
  - b. Flood hazard district: That portion of a single-family residence located above the garage in the coastal flood hazard district may not exceed one story in height subject to the following:

- i. that the elevation of the garage floor shall not be more than six (6) inches above established grade.
  - ii. that the area of the garage shall not exceed a gross floor area of more than six-hundred (600) square feet or one-third (1/3) of the ground area of the principal building, whichever is greater, including any service or storage or access area located within the garage.
  - iii. that the residence shall not exceed a height of thirty nine (39) feet above established grade, including ridgeline, domes, steeples, towers, chimneys, cupolas, decorative features and such other similar structures.
8. Parking garages shall not exceed four (4) parking spaces for vehicles. (3242)
9. Division of land. A residential dwelling unit shall be developed on a parcel of land comprised of at least one (1) lawful lot of record. For the purposes of this Section, a lawful lot of record is a parcel of land which:
- a. has a frontage of at least twenty five (25) feet and is improved with an existing residential dwelling unit; or
  - b. has a minimum frontage of fifty (50) feet; or
  - c. has a frontage of at least fifty (50) feet and was in common ownership with one (1) or more contiguous parcels of land with frontage equal to the frontage improved with at least one (1) residential dwelling unit and located on a street where more than sixty (60) percent of the existing homes fronting on that street are located on lots of less than sixty (60) feet of frontage, or has a minimum frontage of 75'.
  - d. has a frontage of at least seventy five (75) feet and was in common ownership with one (1) or more contiguous parcels of land with frontage of at least one hundred and fifty (150) feet improved with at least one (1) residential dwelling unit and located on a street where more than sixty (60) percent of the existing homes fronting on that street are located on lots of less than seventy five (75) feet of frontage.

**Section 4-102. Single Family 2 District (“SF 2”).**

- A. Purpose. The purpose of the SF-2 District is to provide for contemporary patterns of residential development to meet the housing needs of a diverse community.
- B. Permitted uses. The following uses are permitted in the SF-2 District subject to the standards in this Section and other applicable regulations in Article 5.
  - 1. Single family detached dwellings with an FAR of .35 or less on parcels of land smaller than two (2) times the minimum lot size.
  - 2. Accessory uses.
- C. Minor conditional uses. The following uses are permitted in the Commercial Limited District as Minor Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
  - 1. Single family detached dwellings with a FAR of greater than .35 or proposed to be developed on parcels of land equal to or greater than two (2) times the minimum lot size, provided that the Development Review Official determines that the mass and character of the proposed dwelling is consistent and compatible in terms of mass, height, scale and design with the existing dwellings on both sides of the street on which the dwelling is proposed to be located.

D. **Major Conditional Uses.** The following are permitted in the SF-2 District as Major Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

1. Marinas.
2. Private yacht basin.
3. Utility infrastructure facilities.

E. **Performance Standards**

1. Minimum lot size. Except as provided in subsection 9 of this Section, no dwelling shall be constructed on a parcel of land of less than five thousand (5,000) square feet.
2. Minimum lot dimensions. No dwelling shall be constructed on a parcel of land with a width of less than fifty (50) feet or a depth of less than one hundred (100) feet.
3. Maximum density. One dwelling unit per parcel proposed for development.
4. Minimum setbacks.
  - a. Front.
    - i. Dwellings on local residential streets. Twenty-five (25) feet.
    - ii. Dwellings on scenic streets. Fifty (50) feet.
  - b. Side.
    - i. Interior side. Total side setback of at least twenty percent (20%) of the lot width up to a maximum of twenty (20) feet, provided that no interior side setback shall be less than five (5) feet.
    - ii. Side abutting a public street. Fifteen (15) feet.
  - c. Rear.
    - i. Lots which do not abut a water body. Five (5) feet.
    - ii. Lots which abut a water body. Thirty-five (35) feet.
5. Lot coverage.
  - a. Principal building. No more than thirty five percent (35%) of the area of a lot shall be occupied by a building.
  - b. Accessory buildings and improvements. An additional ten percent (10%) of the area of a lot may be occupied by an accessory building or improvement.
6. Maximum floor area ratio. .48 on lots up to 7,500 square feet, plus .35 for lots of 7,501-15,000 square feet, plus .1 for each square foot greater than 15,000 square feet.
7. Height.

- a. General: Thirty-four (34) feet or two (2) stories.
  - b. Height in flood hazard district: that portion of a single-family residence located above the garage in the coastal flood hazard district may not exceed one story in height subject to the following:
    - i. That the elevation of the garage floor shall not be more than six (6) inches above established grade.
    - ii. That the area of the garage shall not exceed a gross floor area of more than six-hundred (600) square feet or one-third (1/3) of the ground area of the principal building, whichever is greater, including any service or storage or access area located within the garage.
    - iii. That the residence shall not exceed a height of thirty-nine (39) feet above established grade, including ridgeline, domes, steeples, towers, chimneys, cupolas, decorative features and such other similar structures.
8. Parking garages shall not exceed four (4) parking spaces for vehicles. (3242)
9. Division of land. A residential dwelling unit shall be developed on a parcel of land comprised of at least one (1) lawful lot of record. For the purposes of this Section, a lawful lot of record is a parcel of land which:
- a. has a frontage of at least fifty (50) feet and was in common ownership with another contiguous parcel of land with frontage of at least one hundred (100) feet which is improved with at least one (1) residential dwelling unit and is located on a street where more than sixty (60) percent of the existing homes fronting on that street are located on lots of less than seventy five (75) feet of frontage; or
  - b. has a frontage of at least seventy five (75) feet and was in common ownership with one (1) or more contiguous parcels of land with frontage of at least one hundred and fifty (150) feet improved with at least one (1) residential dwelling unit and located on a street where more than sixty (60) percent of the existing homes fronting on that street are located on lots of less than seventy five (75) feet of frontage; or
  - c. has a frontage of at least one hundred (100) feet.

**ARTICLE 4, DIVISION 2.  
OVERLAY AND SPECIAL PURPOSE DISTRICTS**

**Section 4-201. Mixed Use Overlay District 3 (MXD3). (2004-04)**

**A. Purpose.** The purpose of these regulations this District is to:

1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other zoning regulations.
2. Provide for residential uses at higher densities in exchange for public realm improvements.
3. Provide maximum design freedom by permitting the property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.
4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.
5. Create a diversity of uses within walking distance, including but not limited to: residential; offices, workplaces; neighborhood commercial; public open spaces including the following attributes:
  - a. Provide a variety of uses in the area which can be traversed in a ten-minute walk which is an area roughly inscribed by a 1,320 foot (1/4 mile) radius from the center.
  - b. Bring within walking distance most of the activities of daily living, residents of all ages may gain independence of movement, thereby reducing the number and length of vehicular trips.
  - c. Designed and organized to promote an assortment of street level pedestrian amenities in exchange for increase in building height, residential density, and floor area ratio.
  - d. Provide for the ability to reduce setbacks and encroachment into the public rights-of-way with public open space improvements.
  - e. Designed to provide for architectural and design elements focused to a pedestrian scale.
  - f. Strengthen the hierarchy of streets and maintain the existing "grid" network that is designed to serve the needs of pedestrians, bicyclists and vehicular circulation equitably.
  - g. Encourage landmark opportunities, including physically defined squares; plazas; urban passageways; parks; public open spaces; and, places of public assembly for social, cultural and religious activities provide places for social activity.
  - h. Encourage private and public buildings to form a clear edge, spatially delineating the public street space and block interiors.
6. By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.
7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment. This can be accomplished by the following:

- a. Utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional areas.
- b. Increase the choices available for transportation to encourage increased mobility and reduction in transportation expenses. Choices shall include public transit, bicycle and pedestrian circulation opportunities.
- c. Integration of street level plazas, courtyards, opens space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.
- d. Provide for an increased range of housing types and workplace opportunities, where age and economic class are integrated and the bonds of community are formed.

**B. Permitted uses.** The following uses are permitted in the Mixed Use District subject to the standards in this Section and other applicable regulations in Article 5:

- 1. Accessory uses.
- 2. Alcoholic beverage sales.
- 3. Government uses.
- 4. Ground floor uses:
  - a. Retail sales and service. A minimum of 50% of the linear street frontage and 40% of the linear side street frontage.
  - b. Restaurants.
  - c. Indoor recreation/entertainment.
  - d. Sales and/or leasing offices, provided that approval is obtained in accordance with Article 5, Division 23.
  - e. Office, provided that the parcel proposed for development has a minimum of one-hundred (100) feet of street frontage.
- 5. Live work units.
- 6. Mixed use.
- 7. Overnight accommodations.
- 8. Parking garages.
- 9. Religious institutions.
- 10. Residential dwellings.

**C. Minor conditional use**

The following uses are permitted in the Mixed Use District as Minor Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

- 1. Assisted living facility.
- 2. Congregate care.
- 3. Day care .
- 4. Medical clinic.
- 5. Nighttime uses.
- 6. Restaurants, fast food.
- 7. Utility/Infrastructure Facilities.

**D. Major Conditional Uses.** The following uses are permitted in the Special Use District as Major Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

- 1. Community center.

2. Planned area development.
3. Public transportation facility.
4. Restaurants, fast food with drive through only.

E. <u>Performance standards.</u>		
(1)	Minimum site area.	20,000 square feet.
(2)	Lot coverage.	No minimum or maximum.
F. Building regulations.		
(1)	Encroachments for loggias and/or arcades located within rights-of-way.	<p>Encroachments up to a maximum of 10 feet into public rights-of-way may be permitted for the placement of a street level pedestrian arcade/loggia subject to satisfying the site plan criteria listed herein and the following regulations:</p> <ul style="list-style-type: none"> <li>• Minimum percentage of open space. A minimum of 50% percent of the total ground floor square footage encroachment requested must be provided as publicly accessible open space and landscape area on private property. The open space is subject to the following: <ul style="list-style-type: none"> <li>• Types of open space. Types of open space shall be in the form of open arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to the adjacent rights-of-way.</li> <li>• Minimum area. Minimum square footage of allowable open space shall be 500 square feet.</li> <li>• Include both hard and softscape landscape improvements and pedestrian amenities as defined herein.</li> <li>• Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or 18 feet, whichever is greater. Additional height may be recommended.</li> <li>• Restaurant seating. This area may be used for outdoor restaurant seating subject to conditional use approval as provided for in <del>the Zoning Code</del> <u>these LDRs</u>.</li> <li>• Maximum arcade/loggia lengths. Encroachments of up to 80% of the entire linear length of the building are permitted. Encroachment of the entire length may be requested subject to review and approval at the time of site plan street. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and mass.</li> <li>• Vertical encroachment. Structure shall be limited to the following: <ul style="list-style-type: none"> <li>• 3 floors or 45 feet (whichever is less) on 60 foot rights-of-way.</li> <li>• 1 floor or 18 feet (whichever is less) on rights-of-way less than 30 feet.</li> </ul> </li> <li>• The encroachment shall be structurally supported entirely from the adjoining private property.</li> </ul> </li> </ul>

		<p>All applicable costs for improvements and/or relocation to utilities, sanitary sewer, stormwater, and other associated infrastructure improvements as a result of the request shall be the responsibility of the property owner.</p> <p>On street parking displaced as a result of the encroachment shall be provided as public parking spaces within the proposed development and compensation for the removed spaces shall be subject to the established City provisions.</p>
(2)	Encroachments of bridges over rights-of way.	Bridges traversing a public right-of-way is permitted, however, only if properties on both sides are under same ownership.
(3)	Encroachments for balconies, awnings, etc.	Subject to applicable LDRs <del>Zoning Code provisions.</del>
(4)	Floor area ratio.	Up to 3.5.
(5)	Floors.	No minimum or maximum required.
(6)	Floor to floor height.	The minimum floor to floor height shall be permitted as regulated per the Building Code.
(7)	Height.	<p>The permitted heights for habitable space for the following underlying zoning designations shall be as follows:</p> <ul style="list-style-type: none"> <li>• Underlying "M," Industrial use district. Up to a maximum of 100 feet.</li> <li>• Underlying "CB," use district. Up to a maximum of 75 feet.</li> <li>• Underlying "CC," use district. Up to a maximum of 100 feet.</li> <li>• <del>Manufacturing uses shall be limited to 45 feet.</del></li> </ul>
(8)	Heights of architectural elements, etc.	<p>The permitted height of architectural elements, spires, bell towers, elevator housings or similar non habitable structures for the following underlying zoning designations shall be as follows:</p> <ul style="list-style-type: none"> <li>• Industrial district. Up to a maximum of 25 feet.</li> <li>• Underlying "C," district. Up to a maximum of 15 feet.</li> <li>• Underlying "C," district. Up to a maximum of 25 feet.</li> <li>• Manufacturing uses shall be limited to 10 feet.</li> </ul>
(9)	Height adjoining residential uses.	Properties which are adjacent to residential <del>zoning</del> district designations shall be limited to a maximum height (habitable space) of 45 feet within 100 feet of the adjacent right-of-way line. Ten (10) additional feet is permitted for roof top architectural elements, etc. above the habitable height.
(10)	Number of buildings per site.	No minimum or maximum required.
(11)	Residential density.	Up to a maximum of 125 units per acre.
(12)	Setbacks (buildings).	<p>Same as underlying zoning district.</p> <p>Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.</p>
(13)	Setback reductions.	Reduction in setbacks. Setbacks may be reduced based upon satisfying the site plan criteria listed herein and

		<p>subject to the following standards:</p> <ul style="list-style-type: none"> <li>• Minimum percentage of open space. A minimum of 50% percent of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following: <ul style="list-style-type: none"> <li>• Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way.</li> <li>• Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be 500 square feet.</li> <li>• Include both hard and softscape landscape improvements and pedestrian amenities.</li> <li>• Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or 18 feet, whichever is greater. Additional height may be recommended.</li> <li>• Restaurant seating. This area may be used for outdoor restaurant seating subject to conditional use approval as provided for in the <u>Zoning Code</u> <u>these LDRs</u>.</li> </ul> </li> </ul> <p>Vertical building setback. A vertical setback of a minimum of 10 feet shall be provided above the height of 3 floors or 45 feet (whichever is less) on all façades. Additional setbacks may be requested to further reduce the potential impacts of the building bulk and mass.</p>
(14)	Setbacks adjoining residential uses.	Residential <u>zoning</u> districts. All property lines abutting a residential land use or <u>zoning</u> district – 15-foot minimum. No reductions in setbacks may be requested or granted.
(15)	Street/lot frontage.	No minimum or maximum.
G. Design regulations.		
(1)	Arcades and/or loggias.	Arcades, loggias or covered areas may accommodate up to 80% of the entire linear length of the building based upon the site plan review criteria listed herein. Encroachment of the entire length or 100% may be requested subject to review and approval at the time of site plan consideration. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and massing.
(2)	Architectural relief and elements.	Architectural relief and elements (i.e., windows, cornice lines, etc.) shall be provided on all sides of buildings and similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.
(3)	Building support services.	All mechanical, electrical and other associated support service areas shall be located entirely within the structure.

(4)	Facades.	Facades in excess of 150 feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, stepbacks or variations in bulk/massing at a minimum of 100 foot intervals. (b) Use of architectural relief and elements <del>as defined herein.</del>
(5)	Lighting (street).	Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: <ul style="list-style-type: none"> <li>• Light fixtures/poles up to 35 feet in height.</li> <li>• Subject to all other applicable City code provisions.</li> </ul>
(6)	Lighting (building).	External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation [with approval of the City Commission.]
(7)	Lighting (landscaping).	Lighting in the form of uplighting of landscaping is encouraged.
(8)	Outdoor storage.	The storage of materials, good, merchandise, equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.
(9)	Overhead doors.	Overhead doors shall not face or be directed towards residential properties and/or adjacent right-of-ways abutting residentially zoned properties.
(10)	Paver treatments.	Paver treatments shall be included in the following locations: <ul style="list-style-type: none"> <li>• Driveway entrances.</li> <li>• Crosswalks.</li> <li>• Sidewalks. Minimum of 25% of paving surface.</li> </ul>
(11)	Parking garages.	Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.
(12)	Pedestrian access orientation.	All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.
(13)	Pedestrian amenities.	Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following: <ul style="list-style-type: none"> <li>• Benches.</li> <li>• Information kiosks.</li> <li>• Lighting.</li> <li>• Bike racks.</li> <li>• Refuse containers.</li> <li>• Sidewalk pavement treatments.</li> <li>• Statuary.</li> <li>• Street crosswalk paver treatments.</li> <li>• Wall mounted fountains.</li> <li>• Water fountains and other similar water features.</li> </ul> All pedestrian amenities shall be permanently secured to the ground surface.  Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.
(14)	Pedestrian design features for building frontages (street level only).	On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following

		<p>design features shall be included:</p> <ul style="list-style-type: none"> <li>• Display windows or retail display area; and/or,</li> <li>• Landscaping; and/or,</li> <li>• Architectural building design features.</li> </ul> <p>The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.</p>
(15)	Pedestrian pass-throughs/paseo.	<p>Pedestrian pass-throughs shall be provided for each 250 linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum of 10 feet in width.</li> <li>• Include pedestrian amenities as defined herein.</li> </ul> <p>In lieu of providing one pass through of 10 feet every 250 feet of building frontage, two (2) pass-throughs can be combined to provide one (1), 20 foot wide pass-through.</p>
(16)	Porte-cocheres.	Porte-cocheres are prohibited on front property line or primary street.
(17)	Roof top screening.	All mechanical, electrical, cellular antennae's and other similar roof top building support services shall be entirely screened from public view subject to applicable Zoning Code LDR requirements.
H. Landscaping.		
(1)	Landscape open space.	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 15.
(2)	<del>Rights-of-way improvements.</del>	<del>Landscape islands, bulbouts, curbing, pedestrian crosswalk bulbouts and other associated traffic calming improvements shall be required to accommodate landscaping, pedestrian circulation and other pedestrian amenities.</del>
(3)	<del>Rights-of-way planting requirements.</del>	<p><del>Street planting requirements. The below listed vegetation shall be installed within the sidewalk and/or right-of-way (subject to encroachment review and approval) for all rights-of-way abutting the proposed uses. The options available as to the types of trees to be planted and installation requirements at the time of planting are as follows:</del></p> <ul style="list-style-type: none"> <li><del>• Shade or ornamental shade street trees shall be provided subject to the following requirements:</del> <ul style="list-style-type: none"> <li><del>• One tree per 35 feet linear feet or fraction thereof of right-of-way frontage.</del></li> <li><del>• Minimum height of 16 feet at time of planting; or,</del></li> </ul> </li> <li><del>• Palm trees. Maximum of 25 percent of the required total may be this variety subject to the following requirements:</del> <ul style="list-style-type: none"> <li><del>• One tree per 35 linear feet or fraction thereof of right-of-way frontage.</del></li> <li><del>• Minimum height of 14 feet at time of planting.</del></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• <del>Shrub planting requirements shall be one (1) shrub per three (3) linear feet or fraction thereof of the right-of-way frontage, or ground cover shall be three (3) per lineal one (1) foot or fraction thereof of the right-of-way frontage.</del></li> </ul> <p><del>Median planting requirements. If a median can be established on larger rights-of way, the median shall include the below listed vegetation:</del></p> <ul style="list-style-type: none"> <li>• <del>Shade or ornamental shade street trees shall be provided subject to the following requirements:</del> <ul style="list-style-type: none"> <li>• <del>One tree per 35 linear feet or fraction thereof of median length.</del></li> <li>• <del>Minimum height of 16 feet at time of planting; or,</del></li> </ul> </li> <li>• <del>Palm trees. Maximum of 25 percent of the required total may be this variety subject to the following requirements:</del> <ul style="list-style-type: none"> <li>• <del>One tree per 35 linear feet of median length.</del></li> <li>• <del>Minimum height of 14 feet at time of planting.</del></li> <li>• <del>Shrub planting requirements shall be one (1) shrub per 2.5 linear feet or fraction thereof of two (2) foot width planting area within median, or ground cover shall be three (3) per lineal or fraction thereof of one (1) foot of the median length.</del></li> </ul> </li> </ul> <p><del>Alley planting requirements. If vegetation can be located within an alley, the below listed vegetation shall be installed within the sidewalk and/or right-of-way abutting the proposed uses.</del></p> <ul style="list-style-type: none"> <li>• <del>Shade or ornamental shade street trees shall be provided subject to the following requirements:</del> <ul style="list-style-type: none"> <li>• <del>One tree per 35 linear feet or fraction thereof of right-of-way frontage.</del></li> <li>• <del>Minimum height of 16 feet at time of planting; or,</del></li> </ul> </li> <li>• <del>Palm trees. Maximum of 25 percent of the required total may be this variety subject to the following requirements:</del> <ul style="list-style-type: none"> <li>• <del>One tree per 35 linear feet or fraction thereof of right of way frontage.</del></li> <li>• <del>Minimum height of 14 feet.</del></li> <li>• <del>Shrub planting requirements shall be per ten (10) linear feet or fraction thereof of the right-of-way frontage or ground cover shall be three (3) per lineal one (1) foot or fraction thereof of the right-of-way frontage.</del></li> </ul> </li> </ul> <p><del>The above materials can be located within private public realm areas as determined by the City.</del></p> <p><del>All installed plant materials shall be Florida Number One grade or better.</del></p> <p><del>All street tree plantings shall satisfy the State Department of Transportation "tree clearance planting zone requirements."</del></p>
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		<p><del>Vegetation shall be subject to the following additional regulations:</del></p> <ul style="list-style-type: none"> <li><del>• Arranged and maintained at intersections to maintain the following:</del></li> <li><del>• Street and driveway intersection visibility requirements.</del></li> <li><del>• Installed traffic signage, signals, etc., are not obstructed or will be obstructed when plant material reaches maturity.</del></li> </ul> <p><del>All vegetation and other associated improvements shall be subject to City encroachment review and approval.</del></p>
(4)	Structural soil.	Structural soil shall be utilized in all planting areas with appropriate root barriers.
I. Parking/vehicle storage.		
(1)	Bicycle storage.	To encourage the use of bicycles, etc., a minimum of one (1) ten foot bicycle rack for each 250 parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of site plan review.
(2)	Boats, trailers, etc.	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.
(3)	Curbing.	Raised curbing. Six-inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersection and points of pedestrian crossing.
(4)	Loading/unloading areas.	<p>Off-street loading standards and requirements shall conform to the requirements as set forth in Article 13.</p> <p>All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.</p>
(5)	Nonresidential uses.	<p>Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per 250 gross square feet.</p> <p>Restaurants shall require one (1) space per 100 gross square feet.</p>
(6)	On street parking.	<p>On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.</p> <p>On-street parking shall not be included as satisfying the required parking requirements.</p> <p>Alleys. On-street parking is encouraged.</p> <p>Removal of on-street parking shall be subject to compensation to the City based upon established City</p>

		provisions.
(7)	Parking garages.	Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses pursuant to the provisions of above Section 10(a) 8 and 9. Ground floor parking is permitted on alley frontages.  Parking facilities shall accommodate pedestrian access to all adjacent street(s) and alleys.
(8)	Parking space limitations.	Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.
(9)	Residential uses.	Off-street parking requirements shall conform to the requirements as set forth Article 5, Division 18.
(10)	Surface parking areas.	Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.
(11)	Valet parking areas.	If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.
J. Sanitation and service areas.		
K. Signs.		
(1)	General.	The number, size, character, location and orientation of signs and lighting for signs shall be in accordance with Article 21.
L. Streets and alleys.		
(1)	Alleys and streets.	Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3 Division 12.
(2)	Driveways.	Vehicular access to parking garages shall be from a side street and alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive through, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions.  Vehicular entrances for drive-thru facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
(3)	Sidewalks.	Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garages entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever

		<p>possible pathways shall be separated from vehicular traffic.</p> <p>Located on both sides of all streets with a minimum of four foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations).</p> <p>Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two curb cuts and/or ramps at each street intersection.</p>
M. Utilities.		
(1)	Under-ground utilities.	All utilities shall be installed underground in accordance in the provisions of Article 5 Division 25.
(2)	Above ground utilities.	Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in according with the provisions of Article 5 Division 20. Screening materials may include landscaping, walls, fencing, etc., to achieve 100 percent opacity. Approval of type of screening shall be determined at time of site plan review.
N. Miscellaneous.		
(1)	Configuration of land.	The parcel of land proposed for development for which the application shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.
(2)	Easements.	The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.
(3)	Encroachments into public rights-of-way.	<p>Any encroachments, construction and penetration into the rights-of-way shall be subject to the following:</p> <ul style="list-style-type: none"> <li>The property owner's shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping; (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended.</li> </ul>

		<ul style="list-style-type: none"> <li>Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.</li> <li><del>In the event that the owner or any assign and successor shall at any time after approval of the site plan fail to maintain the areas in reasonable order and condition in accordance with the approval, Zoning Code, City Code or other applicable local, state and federal requirements, the City Commission may serve written notice upon the owners of the MXD and hold a public hearing. If deficiencies of maintenance are not corrected within thirty (30) days after such notice and hearing the City Commission shall call upon any public or private agency to maintain the common areas for a period of one (1) year. When the City Commission determines that the owners are not prepared or able to maintain the common areas such public or private agency shall continue maintenance for yearly periods.</del></li> </ul>
(4)	Live work units.	See Section 12 for provisions.
(5)	Public realm Improvements.	<p>Responsibility. All property owner(s) that desire to develop pursuant to these regulations shall be required to fund, install, and maintain all public realm improvements required herein on private property as well as those required from the property boundary to the centerline of all contiguous public rights-of-way. A property owner may also provide public realm improvements up to the property line on the far side of a rights-of-way abutting his/her property. These improvements as identified on the "Master Streetscape Plan" and "Underground Facilities Master Plan" include, but are not limited, to the following: landscaping; paving; signage; street furniture; public right-of-way improvements; and undergrounding of all utilities.</p> <p>Any other abutting property owner who subsequently develops property abutting an improved public realm area pursuant to these provisions shall be reimbursed by the property owner who funded the improvements the pro rata share attributable to his property based on street or alley frontage along with the amount of interest permitted by this provision. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements.</p> <p>Property owners who develop property abutting already improved public realm areas shall restore the public realm areas to their condition prior to the commencement of construction. The costs of such restoration shall not affect the total amount of reimbursement which another abutting property owner may be entitled to under this section.</p> <p>Administration of improvements. Prior to issuance of a building permit for construction <del>of the site plan</del>, the</p>

		<p>property owner(s) shall provide surety equating to 100% of the costs for completion of all improvements. The monies shall be deposited into a “Mixed Use District <del>No. 3</del>-Public Realm Improvements Fund” (hereinafter referred to as the “Fund”) and disbursed by the City according to this section. The pro rata share of each property owner’s contribution to the fund shall be based on its street frontage measured in linear feet or other means of equitable distribution. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements. The City shall also collect an administrative fee as authorized by Florida Statutes for the administration and implementation of the Fund.</p> <p>Invoices submitted by the developer to the City in connection with the public realm improvements shall be paid by the City from the Fund. The City’s Public Works Department shall monitor construction and disperse the monies from the Fund based upon completion of work and in compliance with the Master Streetscape Plan and Underground Facilities Master Plan.</p> <p>Underground utility provisions. Underground utilities shall be installed pursuant to an Underground Facilities Master Plan which will be prepared by the Public Works Department in cooperation with the Planning Department. The necessary support facilities for the installation of all underground utility facilities, including but not limited to utility vaults and transformers shall be located on private property. Property owners will receive an F.A.R. credit equivalent to the amount of space occupied by the necessary utility facility.</p> <p>Easements. The property owners shall provide easements to all applicable utility companies for the installation and maintenance of underground utilities.</p> <p>Alternative funding mechanism. A Special Taxing District or Special Assessment District may be created pursuant to Florida Statutes to fund the installation and maintenance of underground utilities and all public realm improvements.</p>
(6)	Transfer of density and floor area ratio within the site plan.	The density and floor area ratio may be transferred throughout <u>the</u> contiguous unified parcel.

**12. Supplemental standards.**

- a. Live works units maybe permitted as a minor conditional use subject to the following:
  - i. Shall satisfy all applicable building code and fire and life safety code requirements at time of completion for mixed occupancy buildings.
  - ii. Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future.

- iii. The nonresidential space of a live work unit may be expanded to include the nonresidential space of an abutting live work unit if the applicant meets all applicable building codes.
- iv. Changes in use permit to allow for nonresidential uses shall be required to pay impact and water fees, meet the applicable building codes, and the parking requirements.
- v. Operation of live work unit.
  - (a) Prior to the issuance of an Occupational License for a nonresidential use, the applicant shall apply for a change in use permit if the unit was previously designated as a live work unit as part of a development approval.
  - (b) Deliveries for nonresidential uses in the live work unit shall be limited to the hours of 8:00 a.m. to 8:00 p.m.
  - (c) Live work units shall not be used for storage of flammable liquids, or toxic hazardous materials which means any and all materials, substances, waste or chemicals classified under applicable governmental laws, rules or regulations as hazardous or toxic substances, materials, waste or chemicals

**Section 4-202. University of Miami Campus Area Development District.**

**A. Purpose and applicability.** The following standards, regulations and requirements in this Section apply to the University of Miami Campus Area Development (U.M.C.A.D) district. These standards, regulations and requirements either supersede or are in addition to those described in Article 3 Division 6. The University of Miami Campus Area Development District is intended to provide for the establishment of a functional, aesthetic and progressive organization of university activities including educational, dormitory, classroom, administrative, social, open space, parking, maintenance and auxiliary university functions. (See Ordinance No. 2964--Masterplan) ~~The purpose of this section is to provide a comprehensive set of regulations in this Section by which the University's growth can be governed and reviewed. These regulations have the effect of supplanting requirements listed within existing districts by requiring an organized Development Plan which~~ protect the public interest, ensures compatibility with surrounding neighborhoods, establishes a plan for growth upon which the University, surrounding neighbors and the City can rely, protects against incongruent design and the destruction of natural features and streamlines the permit approval process.

**B. Permitted locations.** U.M.C.A.D.'s shall be allowed in any CL, CH, I or S zoning district.

**C. Uses permitted.** The following uses are permitted in U.M.C.A.D. district subject to the limitations and requirements set out herein:

1. Classroom facilities.
2. Lecture halls.
3. Research/laboratory facilities.
4. Dormitory/residential facilities.
5. Administrative, faculty and other non-commercial offices.
6. Social activities facilities.
7. Recreational and athletic facilities.

8. Parking lots and garages.
9. Theaters, concert halls and assembly hall/arena.
10. Museum.
11. Library facilities.
12. Religious facilities.
13. Private Clubs/Fraternity/Sorority facilities.
14. University support facilities such as: printing, data processing, laundry, childcare, physical plant, utilities, security, health care and maintenance.
15. University convenience facilities such as: cafeteria, bookstore, snack bar, gift shop, postal office and automatic teller machines.
16. Other ~~auxiliary~~ accessory uses of a support or incidental nature to the operation of a university such as loading areas and kiosks.

**D. Campus master plan.** A Campus Master Plan ~~as outlined in Section 9-5, with illustrative exhibits reviewed and approved in accordance with the procedures of Article 3, Division 15,~~ shall serve as the Campus Land Use and Development Plan. It shall guide the location of uses and structures. The Campus Master Plan shall ~~include an illustrative master site plan drawn at scale no smaller than 1" = 200'~~ which clearly designate all existing and proposed structures. Additionally, the Campus Master Plan shall include the following zoning information: general setback and height criteria; and campus-wide ground area coverage and floor area ratio applicable on a cumulative basis for all structures.

**E. Supplementary reports elements of the Campus Master Plan.** In addition to the Campus Master Plan, the University shall submit supplementary ~~reports~~ elements including a Design Manual, Traffic Parking Element ~~Report~~, and Utility Element ~~Report~~ that serve as supporting documentation and/or technical reports and address specific issues such as traffic, parking, signage, lighting, landscaping and architectural style.

**F. Annual report.** The University of Miami shall submit an Annual Report which updates and documents any proposed modifications to the Campus Master Plan and supplementary elements. ~~reports.~~ The Annual Report shall consist of the same type of maps, documents and supplementary material as required for original approval, based on the types of changes and modifications proposed. When approved in accordance with the procedures of Article 3 Division 15, the Annual Report shall supersede those portions of the previously approved Campus Master Plan and supplementary documents, as applicable.

The annual report shall be submitted to the Planning Department no later than June 1st of each year and shall be reviewed and approved in accordance with the procedures of Article 3 Division 15 ~~the same manner as the original documents as outlined in Section 9-5.~~ In the event that the University does not file an Annual Report within the specified time, then the latest edition of the Campus Master Plan and supplementary documents will remain in effect during the next twelve (12) month period. A permit for construction shall not be issued for a project which substantially deviates from, or constitutes a major amendment to, any of the components of the approved Campus Master Plan, supplementary ~~reports~~ elements or the annual report.

**G. External relationships.** Scale in a U.M.C.A.D. shall be such that careful site planning consideration shall be given to the relationship between the University uses and structures, and off-campus uses and structures in the surrounding neighborhoods. The U.M.C.A.D. district as represented in the

Campus Master Plan, Supplementary Elements Documents or Annual Report shall provide protection of surrounding areas from potentially adverse impact and influences from the development and provide protection of the development from potentially adverse surrounding influences.

- H. Vehicular access and circulation.** The University shall pay special attention to vehicular access points to and from the development. Vehicular traffic flow related to the U.M.C.A.D. District shall be so designed and oriented that it will not detrimentally impact nearby residential neighborhoods. Arrangements for traffic flow to and from the development shall be so designed to retain the major portion of such traffic on designated arterial and collector streets. Relationships of traffic flow to off-street parking, off-street loading and the location of refuse and service areas for the U.M.C.A.D. district shall be governed by Section 63.5(l) and (p).

Additionally, the University shall submit a Traffic Impact Analysis Report as part of the Annual Report whenever University development or redevelopment projects, individually or collectively, constitute a net increase to the campus gross floor area of two-hundred thousand (200,000) square feet. The Traffic Impact Analysis Report shall be prepared by a certified traffic planner or engineer and shall assess existing and projected roadway conditions, levels of service, traffic volumes/capacities and other information necessary to determine the impact of proposed development. The report shall also identify ways of mitigating any negative impacts projected by the analysis. Where improvements in existing street systems, including street widening, traffic dividers, signalization, and the like are found by standard traffic engineering projections and methods to be required in order to maximize safety and convenience and to minimize automotive conflicts in connection with proposed projects within the U.M.C.A.D. district, approval of said projects shall be conditioned on arrangements being made for the provision of such improvements.

- I. Off-street parking.** Location for off-street parking shall be shown on the Campus Master Plan and/or Supplementary Documents Elements and shall be provided in such amounts and areas within the development that students, faculty, employees and visitors will not have to park in abutting residential areas or other off-campus areas which could be detrimentally impacted as a result of inadequate campus parking provisions. In projecting parking needs, standard traffic engineering methods shall be used and consideration shall be given to daily, regular users of the University, auto driver visitors and persons arriving by mass transportation.

The University shall monitor the capacity and utilization of its off-street parking facilities and perform supply/demand analysis as required to assess the level of utilization, availability and appropriateness of location of campus parking facilities. The analysis shall also indicate the type of user and the extent to which parking is used jointly by different components of the campus. The results of the monitoring and analysis shall be incorporated in a Parking Impact Analysis Report prepared by a certified traffic planner or engineer.

Approval of a building permit application shall not be granted unless all anticipated parking needs are shown on the Campus Master Plan Supplementary Documents or Annual Report and referred to in the University's application, and the University demonstrates that required parking for each phase of development shall be made prior to or concurrent with such development.

- J. Signs and lighting.** As part of the U.M.C.A.D. district the University shall include in its Design Manual a general signage and lighting plan. The manual shall show the design criteria for location and type of signage and lighting to be used. Additionally, the following information shall be included:
1. Treatment of lighting and signage visible from public access ways and residential areas;
  2. Adequacy and suitability of lighting used in areas for off-street parking and other locations where safety is a special consideration;
  3. General criteria for the character and size of signage to be used.

In approving the proposed design manual, preference will be given to low profile, landscaped signs. Additionally, approval shall be based on the character of the proposed signage and lighting, and their compatibility and appropriateness with their surroundings.

**K. Height and setbacks of buildings.** All new proposed structures and buildings within the U.M.C.A.D. district shall comply with the height and setbacks criteria specified in the Campus Master Plan.

In determining heights for the campus property, consideration shall be given to the nature and character of the proposed development and the appropriateness and impact of the proposed height to the surrounding area.

In approving the proposed U.M.C.A.D., preference shall be given to locating the highest structures at the center of the campus or along a major roadway. Additionally, preference shall be given to the stratification of height away from residential neighborhoods.

**L. Internal relationships and arrangement of uses.** Compatible and complementary uses proposed within the U.M.C.A.D. district shall be so arranged as to:

1. Provide for safe, efficient, and harmonious groupings of structures and facilities;
2. Create successful relationships between interior and exterior spaces;
3. Include adequate parking facilities within a reasonable distance of the function they serve;
4. Include pedestrian linkage between facilities;
5. Simplify circulation routes and minimize opportunities for pedestrian/vehicular conflicts.

**M. Regulatory controls.** No specified lot coverage, setback, frontage, facing or number of buildings per site restrictions are set forth herein. All existing and proposed facilities shall be illustrated on a Master Site Plan approval of the Development Plan, including the Campus Master Site Plan, shall constitute approval and establishment of said regulatory controls.

**N. Pedestrian amenities.** Wherever possible in the U.M.C.A.D. district, pedestrian amenities should be provided. Features such as convenient and covered walkways, benches, water fountains, trash receptacles, bicycle racks and landscaping shall be included, especially along street frontages and near access points should be addressed in the design manual.

**O. Architectural design.** In order to provide a cohesive aesthetic environment within the U.M.C.A.D. district, the University shall submit design criteria to guide the architectural appearance and style of campus development.

~~**P. Landscaping.** Desirable landscaping shall be preserved in its natural state to the maximum extent possible. General landscaping requirements and standards established by code for off-street parking, yards and open space shall be considered supplemental to retention of desirable natural features. Placement of structures and vehicular areas shall be such as to retain, to the extent reasonable practical, desirable existing landscaping, open space and natural features, and to promote provisions of compatible new landscaping. Desirable native plant materials, and such exotic plant materials as have become traditional in the area, shall be preferred in plant selection.~~

**Q. Utilities.**

1. The University shall make the necessary arrangements with the public utility companies. County and Municipal agencies having jurisdiction over the permitting and provision of infrastructure services (such as potable water, fire, flow, sewer, storm water/drainage, telephone cable,

electricity, gas, etc.), to ascertain the sufficiency of available capacity to meet as a minimum, the needs of a five (5) year projected growth program for the campus.

2. The growth projections and their impact on existing utilities, along with any recommended utility improvements to meet future campus development or redevelopment, shall be included in the Annual Report.

#### **Section 4-203. Downtown Overlay District**

##### **A. Purpose and applicability.**

1. The purpose of this Section is to provide for an Overlay District that promotes the goals, objectives, and policies of the City's Comprehensive Land Use Plan. in accordance with a set of comprehensive standards to be approved within the City's Downtown area. These standards are provided for the continuance and enhancement of the historic Downtown area as the functional and symbolic center of the City.
2. The district is established in order to maintain the following objectives for the Downtown District:
  - a. Maintain the aesthetic, physical, historic and environmental character of Downtown Coral Gables.
  - b. Provide continued protection for residential neighborhoods from incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.
  - c. Promote and encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of mixed-use development and pedestrian-friendly design alternatives.
  - d. Limit building height, bulk, mass and intensity on Miracle Mile of large scale developments to promote compatibility with the existing low-rise scale of development in Downtown Coral Gables as it presently exists;
  - e. Generate pride and confidence in the Downtown area.
  - f. Protect property values through quality control.
3. Applicability. The Downtown Overlay District applies to the area bounded by the following streets: Douglas Road (SW 37 Avenue) on the East, LeJeune Road (SW 42 Avenue) on the West, Aragon Avenue and Merrick Way on the North, and Andalusia Avenue on the South.

Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property shall control use and development.

- B. Overlay regulations.** Within the ~~area defined as the~~ Downtown Overlay District, abutting or adjacent property owners having more than two-hundred (200) feet of frontage on Miracle Mile, containing more than twenty-thousand (20,000) square feet of combined lot area, and designated Commercial High-Rise Intensity pursuant to the Coral Gables Comprehensive Land Use Plan, shall be required to submit an application for site plan review, as provided below, and the subject properties shall be considered as if they were a single building site for all purposes under these LDRs and such application shall be subject to the following requirements:

1. The properties shall be designated High-Rise Intensity Commercial Land Use on the Comprehensive Land Use Plan Map from the right-of-way line of Miracle Mile north to Aragon Avenue and the right-of-way line of Miracle Mile south to Andalusia Avenue.

2. The building height of the development of the properties shall be limited to not more than six (6) stories or seventy (70) feet of building height or, whichever is less, for properties from Miracle Mile to the centerline of the alley to the north or south of Miracle Mile.
3. A minimum of ninety (90%) percent of the lot front facing Miracle Mile, at ground level, shall be storefronts limited to retail, restaurant, art galleries, personal services, courtyards and building entries.
4. Except for pedestrian building entrances and pedestrian courtyards there shall be a mandatory zero (0) foot setback along the Miracle Mile frontage and there shall be no side setbacks along Miracle Mile to ensure a continuous pedestrian scale façade.
5. In order to ensure consistency with these regulations and to ensure that the development as proposed will be compatible with and further the development of the pedestrian character and scale of Miracle Mile, all such projects shall be subject to site plan review by the Planning and Zoning Board with recommendation to the City Commission.
6. Where the designated site or project is subject to multiple ownership, as part of the application for site plan review, the Planning and Zoning Board may allow the Owners of the property to submit a Covenant in Lieu of Unity of Title in accordance with the provisions of Article 5 Division 26.
7. Alterations, expansions, renovations, and similar improvements of existing structures shall, to the extent feasible, conform to the requirements of this section and other applicable provisions of these LDRs..

**Section 4-204. Special Use District.**

- A. Purpose.** The purpose of the Special Use District is to provide a zoning classification which accommodates uses which have the potential of adversely impacting adjacent uses but which enhance the quality of life of the citizens of Coral Gables.
- B. Permitted uses.** The following uses are permitted in the Special Use District subject to the standards in this Section and other applicable regulations in Article 5:
1. Accessory uses.
  2. Cemeteries.
  3. Public transportation facilities.
- C. Minor Conditional Uses.** The following uses are permitted in the Special Use District as Minor Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Golf or tennis grounds.
  2. Municipal facilities.
  3. Private club.
  4. Religious institutions.
  5. Utility/Infrastructure Facilities.
- D. Major Conditional Uses.** The following uses are permitted in the Special Use District as Major Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Government uses.
  2. Heliport and helistop.
  3. Hospital and uses accessory to, and customarily associated with, a hospital, as follows: (2715)

- a. Intermediate care facility.
  - b. Diagnostic facility.
  - c. Medical clinic and/or office.
  - d. Laboratory and research facilities.
  - e. Medical educational facilities
  - f. Health/fitness facilities.
  - g. Rehabilitation facilities.
  - h. Pharmacy.
  - i. Support facilities such as: cafeteria, laundry, dietary services, childcare, administrative offices, data processing and printing.
  - j. Convenience facilities for hospital users such as: snack bar, gift shop, chapel and florist.
4. Marina facilities.
  5. Planned area development.
  6. Schools.

**E. Performance Standards:**

1. Setbacks:
  - a. Front: ~~setback. A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites in S Use Districts, except that on building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.~~
  - b. Side: ~~setback.~~
    - i. Inside lots: 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 (20) feet.
    - ii. ~~Side street: A minimum side setback of Fifteen (15) feet 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, shall 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 (5) feet. Building sites where a reduction in the minimum square foot floor area of the building was permitted as set forth in Section 3-1(i), shall be required to maintain a minimum side setback of ten (10) feet on each side.~~
  - c. Rear: five (5) feet.
  - d. Setback from canal, waterway, lake or bay: ~~On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted, except as provided in Article 4 Appendix A.~~
2. Height: forty-five (45) feet except as provided in Appendix A. (2829)
3. Ground area coverage.
4. Landscaped open space: not less than thirty-five (35%) percent of the area of the building site.

**Section 4-205. P District.**

**A. Purpose.** The purpose of the P District is for the preservation and conservation of natural resources and environmentally sensitive areas such as wetlands, tideland, mangroves, marine and wildlife habitats and such other areas or terrain which have qualities of scenic, natural and aesthetic value in its present state as a natural area. This zoning District category shall promote limited public use of conservation, preservation, and natural resources protection areas, such as lands designated as Conservation in the City's Comprehensive Plan and on the City's Future Land Use Map and encourage public appreciation of the natural environment by allowing educational programs and public access to natural areas.

**B. Permitted Uses.** The following uses shall be permitted:

1. Wetlands.
2. Tidelands.

3. Mangroves.
4. Marine and wildlife habitats, and such other areas or terrain which have qualities of scenic, natural and aesthetic value in its natural state.
5. Passive support facilities as provided.
6. Miami-Dade County Recreation Areas. For those facilities designated Miami-Dade County Recreation Areas (Matheson Hammock Park, R. Hardy Matheson Preserve, and Chapman Field Park) in the City's Comprehensive Plan, active and passive recreational activities and facilities.
7. No development shall be permitted in:
  - a. Miami-Dade County designated natural areas.
  - b. Natural areas that are part of a mitigation project.
  - c. Natural areas that are part of a restoration plan.
8. Within **undeveloped, or undisturbed** natural areas permitted uses shall be limited to the following activities:
  - a. Those activities established.
  - b. Improvement, maintenance, or restoration activities required to enhance or improve natural areas and wildlife habitats.
  - c. Passive recreation, such as nature observation, picnicking, and walking and resource-based recreational uses that conserve natural resources, such as recreational boating, fishing and hunting.
  - d. Water conservation areas, including natural drainage systems.
  - e. Wildlife management areas, including fish and game preserves, and wildlife observation areas.
9. Development within **previously-developed, or disturbed areas** shall be limited to the following:
  - a. Those activities established in ~~(f) 4 A and B 6.~~
  - b. Botanical and natural gardens.
  - c. Nature trails, paths, and walkways
  - d. Investigations of archaeological, cultural, or historical resources.
  - e. Nature or visitor centers, including marine research and education facilities, launching ramps and the restroom facilities and utilities ancillary and incidental to these facilities.
  - f. Open space.

**C. Performance Standards.**

1. The property, together with any black or red mangrove forest thereon, shall be kept and preserved in its natural state as a natural wilderness and preserve.
2. The use of motor vehicles in a preservation area shall be discouraged.
3. No man-made alterations shall be made in a preservation area except:
  - a. To protect the property and any black or red mangrove forest thereon from damage by natural elements; and/or,
  - b. To protect or restore to its natural state any property damaged by the platting of adjoining properties and which is in danger of being eroded, or otherwise materially affected by natural elements,
  - c. To provide, subject to the approval of the City Commission through conditional, passive support facilities within designated areas such as nature trails, walkways, bird watch areas, and restrooms, launching ramps, and then only after obtaining such permits as may be required by local, state and/or federal authorities and permission (whether permits are necessary or not) from the Board of Trustees of the Internal Improvement Trust Fund, the Department of Environmental Protection, or their successors in interest.

**D. Prohibited Uses.** A preservation area shall not be used for residential, commercial, or agricultural purposes.

**ARTICLE 4, Division 3  
NONRESIDENTIAL DISTRICTS**

**Section 4-301. Commercial Limited District**

- A. Purpose. The purpose of the Commercial Limited (“CL”) District is to provide convenient access to goods and services of low and medium intensity without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and things within the City. This District also contains special provisions regarding nighttime commercial uses located in close proximity to residential districts which create special considerations with regard to the compatibility of adjacent land uses.
- B. Permitted uses. The following uses are permitted in the Commercial Limited District subject to the standards in this Section and other applicable regulations in Article 5:
1. Accessory uses.
  2. Congregate care of no more than twenty (20) beds or rooms.
  3. Educational facilities of no more than fifty (50) student seats.
  4. Nursing homes of less than twenty (20) beds or rooms.
  5. Offices of no more than twenty thousand (20,000) square feet of floor area.
  6. Overnight accommodations of no more than eight (8) rooms.
  7. Restaurants, up to 500 square feet of customer service area.
  8. Retail, sales and services of no more than three thousand (3,000) square feet of floor area.
  9. Temporary uses, in accordance with the provisions of Article 5 Division 23.
- C. Minor conditional uses. The following uses are permitted in the Commercial Limited District as Minor Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Assisted living facilities.
  2. Congregate care of greater than twenty (20) rooms.
  3. Educational facilities of greater than fifty (50) student seats.
  4. Indoor recreation/entertainment.
  5. Medical clinic.
  6. Municipal facilities.
  7. Nursing homes of greater than twenty (20) beds or patient rooms.
  8. Offices of greater than twenty thousand (20,000) square feet.
  9. Outdoor recreation/entertainment.

10. Overnight accommodations of greater than eight (8) rooms, but less than one hundred (100) rooms.
  11. Religious institutions.
  12. Restaurants, up to 1,000 square feet of customer service area.
  13. Retail, sales and services of greater than three thousand (3000) square feet of floor area.
  14. Schools.
  15. Utility/infrastructure facilities.
- D. Major conditional uses. The following uses are permitted in the Commercial Limited District as Major Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Alcoholic beverage sales.
  2. Automobile service stations (reconstruction only).
  3. Community center.
  4. Any use with a drive through and walk up.
  5. Helistop.
  6. Nighttime uses within one hundred and fifty (150) feet of a parcel of land designated as a residential district
  7. Parking lots.
  8. Planned area development.
  9. Restaurants greater than 1,000 square feet of customer service area.
- E. Performance standards.
1. Minimum parcel of land: 2,500 square feet.
  2. Minimum parcel dimensions: width – 20'; depth – 100'.
  3. Minimum setbacks. Except as provided in subsection d for overnight accommodations, the following setbacks shall be provided for all buildings in the Commercial Limited District:
    - a. Front: none.
    - b. Side:
      - i. Interior side: None.
      - ii. Side street: Fifteen (15) feet.
    - c. Rear.

- i. Where there is a dedicated alley in the rear: Five (5) feet up to the first fourteen (14) feet in height. For that portion of a building above fourteen (14) feet in height: none.
      - ii. Where there is no dedicated alley in the rear: Ten (10) feet.
    - d. Minimum setbacks for overnight accommodations.
      - i. Front: None.
      - ii. Side:
        - (a) Interior: Ten (10) feet minimum, plus one additional foot setback for the entire building for each three (3) feet of building height above forty-five (45) feet.
        - (b) Side Street: Fifteen (15) feet minimum, plus one additional foot setback for the entire building for each three (3) feet of building height above forty-five (45) feet.
      - iii. Rear:
        - (a) Abutting alley: Ten (10) feet minimum, plus one additional foot setback for the entire building for each three (3) feet of the building height above forty-five (45) feet, or
        - (b) No abutting alley: Twenty (20) feet plus one additional foot setback for the entire building for each three (3) feet of building height above forty-five (45) feet.
  - 4. Balconies. Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.
  - 5. Required landscaped open space:
    - a. All uses shall provide landscaped open space of not less than ten (10%) percent of the area of the building site. Such landscaped area shall not be less in width or depth than ten (10) feet.
    - b. All such landscaped open space shall be appropriately landscaped with trees, shrubbery, hedges, and other acceptable landscaped material and shall be maintained in a neat and orderly appearance.
  - 6. Floor area ratio: 1.0.
  - 7. Height: Thirty-five (35) feet.
  - 8. Off-street parking, subject to the standards in Article 5 Division 16.
- F. Standards for nighttime uses.
- 1. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a minimum height of four (4) feet at time of planting so that vehicle headlamps cannot illuminate land which is designated as a residential district.
  - 2. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available for from the hours of 8:00 PM to 6:00 AM.
  - 3. No deliveries shall be accepted between the hours of 8:00PM and 6:00 AM for nighttime uses.

4. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.
5. A landscape buffer comprised of a continuous hedge and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.
6. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
7. Additional criteria for medical clinics:
  - a. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
  - b. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.
  - c. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
  - d. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of physicians or surgeons affiliated with such clinic.
  - e. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
  - f. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.
  - g. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
  - h. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.
8. Overnight accommodations and restaurants.
  - a. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated between the hours of 10:00PM and 11:00 AM weekdays and 10:00 PM and 11:00 AM on weekends.
  - b. No music (live or recorded) shall be performed or played except within an enclosed building between the hours of 8:00PM and 6:00 AM.
  - c. No kitchen with outside venting shall be operated between the hours of 10:00PM and 6:00 AM.

#### **Section 4-302. Commercial District**

- A. Purpose. The purpose of the Commercial District ("C") is to provide convenient access to higher intensity goods and services throughout the City in conjunction with providing economic stability without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and things within the City.

B. Permitted uses. The following uses are permitted in the Commercial District subject to the standards in this Section and other applicable regulations in Article 5:

1. Accessory Uses.
2. Alcoholic beverage sales.
3. Assisted living facilities.
4. Automobile service station.
5. Community center.
6. Congregate care.
7. Educational facilities.
8. Funeral home.
9. Government uses.
10. Indoor recreation/entertainment.
11. Medical clinic.
12. Municipal facilities.
13. Nighttime uses, not adjacent to single-family residential.
14. Nursing homes.
15. Offices.
16. Overnight accommodations exceeding 100 rooms, including retail sales and services.
17. Parking garages.
18. Parking lots.
19. Public transportation facility.
20. Religious institutions.
21. Restaurants.
22. Retail sales and services.
23. Schools.
24. Temporary uses.
23. TV/radio studios.
24. Utility/infrastructure facilities.

- C. Minor conditional uses. The following uses are permitted in the Commercial District as Minor Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Animal grooming and boarding.
  2. Day care.
  3. Nighttime uses adjacent to single-family residential, subject to the standards in subsection E7 of this District.
  4. Outdoor recreation/entertainment.
  5. Restaurants, fast food.
  6. Vehicle sales/displays.
  7. Vehicle service, major.
  8. Veterinary Offices.
- D. Major conditional uses. The following uses are permitted in the Commercial District as Major Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Helistop.
  2. Hospitals.
  3. Marinas.
  4. Mixed use.
  5. Outdoor retail sales, display and/or storage.
  6. Planned area development.
  7. Private yacht basin.
  8. Restaurants, fast food with drive-throughs.
- E. Performance standards.
1. Minimum parcel of land: 2,500 square feet.
  2. Minimum parcel dimensions: Minimum width - 20'; minimum depth - 100'.
  3. Minimum setbacks. The following setbacks shall be provided for all buildings in the Commercial District:
    - a. Front:
      - i. Up to 45' in height: None.
      - ii. If over 45' in height: Ten (10) feet.

- b. Side:
    - i. Interior side: None.
    - ii. Side street: Fifteen (15) feet.
  - c. Rear:
    - i. Abutting a dedicated alley or street: None.
    - ii. No abutting dedicated alley or street: Ten (10) feet.
  - d. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.
4. Required landscaped open space.
- a. Landscaped open space of not less than ten (10%) percent of the area of the building site shall be provided. Such landscaped area shall not be less in width or depth than ten (10) feet.
  - b. All such landscaped open space shall be appropriately landscaped with trees, shrubbery, hedges, and other acceptable landscaped material and shall be maintained in a neat and orderly appearance.
5. Floor area ratio: 3.0.
6. Maximum height.
- a. Parcels of land designated in the Comprehensive Land Use Plan as single-family residential: Thirty-five (35) feet.
  - b. Parcels of land designated in the Comprehensive Land Use Plan as commercial use low-rise intensity: Forty-five (45) feet.
  - c. Parcels of land designated in the Comprehensive Land Use Plan as commercial use mid-rise intensity: Seventy-two (72) feet.
  - d. Parcels of land designated in the Comprehensive Land Use Plan as commercial use high-rise intensity: One hundred fifty (150) feet.
7. Nighttime uses.
- a. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a height of a minimum of four (4) feet at time of installation so that vehicle headlamps cannot illuminate land which is designated as a residential district.
  - b. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available for use from the hours of 8:00PM to 6:00 AM.
  - c. No deliveries shall be accepted between the hours of 8:00PM and 6:00 AM for nighttime uses.
  - d. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.

- e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.
- f. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00PM and 6:00 AM.
- g. Additional criteria for medical clinics.
  - (i) Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
  - (ii) Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.
  - (iii) Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
  - (iv) A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of physicians or surgeons affiliated with such clinic.
  - (v) The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
  - (vi) All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.
  - (vii) No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
  - (viii) Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.
- h. Overnight accommodations.
  - (i) No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated after 10:00PM.
  - (ii) No music (live or recorded) shall be performed or played except within in an enclosed building between the hours of 8:00PM and 6:00 AM.
  - (iii) No kitchen with outside venting shall be operated between the hours of 10:00PM and 6:00 AM.

**Section 4-303. Industrial District.**

- A. Purpose. The purpose of the Industrial District is to accommodate related industrial uses in the City.
- B. Permitted uses. The following uses are permitted in the Industrial District subject to the standards in this Section and other applicable regulations in Article 5:
  - 1. Accessory uses.
  - 2. Adult uses.

3. Alcoholic beverage sales.
4. Animal grooming and boarding.
5. Assisted living facilities.
6. Automobile service stations.
7. Community center.
8. Day care.
9. Governmental uses.
10. Manufacturing.
11. Medical clinic.
12. Municipal facilities.
13. Offices.
14. Overnight accommodations.
15. Parking garages.
16. Parking lots.
17. Public transportation facility.
18. Religious institutions.
19. Research and technology uses.
20. Restaurants.
21. Restaurants, fast food.
22. Retail, sales and service.
23. Schools.
24. Self-storage warehouses.
25. Temporary uses.
26. TV/radio studios.
27. Utility/infrastructure facilities.
28. Utility substations.
29. Vehicle sales/displays.
30. Vehicles sales/displays, major.

- 31. Vehicle service, major.
- 32. Veterinary offices.
- 33. Wholesale/distribution/warehouse facility.

C. Minor Conditional Use. The following uses are permitted in the Industrial District as Minor Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

- 1. Any use in a building which exceeds Thirty-five (35) feet in height.
- 2. Hospitals.
- 3. Mixed use.
- 4. Outdoor recreation/entertainment.
- 5. Outdoor retail sales, display and/or storage.
- 6. Planned area development.

D. Major conditional uses. The following uses are permitted in the Commercial District as Major Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

- 1. Helistop.

**D. Performance Standards.**

1. Minimum setbacks. The following setbacks shall be provided for all buildings in the Industrial District:

a. Front:

- i. Up to 45' in height: None.
- ii. If over 45' in height: Ten (10) feet.

b. Side:

- i. Interior side: None.
- ii. Side street: Fifteen (15) feet.

c. Rear:

- i. Abutting a dedicated alley or street: None.
- iii. No abutting dedicated alley or street: Ten (10) feet.

d. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.

2. Height.
  - a. Any structure within 100' of single-family residential: Thirty-five (35) feet.
  - b. Offices, overnight accommodations and mixed use: Seventy-two (72) feet.
  - c. Other uses: Forty-five (45) feet.
3. Floor area ratio (FAR): 3.0.

**Article 4, 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) Circus, carnival, open-air or tent show or similar use operated for purpose of private profit.~~
- B. Crematory, or furnace for cremation of human bodies.
- ~~(d) Billboards.~~
- 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 as provided for under ng, except open-air cafés and outdoor dining permitted under these LDRs Section 6-4 and sub-paragraph (f) of Section 8-3 herein,~~ 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 M-Use 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 25.
- E. Restaurant drive-in service windows and drive-in and/or walk-up tellers when approved in accordance with the provisions ~~as set forth under Section 6-4 herein~~ of the LDRs.

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

**Section 4-404. 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 in Industrial District ~~zoned for M-Uses.~~

**Section 4-405. Adult book store, adult theater and massage salon.**

The business or occupation of an adult book store, adult theater or massage salon shall not be conducted or operated except upon premises ~~zoned for in an Industrial District~~ M-Uses, and, provided further that the operation of such uses shall comply with all provisions of ~~this Code~~ these LDRs and all other applicable rules and regulations.

**Section 4-406. Fortune tellers, etc.**

The business or occupation of fortune teller, clairvoyant, palmist, astrologer, phrenologist, character reader, spirit medium, absent treatment healer, mind reader, hypnotist, mental healer, numerologist, and all other businesses and occupations of a similar nature shall not be conducted or operated except upon premises ~~zoned for M-Uses~~ in an Industrial District.

**Section 4-407. Laundries.**

The business or occupation of commercial laundries, as commonly defined, shall not be conducted except upon premises ~~zoned for M-Uses~~ in an Industrial District.

**Section 4-408. 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 4-409. Recreational vehicle.**

- A. No recreational vehicle shall be kept or parked on public or private property within the City except for the purpose of loading or unloading for a continuous period not to exceed twenty-four (24) hours within any calendar week beginning Sunday at 12:01 a.m. and ending at midnight on Saturday, unless such recreational vehicle is parked or stored within the confines of a garage, and unoccupied; or parked upon a duly licensed or legally operated parking area, which is not a concomitant and required under the zoning or other ordinance of the City. (2536)
- 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.

**Section 4-410. Tents or detached screened enclosures.**

No tent or detached screen enclosure 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 accessory auxiliary-use in connection with a residential or special use district ~~an R, D, A or S-Use~~ as provided for in Article 5 Division 1, herein under Section 5-13.

**Section 4-411. Parking in residential areas.**

- A. It shall be unlawful for any person to park any vehicle displaying advertising signs or any truck, trailer, commercial vehicle, or recreational vehicle, in or upon any property, public or private, in any area of the City ~~which is zoned in a residential zone~~. This prohibition, however shall not apply in the following cases: (2536)
1. Vehicles which are entirely enclosed within the confines of an enclosed garage.
  2. Vehicles used by licensed contractors or service establishments while actually doing work in such residential areas between the hours of 7:30 a.m. to 6:00 p.m. excluding Sundays and holidays, provided, however, that such vehicles shall contain written identification on both sides of the vehicle clearly indicating the name of the contractor or service establishment. Such identification shall be in conformance with the standards set forth in Section 8A-276(b), Commercial Vehicle Identification, of the Code of Metropolitan Dade County, Florida.
  3. Loading or unloading of trucks, trailers or commercial vehicles provided that such loading or unloading takes no more than two (2) hours, and is not done between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day.
  4. Automobiles carrying advertising signs on the top of such automobiles dealing with the candidacy of individuals for elected office. This exemption, however, shall cease seven (7) days after the date of the election in which the person was finally voted upon.
  5. Automobiles carrying advertising signs, advertising and voted upon by the people. This exemption, however, shall cease seven (7) days after the date of the election in which the proposition advertised was finally voted upon.
  6. The loading or unloading of recreational vehicles as provided for under this Section-8-11 herein.
  7. Mobile cranes and other heavy equipment used during building construction.
- B. ~~The Building and Zoning Director shall be charged with the responsibility of determining compliance with the regulations governing the parking of such trucks, trailers, commercial vehicles and recreational vehicles in residential areas as provided herein, however, in case of dispute, direct application may be made to the City Commission.~~

**Section 4-412. Trucks, trailers, commercial vehicles, and recreational vehicles--Parking upon streets and public places.**

Except as provided for ~~herein in this Division~~, no trucks, trailers, commercial vehicles, or recreational vehicles, shall be parked upon the streets or other public places of the City between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day. This prohibition is in addition to the total prohibition covering residential areas as provided in Section 4-410. ~~dealt with in Section 8-11 hereof.~~ (2536)

**Section 4-413. Boats and boat trailers.**

Boats and boat trailers may be placed, kept or maintained or permitted to be placed, kept or maintained in any interior side or rear ~~yard~~ setback only. (2852, 2992)

**Section 4-414. Wild animals and reptiles, keeping.**

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

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 2-146.~~

C. 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 (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 ~~Paragraph (d) 1~~ 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. ~~For the purpose of this ordinance, an adult cat or dog shall be deemed to be any cat or dog six (6) months old or older.~~
- 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)