

1 **WHEREAS**, upon receiving the recommendation of the Planning and Zoning
2 Board, additional public input and testimony, the City Commission after due consideration at its
3 regular meeting of _____ approved on First Reading amendments to the City of
4 Coral Gables Zoning Code as follows:
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7 **NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF**
8 **CORAL GABLES AS FOLLOWS:**
9

10 **SECTION 1.** The recitals and findings contained in the Preamble to this Ordinance are
11 adopted by reference and incorporated as if fully set forth in this Section.
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13 **SECTION 2.** The “Zoning Code of the City of Coral Gables” is hereby amended by
14 adding a provision herein establishing a new Section ___ of the Zoning Code to be titled “Scale
15 and Mass Regulations” which regulations shall be applicable in all R Residential Districts
16 located west of LeJeune Road and north of Sunset Road, as follows:

17 Scale and Mass Regulations
18

19 A. Purpose. The purpose of these Scale and Mass Regulations is to ensure that
20 development of new single family dwellings and redevelopment and or expansion
21 of existing single family dwellings are compatible with existing dwelling units in
22 the neighborhood in which the new single family dwellings and redevelopment
23 and or expansion of existing single family dwellings are located, in terms of scale,
24 size, mass and character and that the visual and physical character of those
25 neighborhoods is sustained.
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27 B. Definitions. For the purposes of this Section, the following terms shall have the
28 meaning set out herein:
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30 1. “*Neighborhood*” means the area in which a parcel of land is located which
31 includes all lots with street frontage on both sides of the street block.
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33 2. “*Street Facade*” means the facade of a building which faces a public
34 street.
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36 C. Maximum Floor Area Ratio.
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38 1. Lots of 5,000 Square Feet or Less. Except as provided for in subsection 3,
39 the maximum floor area of a single-family dwelling on lots of five
40 thousand square feet or less, shall be thirty five percent (.35) of the area of
41 the lot, or one hundred and twenty percent (120%) of the average FAR of
42 all of the existing houses in the neighborhood, whichever is greater.
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2. Lots of Greater than 5,000 Square Feet. On lots of greater than five thousand (5,000) square feet, the maximum floor area of a single-family dwelling shall be forty eight percent (.48) for the first five thousand (5,000) square feet of lot area, plus thirty five percent (35%) for additional square feet up to ten thousand (10,000) square feet, and one tenth (.1) of a square foot for each additional square foot of lot area in excess of ten thousand (10,000) square feet, or the average FAR of all of the existing houses in the neighborhood, whichever is less.

3. Single-Family Dwellings With a FAR of Greater Than .35. Single-family dwellings with a floor area of greater than .35 shall be reviewed and approved as a minor conditional use under the provisions of Article 3 Division 4, applicable regulations in Article 5 of these regulations, and the following standards:

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 Board of Architects 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.

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- 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. Setbacks.

1. Side and Rear Setbacks.

- a. Single story single family dwellings with a floor area ratio of .35 or less: total side setbacks of at least twenty percent (20%) of the lot width, provided that no interior side setback shall be less than five (5) feet.

- b. Two (2) story single family dwellings with a floor area ratio of .35 or less: total side setbacks of at least twenty five percent (25%) of lot width, provided that the interior side setback shall be less than seven and one half (7 ½) feet.

- c. Single story single family dwellings with a floor area ratio of greater than .35: total side setbacks of at least twenty five percent (25%) of the lot width, provided that no interior side setback shall be less than seven and one half (7 ½) feet.

- d. Two (2) story single family dwellings with a floor area ratio of greater than .35 or less: total side yards of at least forty percent (40%) of lot width, provided that no interior side setback shall be less than ten (10) feet.

2. Second Story Street Facade Setbacks. The street facade of the second story of a two (2) story single family dwellings shall be defined by a cornice line or be set back at least two (2) feet from the plane of the front facade of the first story.

3. Second Story Side Facade Setbacks. The facade of the second story facing an interior side yard shall be set back at least three (3) from the plane of the first story facade of the building.

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E. Maximum Height. Thirty-four (34) feet or two (2) stories.

F. Accessory Structures. Accessory structures including garages shall not be considered for purposes of coverage or floor area where such structures are located in a rear yard

7 **SECTION 3.** It is the intention of the Commission that each provision hereof be
8 considered severable, and that the invalidity of any provision of this Ordinance shall not affect
9 the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use
10 Plan, or the Coral Gables Zoning Code.

11
12 **SECTION 4.** All rights, actions, proceedings and Contracts of the City,
13 including the City Commissioners, the City Manager, or any of its departments, boards or
14 officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or
15 completed, in all respects, as though begun or executed hereunder.

16
17 **SECTION 5.** It is the intention of the Commission that to the extent any
18 provision of this Ordinance conflicts with or is inconsistent with any other ordinance or parts of
19 ordinances that this Ordinance prevails and that such inconsistencies will be repealed in the
20 context of the Zoning Code rewrite.

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22 **SECTION 6.** If any section, part of session, paragraph, clause, phrase or word of
23 this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be
24 affected.

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26 **SECTION 7.** It is the intention of the City Commission that the provisions of
27 this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida,
28 as amended, which provisions may be renumbered or relettered and that the word ordinance be
29 changed to “section”, “article”, or other appropriate word to accomplish such intention.

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31 **SECTION 8.** This ordinance shall become effective 10 days upon adoption.

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PASSED AND ADOPTED THIS ____DAY OF ____ A.D., 2005.

SLESNICK II

DONALD D.

MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M.
HERNANDEZ
CITY ATTORNEY