

COMMENTARY

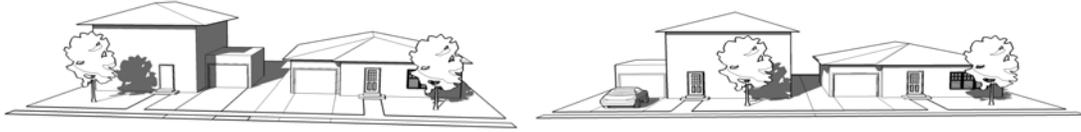
This draft of the proposed Residential Districts reflects considerable effort by staff and the Consultant to resolve issues and concerns. The document includes excerpts from Article 3 and Article 8 which are provided for the convenience of review but will be considered as a part of those articles during the review of the code.

ARTICLE 4, ZONING DISTRICTS
Division 1, Residential Districts

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

- A. Purpose and applicability. 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, historic residential environment and to accommodate revitalization, expansion and infill development without adversely affecting the integrity of individual neighborhoods, the City’s stated goals of neighborhood context and compatibility, as well as the preservation of the extensive mature landscape located in the City.
- B. Permitted uses. The following uses are permitted in the SF1 District subject to the standards in this Section and other applicable regulations in Article 5.
 - 1. Single family detached one (1) story dwellings.
 - 2. Utility infrastructure facilities.
 - 3. Accessory uses, buildings or structures.
- C. Administrative discretionary uses. The following uses are permitted in the SF-1 District (see flow chart in Article 3, Division 4):
 - 1. Two story single family residential dwellings, provided that the Development Review Official determines that:
 - a. Any portion of the dwelling which exceeds twelve (12) feet in height is set back at least ten (10) feet from any property boundary of the parcel proposed for development, or the location and height of any portion of a dwelling which exceeds twelve (12) feet is such that no shadow from any portions of the building falls on any contiguous parcel of land at one o’clock in the afternoon (1:00 PM) on December 21st or is set back from any property line at least one (1) foot for every one (1) foot fo building height, and

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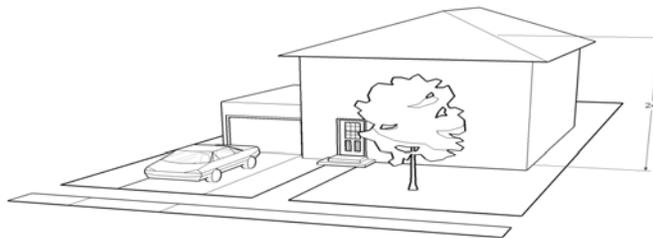


Permitted

Not Permitted

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- b. The facades facing side yards are not comprised of blank walls to the extent that any portion of the wall of more than ten (10) feet in height or width includes windows or other decorative features, and
- c. The mass and character of the proposed dwelling is consistent and compatible in terms of mass, height, scale and design with the existing dwellings in the Zoning Analysis District in which the dwelling is proposed to be located. 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 complies with the standards in this subsection and ensures compatibility of the proposed dwelling in the Zoning Analysis District:
 - i. For those parcels of land with a required front setback of twenty-five (25) feet or less, all buildings shall be set back an additional distance equal to ten percent (10%) of the depth of the lot.
 - ii. The portion of the front façade of a dwelling which contains the main entrance to the residence shall occupy no more than twenty-five percent (25%) of the front façade of the dwelling.
 - iii. Unenclosed porches or *porte-cocheres*, if provided, occupy at least twenty percent (20%) of the front façade of the dwelling.
 - iv. If the dwelling has a portion of the roof which is gabled, no more than eighty percent (80%) of the roof area shall have the same height, plus or minus three (3) feet.



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- v. To the extent reasonably practicable, given the width and depth of the lot on which the dwelling is proposed, the width of the dwelling is reduced and the depth of the dwelling is increased in order to effectively increase the width of side yard setbacks above the minimum required side yard.

D. Performance standards.

1. Minimum lot size.

- a. General. No dwelling shall be constructed on a parcel of land of less than five thousand (5,000) square feet.
- b. Buildable lot. A residential dwelling unit shall be developed on a parcel of land comprised of at least one (1) buildable lot. For the purposes of this subsection, a buildable lot is a parcel of land which is one of the following:
 - i. A vacant parcel of land which was not a part of parcel of land on which a single family dwelling existed on or at any time after February 17, 1977 shall constitute a buildable lot for the construction of a single family residence.
 - ii. One of more platted lots or portions thereof where a single family residence existed on or at any time after February 17, 1977, shall constitute a buildable lot for the construction of a single family residence.
 - iii. A newly created building site may be a buildable lot for the construction of a single family residence, in accordance with the procedures in Article 3, Section 3-206 which requires review and approval of site plan as a part of the approval of a building site, where subsections (a)-(d) of this section are all satisfied:
 - a) Exceptional or unusual circumstances exist that are site specific such as unusual site configuration or partially platted lots, or are code specific, such as properties having two or more zoning and/or land use designations, multiple facings or thru-block sites) which would warrant the separation or establishment of a building site(s); and
 - b) The building site(s) created satisfies one of the following:
 - i) 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 in a Zoning Analysis District where more than sixty (60) percent of the existing homes are located on lots of less than seventy five (75) feet of frontage; or
 - ii) 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 fifty (150) feet improved with at least one (1) residential dwelling unit and located in a Zoning Analysis District 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
 - iii) A frontage of at least one hundred (100) feet; and

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- c) The building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of these regulations; and
 - d) The proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area and serves the collective interest of the neighborhood.
2. Minimum lot dimensions for new building sites. No new 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 of land proposed for development.
4. Minimum setbacks.
- a. Front.
 - i. Dwellings on local streets.
 - a). Lots with a depth of less than seventy-five (75) feet. Fifteen (15) feet.
 - b). Lots with a depth of seventy-five (75) feet or greater. Twenty-five (25) 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, provided that where a utility easement is required, the minimum side setback for all structures shall be at least ten (10) feet.
 - ii. Side abutting a public street. Fifteen (15) feet.
 - c. Rear.
 - i. Lots which do not abut a water body along the rear property line. Ten (10) feet.
 - ii. Lots which abut a water body along the rear property line. Thirty-five (35) feet.
5. Permitted encroachments within required setbacks.
- a. Front.
 - i. Eaves, bay windows and balconies. Maximum of four (4) feet.
 - ii. Main entrances, including awnings and other weather proof covers and uncovered steps and stoops. Maximum of eight (8) feet.
 - b. Side.
 - i. Eaves, bay windows, balconies and uncovered steps and stoops. Maximum of four (4) feet or one half (1/2) of the required side yard whichever is smaller.

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- ii. *Porte-cocheres* not exceeding twelve (12) feet in height and not exceeding three hundred fifty (350) square feet in area. Minimum of two (2) feet from interior side property line.
 - c. Rear.
 - i. Detached garage not exceeding twelve (12) feet in height. Minimum of five (5) feet.
 - ii. Eaves and uncovered steps and stoops. Maximum of four (4) feet.
- 6. Ground area coverage.
 - a. Principal building. No more than thirty-five percent (35%) of the area of a lot shall be occupied by the principal building.
 - b. Accessory uses, buildings, or structures. An additional ten percent (10%) of the total area of a lot may be occupied by accessory buildings or improvements.
 - c. Detached garages with *port-cocheres*. Detached garages accessed by way of a driveway through a *porte-cochere* and the *porte-cochere* shall be permitted in excess of the coverage permitted in subsections a. and b. of this subsection, provided that the total coverage of the garage and *porte-cochere* does not exceed seven hundred (700) square feet.
- 7. Maximum residential floor area ratio. Maximum residential floor area ratio of .48 on lots up to 5,000 square feet, plus .3 for lots of 5,001-10,000 square feet, plus .1 for each square foot of lot area 10,001 square feet or greater.
- 8. Height. For a flat roof, a maximum height of twenty-four (24) feet is allowed. A parapet of at least one and one half (1 1/2) feet, but not greater than four (4) feet is required. For a gabled roof a maximum height of twenty-nine (29) feet to the top of the roof is allowed. A parapet of at least one and one half (1 1/2) feet, but not exceeding four (4) feet may be permitted around a gabled roof. Chimneys may extend up to three (3) feet.
- 9. Parking.
 - a. No parking garage shall contain more than three (3) vehicle parking spaces.
 - b. No parking garage door, or carport or *porte-cochere* shall be located within two and one half (2 1/2) feet of the front façade of a dwelling.
 - c. No storage of appliances or similar household items shall be permitted in a carport or *porte-cochere*.
- 10. Outdoor lighting.
 - a. All outdoor lighting fixtures shall be located so that objects or land which are located beyond the property line are not illuminated to the extent of producing more than a diffuse shadow.
 - b. All outdoor lighting fixtures shall be "cut-off" fixtures and shall not exceed a height of twenty-five (25) feet, or one (1) foot of height for each one (1) foot the lighting fixture is set back from any property line, whichever is less.

1 **Section 4-102. Single Family - 2 District (“SF - 2”).**
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3 A. Purpose and applicability. The purpose of the SF-2 District is to provide for contemporary patterns of
4 residential development to meet the housing needs of a diverse community in the new sections of the
5 City.
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7 B. Permitted uses. The following uses are permitted in the SF-2 District subject to the standards in this
8 Section and other applicable regulations in Article 5.
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- 10 1. Single family detached dwellings.
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12 2. Utility infrastructure utilities
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14 3. Accessory uses buildings, or structures.
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16 C. Conditional uses. The following are permitted in the SF-2 District as Conditional Uses, if approved
17 under the provisions of Article 3 Division 4, subject to the standards in this Section and other
18 applicable regulations in Article 5:
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- 20 1. Marinas.
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22 2. Private yacht basin.
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24 D. Performance standards
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- 26 1. Minimum lot size. Except as provided in subsection 9 of this Section, no dwelling shall be
27 constructed on a parcel of land of less than five thousand (5,000) square feet.
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29 2. Minimum lot dimensions. No dwelling shall be constructed on a parcel of land with a width of less
30 than fifty (50) feet or a depth of less than one hundred (100) feet.
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32 3. Maximum density. One (1) dwelling unit per parcel of land proposed for development.
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34 4. Minimum setbacks.
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36 a. Front. Twenty-five (25) feet.
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38 b. Side.
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40 i. Interior side. Total side setback of at least twenty percent (20%) of the lot width up to a
41 maximum of twenty (20) feet, provided that no interior side setback shall be less than five
42 (5) feet.
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44 ii. Side abutting a street. Fifteen (15) feet.
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46 c. Rear.
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48 i. Lots which do not abut a water body. Ten (10) feet.
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50 ii. Lots which abut a water body. Thirty-five (35) feet.
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52 5. Ground area coverage.
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- a. Principal building. No more than thirty five percent (35%) of the area of a lot shall be occupied by the principal building.
 - b. Accessory uses, buildings, or structures. An additional ten percent (10%) of the area of a lot may be occupied by an accessory building or uses.
6. Maximum residential floor area ratio. Maximum residential floor area ration of .48 on lots up to 5,000 square feet, plus .35 for lots of 5,001-15,000 square feet, plus .3 for each square foot for lots greater than 15,000 square feet.
7. Height.
- a. General: Maximum of thirty-four (34) feet or two (2) stories.
 - b. Height in flood hazard district. That portion of a single-family dwelling 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.
- a. No parking garage shall contain more than four (4) vehicle parking spaces.
 - b. No parking garage door, or carport or *porte-cochere* shall be located within two and one half (2 1/2) feet of the front façade of a dwelling.
 - c. No storage of appliances or similar household items shall be permitted in a carport or *porte-cochere*.
9. Buildable lot. A residential dwelling unit shall be developed on a parcel of land comprised of at least one (1) buildable lot. For the purposes of this subsection, a buildable lot is a parcel of land which is one of the following:
- a. A vacant parcel of land which was not a part of parcel of land on which a single family dwelling existed on or at any time after February 17, 1977 shall constitute a buildable lot for the construction of a single family residence.
 - b. One of more platted lots or portions thereof where a single family residence existed on or at any time after February 17, 1977, shall constitute a buildable lot for the construction of a single family residence.
 - c. A newly created building site may be a buildable lot for the construction of a single family residence, in accordance with the procedures in Article 3, Section 3 -206 which requires

1 review and approval of site plan as a part of the approval of a building site, where (i) through
2 (iv) are all satisfied:
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- 4 i. Exceptional or unusual circumstances exist that are site specific such as unusual site
5 configuration or partially platted lots, or are code specific such as properties having two
6 or more zoning and/or land use designations, multiple facings or thru-block sites which
7 would warrant the separation or establishment of a building site(s), and
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9 ii. The building site created has:
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11 a) A frontage of at least fifty (50) feet and was in common ownership with another
12 contiguous parcel of land with frontage of at least one hundred (100) feet which is
13 improved with at least one (1) residential dwelling unit and is located on a street
14 where more than sixty (60) percent of the existing homes in the Zoning Analysis
15 District are located on lots of less than seventy five (75) feet of frontage; or
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17 b) A frontage of at least seventy-five (75) feet and was in common ownership with one
18 (1) or more contiguous parcels of land with frontage of at least one hundred fifty (150)
19 feet improved with at least one (1) residential dwelling unit and located on a street
20 where more than sixty (60) percent of the existing homes in the Zoning Analysis
21 District are located on lots of less than seventy-five (75) feet of frontage; or
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23 c) A frontage of at least one hundred (100) feet, and
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25 iii. The building site(s) separated or established would not result in any existing structures
26 becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground
27 coverage and other applicable provisions of these regulations.
28
29 iv. The proposed building site(s) maintains and preserves open space, promotes
30 neighborhood compatibility, preserves historic character, maintains property values and
31 enhances visual attractiveness of the area and serves the collective interest of the
32 neighborhood.
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34 10. Outdoor lighting.

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36 a. All outdoor lighting fixtures shall be located so that objects or land which are located beyond
37 the boundaries are not illuminated to the extent of producing more than a diffuse shadow.
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39 b. All outdoor lighting fixtures shall be "cut-off" fixtures and shall not exceed a height of twenty-
40 five (25) feet, or one (1) foot of height for each one (1) foot the lighting fixture is set back from
41 any property line, whichever is less.
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43 **Section 4-103. Multi-family – 1 District ("MF-1")**
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- 45 A. Purpose and applicability. The purpose of the MF-1 District is to accommodate various forms of
46 multi-family housing to meet the housing needs of a diverse community, while ensuring that there is a
47 transition to single-family neighborhoods which protects the integrity of those neighborhoods.
48
49 B. Permitted uses. The following uses are permitted in the MF-1 District subject to the standards in this
50 Section and other applicable regulations in Article 5:
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52 1. Attached dwelling units

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2 2. Multi-family dwelling units.
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4 3. Accessory uses, buildings or structures.
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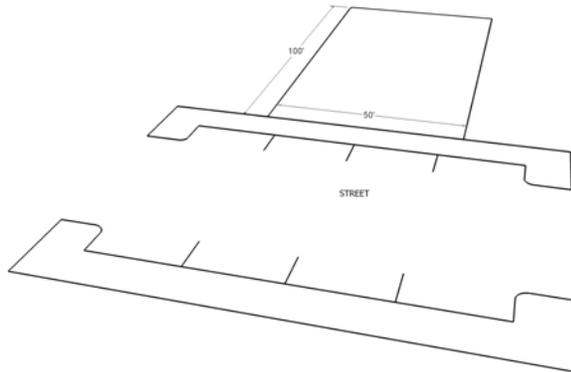
6 C. Performance standards.
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- 8 1. Minimum parcel of land per dwelling unit: Two thousand (2000) square feet.
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10 2. Minimum parcel dimensions for townhouse lot: Sixteen (16) feet of frontage minimum and a
11 maximum of forty (40) feet of frontage, per unit.
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13 3. Maximum density: Nine (9) dwelling units per acre.
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15 4. Minimum setbacks:
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17 a. Front:
18 i. 0 feet; or 5 feet when adjacent to a single-family residential district; and
19 ii. no more than sixty-five percent (65%) of the frontage of parcel proposed for
20 development shall have a setback of less than five (5) feet.
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22 b. Interior side (interior): 0 feet.
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24 c. Corner or end unit side : 10 feet.
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26 d. Rear: 0 feet.
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28 5. Minimum required common open space.
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30 a. A minimum of fifteen (15%) percent of the parcel proposed for development shall be provided
31 as common open space.
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33 b. Fifty (50%) percent of the required open space shall be landscaped and unencumbered with
34 structures or off-street parking. The remaining fifty (50%) percent of the required open space
35 may accommodate common courtyards, recreational amenities, water features or additional
36 landscaping.
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38 6. Service corridor.
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40 a. Parcels abutting alley. When the parcel proposed for development abuts an alley, the alley
41 shall be used as a service corridor for the multi-family units.
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43 b. Parcels not abutting alley. When the parcel proposed for development does not abut an
44 alley, a minimum fifteen (15) foot wide, one way or twenty-two (22) feet, two way,
45 unobstructed service corridor shall be provided along the rear of the properties.
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47 c. Screening. A service corridor shall be screened from view from the street by a decorative
48 masonry walls permitted in Article 5 Division 24.
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50 d. Access. Garages and garbage/trash pickup shall be accessed and accommodated by the
51 service corridor and no garage shall face a public street.
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- 1 7. Walls. Patios and private outdoor living areas shall be enclosed by decorative masonry walls
2 permitted in Article 5 Division 24.
- 3
- 4 8. Ground area coverage. Fifty percent (50%) maximum plus an additional fifteen percent (15%) for
5 accessory uses including garages.
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- 7 9. Height. Maximum of thirty-four (34) feet.
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- 9 10. Parking, in accordance with the provisions of Article 5 Division 14.

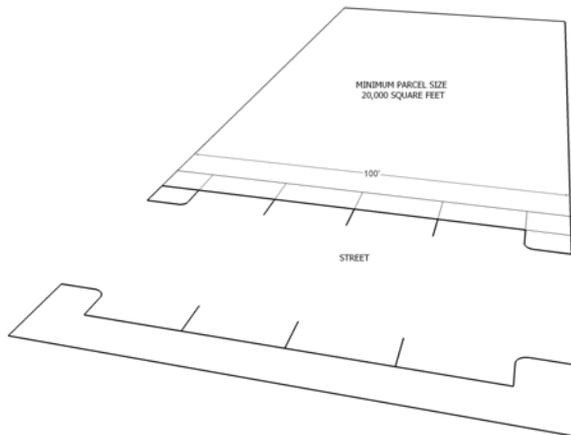
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11 **Section 4-104. Multi-family – 2 District (“MF-2”)**

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- 13 A. Purpose and applicability. The purpose of the MF-2 District is to accommodate various forms of
14 multi-family housing to meet the housing needs of a diverse community at greater intensity than the
15 MF-1 District, while ensuring that there is a transition to single-family neighborhoods which protects
16 the integrity of those neighborhoods.
- 17
- 18 B. Permitted uses. The following uses are permitted in the MF-2 District subject to the standards in this
19 Section and other applicable regulations in Article 5:
20
 - 21 1. Multi-family dwelling units.
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 - 23 2. Utility infrastructure facilities.
 - 24
 - 25 3. Accessory uses, buildings, or structures.
 - 26
 - 27 4. Assisted living facilities.
 - 28
 - 29
- 30 C. Conditional uses. The following uses are permitted in the MF-2 District as Conditional Uses, if
31 approved under the provisions of Article 3 Division 4, subject to the standards in this Section and
32 other applicable regulations in Article 5:
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 - 34 1. Planned area development, subject to the standards in Article 3, Division 5.
 - 35
 - 36 2. Schools.
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- 39 D. Performance standards.
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 - 41 1. Minimum parcel of land. Multi-family dwellings shall be constructed on a parcel of land of not less
42 than five thousand (5,000) square feet.
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 - 44 2. Minimum parcel dimensions.
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 - 47 a. Buildings with a height of less than seventy (70) feet. Multi-family dwellings shall be
48 constructed on a parcel of land with a width of not less than fifty (50) feet or a depth of not
49 less than one hundred (100) feet.
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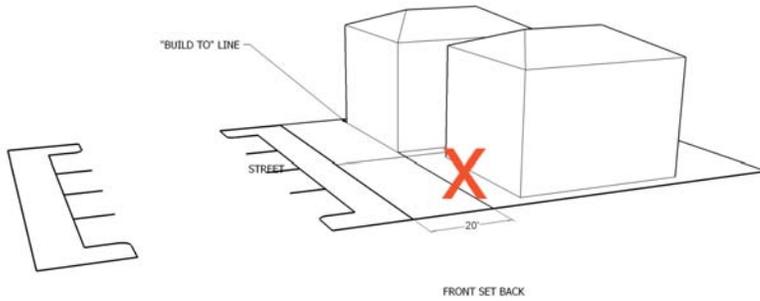
- b. Buildings with a height of greater than seventy (70) feet. Multi-family dwellings with a height of greater than seventy (70) feet or greater shall be constructed on a parcel of land with an area of not less than twenty thousand (20,000) square feet and at least one hundred (100) feet of frontage on a public road.



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- c. Townhouses. Minimum townhouse parcel width of sixteen (16) feet.
3. Maximum density. Sixty (60) dwelling units per acre or the maximum density provided in the Comprehensive Land Use Plan, whichever is less.

Design. All buildings in the MF-2 District shall comply with the Coral Gables Mediterranean Style Design Standards in Article 5 Division 6, provided however, that the bonus provisions of Article 5 Division 6 do not apply to the MF-2 Special Area.
 5. Build to line. The front setback shall be a build to line for the ground level of any building.

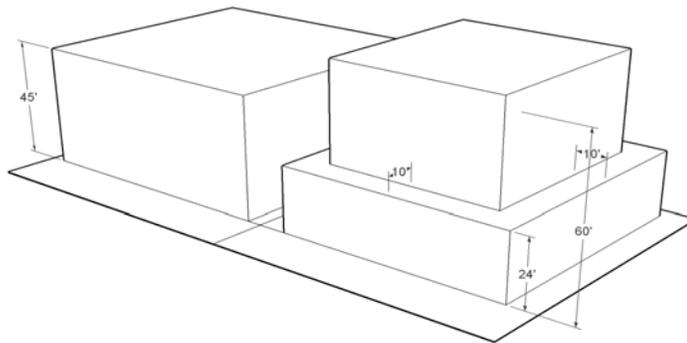


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6. Minimum setbacks.

a. Front.

- i. 0 feet; or 5 feet when adjacent to a single-family residential district; and
- ii. no more than sixty-five percent (65%) of the frontage of parcel proposed for development shall have a setback of less than five (5) feet.
- iii. Townhouses with a height of forty-five (45) feet or less: Ten (10) feet.
- iv. Buildings with a height of forty-five (45) feet or less: Ten (10) feet.
- v. 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.

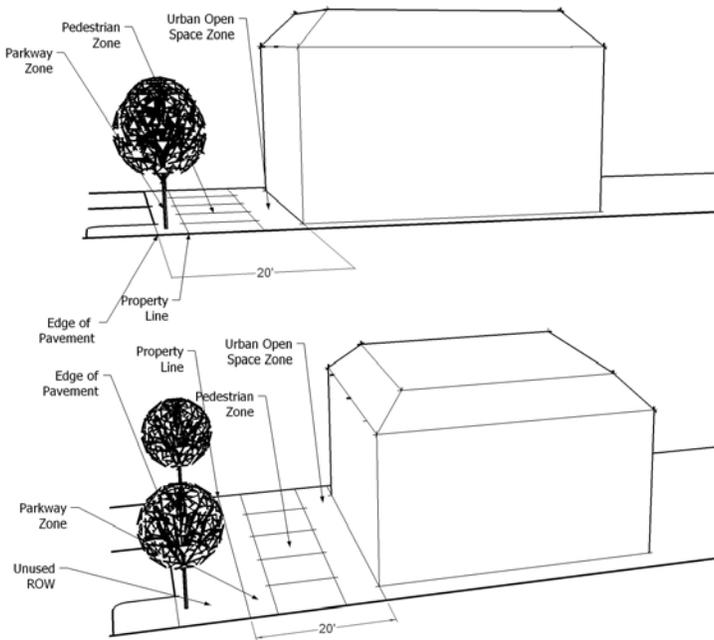


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- vi. Site-specific standards. Buildings located on lots in Block 1 and 2 of the Biltmore Section which front on Coral Way: Twenty five (25) feet.
- vii. Adjustment to front setback. In the event that there is public right-of-way between the edge of 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

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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.



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viii. Encroachments into required setback.

- (a) If a required setback is less than twenty (20) feet, an encroachment of up to 50% may be permitted for stoops of no more than two and one half (2½) feet in height .
- (b) If a required setback is twenty (20) feet or more an encroachment of up to 35% may be permitted for stoops.

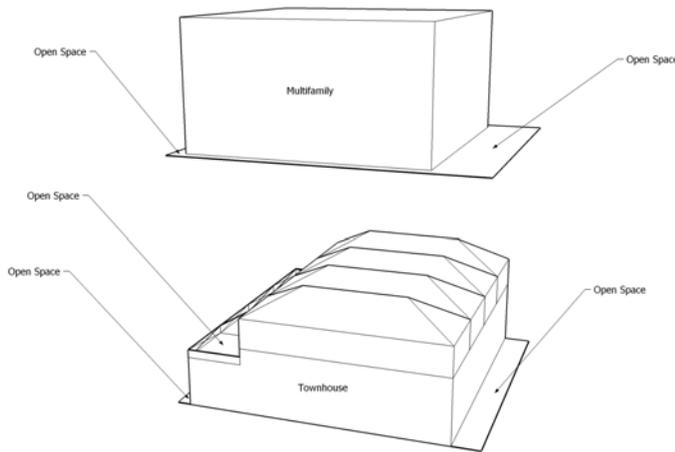
b. Side.

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.

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- 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. Minimum 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.



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- 8. Maximum floor area ratio. 2.0.
- 9. Maximum 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

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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 the maximum height from Subsection 9,a-g.

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

(* If parcel is abutting or contiguous, lower limit applies. If parcel is adjacent, higher limit applies.)

Land Use Categories in Chart

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

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

“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.

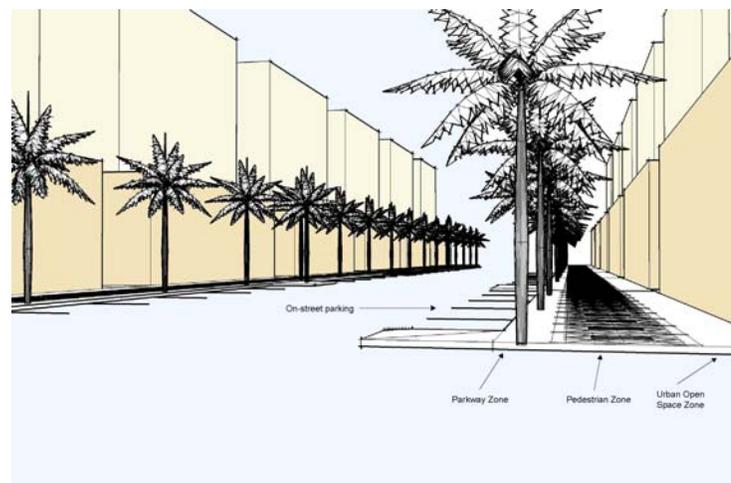
10. Streetscape standards.

- 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 street 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

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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.



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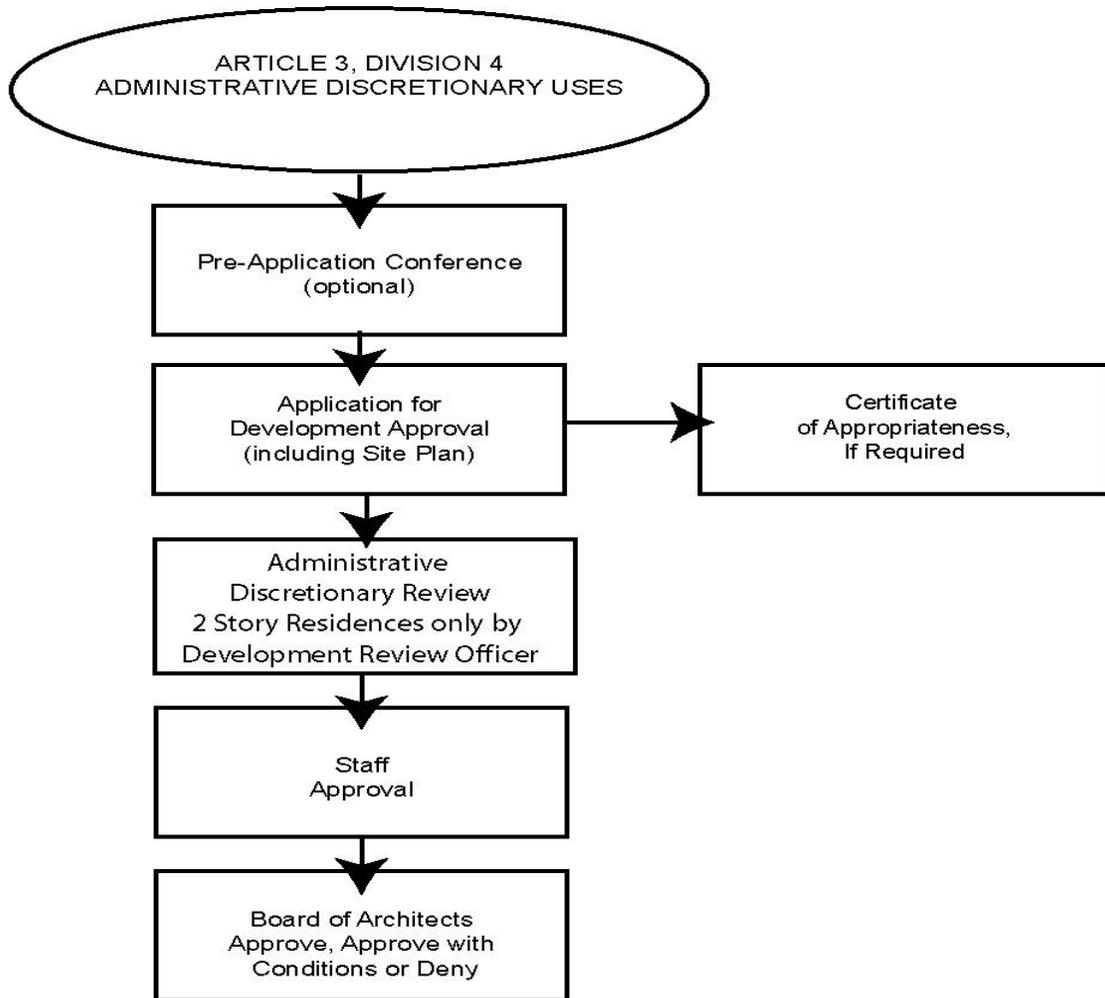
- c. Required urban streetscape elements. The required urban streetscape shall be comprised of four three zones:
 - i. On-street parking zone.
 - ii. A parkway zone of at least four (4) feet in width.
 - iii. A pedestrian zone of at least eight (8) feet in width, except that the zone width may be reduced to six (6) feet where the existing sidewalks adjacent to the parcel proposed for development are five (5) feet or less.
 - 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.

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- 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. If street trees exist, the required quantity and spacing may be adjusted subject to the Development Review Official's review and approval.
 - 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 requirements.
- i. 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 for restaurants 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.

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Appendix A
Excerpt from Article 3, Division 4



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Appendix B

Excerpt from Article 8

DEFINITIONS

Assisted living facilities (ALF) means any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services, for a period exceeding twenty four (24) hours to one (1) or more adults who are not relatives of the owner or administrator. (**NOTE:** this definition and the definition of “personal services” are taken from Section 400.402, Florida Statutes (2004)).

Accessory use, building, or structure means a use which: 1) is subordinate to and serves a principal use; 2) is subordinate in area, extent, and purpose to the principal use served; 3) contributes to the comfort, convenience or necessities of the users or occupants of the principal use; and 4) is located on the same lot as the principal use. (Ord. No. 0-2004-25)

Building site means as follows:

- (a) A parcel of land having not less than the minimum area permitted by these regulations for a building to be erected thereon, including such open spaces as are required by these regulations and such open spaces as are arranged and designed to be used, or actually used, in connection with such building, and
- (b) A parcel of land heretofore approved by the City of Coral Gables as a building site under a Unity of Title agreement as recorded in the Public Records of Miami-Dade County, Florida. (Sec. 2-23) (See Art. 5, Div. 26)

Carpport means a roofed structure not more than seventy-five (75%) percent enclosed by walls and attached to the main building for the purpose of providing shelter for one or more motor vehicles. (Sec. 2-27)

Consistent and Compatible means a use or structure which is sufficiently uniform and in agreement with existing uses or structures to be harmonious notwithstanding the individual characteristics of the use or structure. “Consistent and Compatible” also mean a use or structure which constitutes an orderly, logical, and aesthetically attractive addition to the area in which the use or structure is to be located. “Consistent and Compatible” is intended to fetter the discretion of the City in the context of the Zoning District Area analysis.¹

“Cut-off” fixtures means a light fixture which shields light so that the light is cast downward.

Development Review Official (DRO) is responsible for the overall coordination of the administration of these LDRs. Specifically, the DRO is responsible for receiving applications for development approval, determining whether they are complete, coordinating the review of the Development Review Committee and Administrative Review Committee, and granting development minor conditional use approval. If it is determined appropriate by the City Manager, more than one (1) Development Review Official may be appointed.²

¹ In *Life Concepts v. Harden*, 562 So. 2d 726 (Fla. 5th DCA 1990), the court held that a *requirement* that development be “compatible” with surrounding properties provided sufficient measurability to fetter the decision makers. The *Life Concepts* court found that references to the characteristics of a particular neighborhood in terms of building size and occupancy were sufficiently ascertainable to effectively fetter the discretion of the zoning board. See 562 So. 2d at 728

² Copied from Article 2, Section 2-707.

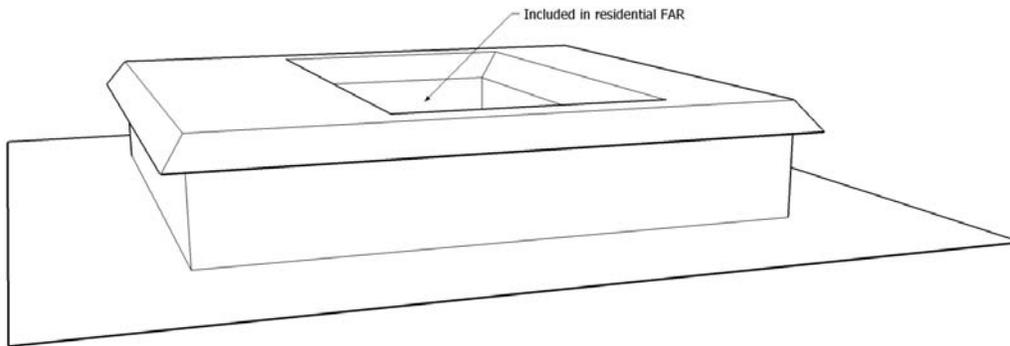
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2 **Diffuse shadow** means a shadow that does not have a sharp edge.

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4 **Floor area** is the total floor area including the gross horizontal area of the several stories of any building
5 or buildings on the site, as measured from the exterior facing of exterior walls, and shall include any
6 building area except for:

- 7
8 1. balconies and similar extensions from the exterior wall;
9
10 2. off-street parking areas within the building. (Sec. 2-51, Sec. 11-3)

11
12 In the single family zoning districts, screen porches shall be computed at one-half ($\frac{1}{2}$) of the square
13 foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will
14 never be enclosed. Floor space in roofed terraces, breezeways, and open porches shall not be
15 computed into the gross floor area of a building in the single-family zoning district.

16
17 **Floor area ratio** is the total floor area of a building or buildings on a building site divided by the area of
18 the site, including structured parking.
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22 **Height** means the vertical distance measured from the established grade at the center of the front of the
23 building to the level of the highest point of the building for flat, gable, hip and gambrel roofs, excluding
24 parapets of at least one and one half (1 1/2) feet and may extend no more than four (4) feet above the
25 height of the building, and excluding air-conditioning equipment rooms, elevator shafts and mechanical
26 equipment rooms, and ornamental roof structures not exceeding a combined area of twenty-five percent
27 (25%) of the total area of the roof and not exceeding the lesser of twenty-five (25) feet. Chimneys may
28 not extend more than three (3) feet beyond the top of the roof on any structure.
29

30 **Marina** means any structure constructed on pilings over open water or supported by flotation on the water
31 which provides three or more boat slips for the purpose of sale or lease.
32

33 **Marina facilities** mean a use of land involved in the operation of a marina including structures and
34 activities normally integral to the operation of a marina, such as servicing, fueling, pumping-out,
35 chartering, launching, and dry-storage of boats and boating equipment.
36

37 **Multi-family High Density** means land designated Residential Multi-family High Density by the City's
38 Comprehensive Land Use Plan. (Ord. No. 0-2004-25)
39

40 **Multi-family Low Density** means land designated Residential Multi-family Low Density by the City's
41 Comprehensive Land Use Plan. (Ord. No. 0-2004-25)

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2 **Multi-family Medium Density** means land designated Residential Multi-family Medium Density by the
3 City's Comprehensive Land Use Plan. (Ord. No. 0-2004-25)
4

5 **Multi-family dwelling** units means a dwelling unit that shares common walls, floors, or ceilings with at
6 least one (1) other unit.
7

8 **New Sections of the City** means those portions of the City of Coral Gables to the south and east of
9 LeJeune Road and Old Cutler.
10

11 **Old Coral Gables** means that portion of the City of Coral Gables which is located north and west of
12 LeJeune and Old Cutler and is an area of primarily single family detached dwellings with extensive
13 mature landscape located on two lane, tree and swale lined streets. Lots and dwellings in Old Gables
14 vary considerably within neighborhoods. Old Gables has an interconnected road network which is a
15 modified grid. The pattern of development in Old Gables reflects the best of early 20th Century principles
16 of town planning and design.
17

18 **Parkway zone** means an area which is immediately adjacent to parallel parking which serves as a safety
19 zone between the area of pavement and a Pedestrian Zone. The Parkway Zone and is the location for
20 street trees and annual and perennial plantings. (Ord. No. 0-2004-25)
21

22 **Pedestrian zone** is the portion of the streetscape which is designed for pedestrian movements. (Ord.
23 No. 0-2004-25)
24

25 **Permitted use** means a use which is specifically authorized in a particular zoning district.
26

27 **Porch** means a roofed structure not more than seventy-five (75%) percent enclosed by walls and
28 attached to the main building for the purpose of sheltering from the rays of the sun and from rain and
29 weather, exclusive of vehicles, either persons or inanimate objects. (2934) (Sec. 2-88)
30

31 **Porte-cochere** means a porch roof projecting over a driveway at the entrance to a building and sheltering
32 those getting in or out of vehicles.
33

34 **Principal structure** means a main or primary structure that contains a use that is permitted pursuant to
35 all applicable regulations including all the support services for a development. (from MU3)
36

37 **Private yacht basin** means a facility providing docks, slips, piers, pilings, bollards, anchorage and
38 moorings for yachts and pleasure boats for the residents of the City of Coral Gables either by ownership,
39 lease or rent and such off-street parking and buildings and structures as are required for the operation of
40 such yacht basin, not including docking facilities provided as an accessory use to residential uses for use
41 of residents living in such buildings. (Sec. 2-92)
42

43 **Residential floor area** includes yards which are completely surrounded by a building such as an internal
44 courtyard, which contribute to the apparent mass of a dwelling. (See Figure 3)
45

46 **Townhouse** means a dwelling unit with a primary access on a first floor at grade level. (Ord. No. 0-2004-
47 25)
48

49 **Urban open space** means an area which is open from the land to the sky predominantly improved with
50 and paved with bricks, pavers or other similar material (not including concrete or asphalt) for pedestrian
51 use or an area where no structures or buildings other than landscape features, fountains, benches,
52 arcades and objects of art are located. (Ord. No. 0-2004-25)
53

1 **Utilities/infrastructure facility** means electric, gas, or stormwater management facilities, water or
2 wastewater pumping station, telephone repeater station or similar structure used as an intermediary
3 switching, boosting, distribution or transfer station or lines for electricity, cable television, or telephone
4 services between the point of generation and the end user, but not including satellite dish antennas,
5 facilities for the handling of solid waste, or radio, television, or relay towers.

6
7 **Yard area** means that portion of a parcel of land between the property line and a required setback area.

8
9 **Zoning Analysis District** means the area on both sides of the street in either direction to the next cross
10 street in each direction to be considered in reviewing an application for development approval in the SF 1
11 Residential District. (See Figure 4) The Zoning Analysis District includes all lots on both sides of the street
12 on which the parcel fronts to the nearest crossing street in either direction, together with lots which touch
13 the lot along the rear or side lot lines.
14

