

ARTICLE 4 - ZONING DISTRICTS

The following chart is a summary of the uses permitted in each zoning district with the exception of the Multi-family Special Area District, the Downtown Overlay District, University of Miami Campus (UMC) District and Preservation Districts. The letter "P" indicates that the use is permitted in the district subject to approval as set out in Article 3 and in compliance with the standards in the district and Article 5 of these regulations. The letter "C" indicates that the use is permitted in the district as a Conditional Use in accordance with the procedures set out in Article 3, Division 4 and the standards in these regulations.

The abbreviated use categories mean:

Single-family - R District	(SF-R)
Multi-family - 1 District	(MF-1)
Multi-family - 2 District	(MF-2)
Mixed Use	(MXD)
Commercial Limited District	(CL)
Commercial District	(C)
Industrial District	(I)
Special Use District	(S)

PROPOSED USE CATEGORIES

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

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ARTICLE 4 – ZONING DISTRICTS
Division 1 – Residential Districts

Section 4-101. Single-Family R Districts.

A. Purpose and applicability. Single-Family R Districts are intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of The City of Coral Gables. Coral Gables is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree-lined streets and architecture of harmonious proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment. The intent of the Code is to protect the distinctive character of Coral Gables, while encouraging excellent architectural design that is responsible and responsive to the individual context of the city's diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest.

In the Single-Family R District no use shall be permitted other than a single-family and a family day-care home and the area specifically set out in this section. In Single-Family R Districts no buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used, for a use other than a "SF" use as defined in this code.

B. Permitted principal uses and structures. The following uses are permitted in the Single-Family R District.

1. Single-family dwellings.
2. Utility infrastructure facilities.
3. Accessory uses, buildings or structures.

C. Single-Family R District Performance Standards. The following performance standards shall govern the general development of structures in R- Districts. Where there are specific standards for properties that are specifically set forth in the Site Specific Regulations, the regulations in the Site Specific Regulations shall apply. Refer to the Site Specific Regulations in Appendix A.

1. Building Sites. Buildings and structures constructed in a Single-Family R District shall be constructed or erected upon a building site containing at least one platted lot, and such building site shall have a minimum street frontage of fifty (50) feet. (Article 3-206 Building Sites)
2. Density. One principal building per building site.
3. Facing of Lots and Buildings--General. The facing of building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in the Site Specific Regulations in Article 4. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face.

- 1 4. Setback Requirements, Single-Family R Districts. No building or structure, or any part
2 thereof, including porches, projections or terraces, but not including uncovered steps,
3 shall be erected at a lesser distance from the front, side or rear line of any building site
4 than the front, side or rear setback distance, respectively, prescribed and established
5 herein for such building site. Nothing herein shall prohibit a building or structure from
6 having more than the minimum required setbacks.
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- 8 a. Front Setback. A minimum front setback of twenty-five (25) feet shall be maintained
9 and required on all building sites in Single-Family R Districts, except that on existing
10 building sites on platted lots less than seventy-five (75) feet in depth, a minimum front
11 setback of fifteen (15) feet shall be required.
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- 13 b. Side Setbacks. Inside lots in Single-Family R Districts shall have minimum side
14 setbacks, which total twenty (20) percent of the width of the lot measured across the
15 front setback line with a minimum total of ten (10) feet and up to a maximum of
16 twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and
17 maintained from any side line of a building site that abuts upon a street, provided,
18 however, that buildings on corner lots which have one side abutting upon a street on
19 which other lots in the same block face, shall setback a minimum distance from such
20 side street as is provided herein as the minimum front setback for buildings facing
21 such side street. The required side setbacks shall be equal on both sides unless an
22 uneven distribution is used to mitigate an existing contextual condition on the
23 property as determined by the Board of Architects. An existing contextual condition
24 may include but shall not be limited to the location of tree(s), existing structures on
25 the property, or existing non-conforming setback conditions. In no case shall a side
26 setback be less than five (5) feet
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- 28 c. Rear Setback. A minimum rear setback of ten feet (10'0") shall be maintained and
29 required on all buildings in Single-Family R Districts.
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- 31 d. Setback from Canal, Waterway, Lake or Bay. On all building sites abutting upon a
32 canal, waterway, lake or bay, the minimum setback from the waterway for all
33 buildings, or portions thereof designed or used for occupancy for residential purposes
34 shall be thirty-five (35) feet from the canal, waterway, lake or bay.
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- 36 5. Setback requirements—Auxiliary and accessory buildings or structures. Except as
37 specifically prescribed herein to the contrary, auxiliary and accessory buildings or
38 structures shall be governed by the same minimum setback requirements as provided for
39 the main or principal building, provided that:
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- 41 a. Except as may be otherwise noted no accessory or auxiliary building or structures
42 may be located in the area between the street and the main residential building or
43 any part thereof.
44
- 45 b. In no case shall an auxiliary building or structure be located closer to the front or side
46 street of a lot or building site than the main or principal building.
47
- 48 c. One story detached garages located in the rear yard area, with a height that does not
49 exceed sixteen feet above established grade and a floor area that does not exceed
50 three hundred and fifty (350) square feet, may have a side setback of five feet and a
51 rear setback of five feet.
52
- 53 6. Height of Single-family Residence Buildings Single-Family R Districts - General. No
54 single-family building shall be constructed in Coral Gables that is more than two (2)
55 stories in height. No subordinate or accessory building permitted by this code as an
56 Auxiliary Use shall exceed in height the maximum height of the principal building on the

1 building site, except in Journey's End where single family residences may have a
2 permitted height of thirty-four (34) feet above established grade, said two (2) stories shall
3 not exceed a height of twenty-nine (29) feet above established grade (see definition of
4 established grade) in all instances including ridgeline, domes, steeples, towers, cupolas,
5 decorative features and such other similar structures, and excluding chimneys having a
6 maximum height of three (3) feet above the ridgeline and a maximum area of seventeen
7 (17) square feet.

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9 7. Height of Residences in Flood Hazard Districts. Single-family residences in flood hazard
10 districts shall not exceed a height of 2 stories or thirty-nine (39) feet above established
11 grade (see definition of established grade) including ridgeline, domes, steeples, towers,
12 cupolas, decorative features and such other similar structures, and excluding chimneys
13 having a maximum height of three (3) feet above the ridgeline and a maximum area of
14 seventeen (17) square feet. That portion of a single-family residence located above the
15 garage in the coastal flood hazard district may in no case be more than one story in
16 height, subject to the following conditions and restrictions:

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18 a. That the elevation of the garage floor shall not be more than six (6) inches above
19 established grade.

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21 b. That the area of the garage shall not exceed a gross floor area of more than six
22 hundred (600) square feet or one-third (1/3) of the ground area of the main building
23 on the premises, whichever is greater, including any service or storage, or access
24 area located within the garage.

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26 8. Ground Area Coverage. Buildings or structures designed and constructed for Single-
27 Family R Districts, shall not occupy more than thirty five (35) percent of the ground area
28 of the building site upon which the building or structure is erected. The area utilized for
29 calculating the maximum ground area coverage for the principal building shall be
30 computed from the exterior face of exterior walls and the exterior face of exterior columns
31 of the ground floor of the building. Cantilevered portions of the building above the ground
32 floor or roof overhangs that are greater than five (5'0) feet shall be computed in the
33 calculation of the ground area coverage of the principal building. Auxiliary buildings or
34 structures, including swimming pools, may occupy additional ground coverage, but the
35 total ground area occupied by the main building or structure and auxiliary structures shall
36 not exceed forty-five (45) percent of the building site upon which the structures are
37 located. In no case shall the main building or structure exceed thirty-five (35) percent of
38 the lot or lots composing the building site.

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40 9. Maximum Square Foot Floor Area For Single-family Residences. General. The
41 maximum square foot floor area permitted for single-family residences shall be equal to
42 forty-eight (48) percent for the first five thousand (5,000) square feet of building site area
43 and thirty-five (35) percent for the next five thousand (5,000) square feet of building site
44 area and thirty (30) percent for the remainder of the building site area.

45
46 10. Determination of Maximum Square Foot Floor Area - General. The maximum square foot
47 floor area of a single-family residence shall be the sum of the gross areas of all the floors
48 of the building or buildings, measured from the exterior faces of exterior walls and
49 exterior faces of supporting columns for any floor not enclosed by exterior walls. The
50 Board of Architects shall require such changes in the plans and specifications for single-
51 family residences as are necessary or appropriate to the maintenance of a high standard
52 of construction, architecture, beauty, and harmony with the aesthetic quality of the
53 surrounding neighborhood in the carrying out of the provisions of this section of the
54 "Zoning Code".

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56 a. In particular, gross floor area shall include the following:

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- i. All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building.
 - ii. Elevator shafts and stairwells at each floor.
 - iii. The floor space in penthouses, interior balconies and mezzanines.
 - iv. The floor space in auxiliary or accessory buildings.
 - v. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
 - vi. The floor space in any garage or garage and storage area except that the floor area shall be counted at three quarters (3/4) of floor area for one story detached garages located in the rear yard area with a height that does not exceed sixteen feet above established grade and a floor area that does not exceed three hundred fifty (350) square feet.
 - vii. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13'0") feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.
 - viii. The floor space in roofed terraces, breezeways, and porches located on the second floor.
 - ix. The floor space in interior courtyards and if a portion of the interior courtyard is created in whole or in part with a two story portion of the residence then the interior court yard shall count twice.
 - x. Carports not exempted under paragraph b. below.
- b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein:
- i. Floor space in one (1) story roofed terraces, breezeways, and porches that do not have an average floor to ceiling height that exceeds thirteen (13'0") feet provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
 - ii. Floor space in screen enclosures.
 - iii. One car carports that consisting of a one-story roofed structure that is attached to the main building and open on three sides, with the structural supports, pillars, arches and decorative features characteristic of traditional carports in Coral Gables.

11. Determination of Maximum Square Foot Floor Area in Flood Hazard Districts. The maximum square foot floor area of a single-family residence in a flood hazard district shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects shall require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty and harmony in the carrying out of the provisions of this section of the "Zoning Code".

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- a. In particular, gross floor area shall include the following:
 - i. All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building.
 - ii. Elevator shafts and stairwells at each floor.
 - iii. The floor space in penthouses, interior balconies and mezzanines.
 - iv. The floor space in auxiliary or accessory buildings.
 - v. Screened porches shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
 - vi. The floor space in any garage or garage and storage area.
 - vii. In those cases where the average floor to the bottom of the structural member of roof support height exceeds fifteen (15'0") feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.
 - b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein:
 - i. Floor space in roofed terraces, breezeways, and porches provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
 - ii. Floor space in screen enclosures.
 - iii. Carports.
12. Parking Design Standards. A garage that faces upon a street shall not exceed one third (1/3) of the width of the façade of the residence that faces upon a street and the remaining two thirds (2/3s) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty feet of street frontage or does not have sufficient depth on a side street to provide a garage, then a one car garage with a maximum interior dimension of 12'0" wide by 25'0" deep shall be permitted to face upon the front street.
13. Landscaped Open Space. Landscaped open space for building sites in Single-Family R Districts shall be provided as follows:
 - a. All building sites shall provide landscaped open space of not less than forty (40) percent of the area of the building site.
 - b. At least twenty (20) percent of the required forty (40) percent of landscape open space shall be located in the front yard area.
 - c. The landscaped open space required by this Section shall consist of pervious landscaped area and shall not consist of any paved or otherwise impervious areas.
14. Roofs. The roofs of all buildings shall comply with Article 5, Division 16.

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2 15. Architectural Style – General.

- 3 a. Architectural type – General. (2003-10) Except as provided for in Article 5, Division 6
4 of this Code, all buildings hereinafter constructed or reconstructed, shall be designed
5 in a specific architectural style such as but not limited to Colonial, Venetian,
6 Mediterranean, Italian, French, Bahamian or other identifiable architectural style. All
7 buildings hereinafter altered or added to shall conform to the architectural design of
8 the existing building provided, however, that if the architectural style of the building is
9 being altered then the building shall be designed in a specific architectural style such
10 as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or
11 other identifiable architectural style. The Architect shall include a page or pages in
12 the plan which defines the architectural style with text and photographs and provide a
13 statement on how the proposed building complies with the style. It shall be the duty
14 and responsibility of the Board of Architects to determine in each and every case
15 whether or not the submitted plans comply with the type and scale of architecture set
16 forth hereinabove and require from the designing architect such changes as would
17 bring the design into conformity. The Board of Architects shall require such changes
18 in the design of the structure so as to preserve traditional aesthetic treatments and
19 promote design excellence in the community. In considering the design of the
20 building, the Board of Architects shall consider and render a decision as to the
21 adequacy of the following elements in the design concept: (2992)
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23 i. Awnings and canopies.
24 ii. Colors.
25 iii. Decorative lighting (height, location and style).
26 iv. Doors.
27 v. Height of building.
28 vi. Impact on adjacent properties of continuous two story walls that are in excess of
29 forty (40) percent of the site depth.
30 vii. Location of exposed piping, conduits and rainwater leaders.
31 viii. Location of structure on site.
32 ix. Planters.
33 x. Roofs.
34 (a) Materials.
35 (b) Color.
36 (c) Slope.
37 (d) Overhang.
38 xi. Shutters.
39 xii. Site circulation in regard to pedestrian travel, parking, services, grades and
40 landscaping.
41 xiii. Texture of surface.
42 xiv. Trim.
43 xv. Walls, height, location, materials, design.
44 xvi. Window boxes.
45 xvii. Windows (Fenestration).

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47 The architectural style for a given location, unless specified to the contrary, shall be in
48 harmony with the architecture of its particular neighborhood. The Board of Architects
49 shall review a new building or structure or a substantial addition to an existing building or
50 structure that is to be constructed in context within the following specified area that
51 includes both sides of the street, on the block where it is located and surrounding
52 properties. The Board of Architects shall require that photographs of both sides of the
53 street, on the block where a new building or structure or a substantial addition to an
54 existing building or structure is to be constructed and surrounding properties, is submitted
55 for their review.
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1 The architectural context includes the style, height, scale, massing, and separation
2 between buildings, as well as the manner in which buildings and structures relate to each
3 other within a specified area, defined as the immediately surrounding properties,
4 including the rear, and both sides of the street on the block where the new building or
5 structure, or substantial addition or alteration to an existing building and structure, is
6 located. Architectural context allows for differences in style, height, scale, massing, and
7 separation between buildings when such differences contribute to the overall harmony
8 and character of the area. When considering context, the Board of Architects shall
9 disregard existing buildings and structures that disrupt the character of the neighborhood.

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11 When a new building or structure or a substantial addition or alteration to an existing
12 building or structure is located on a building site that is on the border of two areas that
13 differ significantly in character and context, the Board of Architects shall use the area
14 specified above as the architectural context. In all cases, the intent is to contextualize the
15 building in such a way that it contributes to--rather than detracts from--the harmony and
16 character of the neighborhood.

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18 Additions and alterations to buildings, which have been designated by the provisions
19 within the Zoning Ordinance as a Historic Landmark, shall conform to the Secretary of the
20 Interiors Standards.

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22 16. Utility poles and underground utilities of private property. The following provisions shall
23 apply to utility poles and underground utilities on private property for all new construction
24 and for existing construction. For the purpose of this section "service to the building"
25 shall include electrical service, telephone service and television service to the building.

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27 a. In R, D and A Districts, utility poles and lines shall be placed in rear yard areas
28 reserved for utility uses by easements granted for that purpose.
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30 b. The service lines for all utilities for new buildings and/or structures on private property
31 shall be placed underground.
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33 c. The lines for all utilities for existing buildings or structures on private property shall be
34 placed underground when;
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36 i. The service to the building or structure is replaced, or
37 ii. The service to the building or structure must be relocated due to an addition or
38 alteration to the building or structure, or
39 iii. The service to the building or structure must be upgraded, or
40 iv. An alteration to a building or structure is an Alteration-Level 3 pursuant to the
41 Florida Building Code.

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43 17. Interior courtyard. An interior court yard is a court yard that is enclosed on at least two
44 sides with building walls and enclosed on all of the other sides with walls that exceed four
45 feet in height, a trellis, or covered terrace or any combination thereof.

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47 18. Duplication of elevations and/or exterior architectural design. No duplication of elevations
48 and/or exterior architectural design or any similar designs as to massing, scale, and
49 architectural features shall be permitted in any residential area. It is the intent of this
50 section that the design of single-family residences be unique and original designs and
51 that designs or similarly designed single-family residences not be repeated within the
52 residential neighborhoods of the City. This section does not prohibit repetitive styles of
53 architecture in the residential neighborhoods of the City, just a repetitiveness of design.
54 Architects submitting plans for consideration by the Board of Architects shall, as part of
55 said plan, and as a prerequisite to approval thereof, sign a certificate reading as follows:
56 To the best of my knowledge and belief, the within plans and specifications do not

1 duplicate the elevations and/or exterior architectural design nor are similar in design as to
2 the massing, scale, and architectural features of any buildings in the residential area of
3 the City of Coral Gables, previously submitted by me or by my office. Furthermore, that
4 to the best of my knowledge and belief these plans and specifications are a unique and
5 original design and not a duplication of elevations and/or exterior architectural design or
6 similar design as to the massing, scale, and architectural features of any building
7 constructed, or for which a permit has been issued, in the City of Coral Gables; I further
8 certify that I am fully familiar with the ordinance under which this certificate is required.
9 (seal)

10 Architects found by the Code Enforcement Board to have violated the provisions of this
11 section shall be reported to the State of Florida Department of Business and Professional
12 Regulation for disciplinary action, in addition to the other penalties provided by this Code.
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14 The provisions of this subsection shall not apply, however, in the following cases:

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- 16 a. In the units of a single-housing project, which shall be deemed and which hereby is
17 defined as not more than three multiple family units constructed on a lot or on
18 contiguous lots so as to be an architectural entity; and,
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 - 20 b. To the interior design or floor plan of any structure.
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23 **Section 4-102. Multi-family – 1 District (“MF-1”). Duplexes.**
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- 25 A. Purpose and applicability. The Multi-family – 1 Districts are intended to accommodate low
26 density, duplex dwelling units with adequate yards and open space to characterize a resi-
27 dential environment. In Multi-family - 1 Districts no buildings or premises shall be used, nor
28 shall any building or structure be erected, altered or enlarged which is arranged, intended or
29 designed to be used, for a use other than uses permitted in the MF-1 District.
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- 31 B. Permitted principal uses and structures. The following uses are permitted in the Multi-family
32 – 1 district.
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- 34 1. Duplex townhouse dwellings.
 - 35 2. Single-family dwellings.
 - 36 3. Family Day Care Home.
 - 37 4. Utility infrastructure facilities.
 - 38 5. Accessory uses, buildings or structures.
39
- 40 C. Multi-family - 1 District Performance Standards. The following performance standards shall
41 govern the general development of structures in MF-1 Districts. Where there are specific
42 standards for properties that are specifically set forth in the Site Specific Regulations, the
43 regulations in the Site Specific Regulations shall apply. Refer to the Site Specific Regulations
44 in Appendix A.
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- 46 1. Building Sites. Buildings and structures, other than townhouses, constructed in an MF-1
47 District shall be constructed or erected upon a building site containing as least one
48 platted lot, and such building site shall have a minimum street frontage of fifty (50) feet.
49 (See also Section 3-206 Establishment or determination of a building site)
50
 - 51 2. Density. MF-1 buildings can have a maximum density of two (2) units and one (1)
52 principal building per building site.
53
 - 54 3. Facing of Lots and Buildings--General. The facing of building site shall be based on the
55 platting of the lots that comprise the building site, except for specific deviations or
56 exceptions prescribed in the Site Specific Regulations in Appendix A. Every lot shall be

1 deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it
2 shall be deemed to face the street upon which it has the shortest street line; and any
3 building shall face the front of the lot, and be subject to the restrictions governing
4 buildings on each street on which it is deemed to face.
5

- 6 4. Setback Requirements, MF-1 Districts. No building or structure, or any part thereof,
7 including porches, projections or terraces, but not including uncovered steps, shall be
8 erected at a lesser distance from the front, side or rear line of any building site than the
9 front, side or rear setback distance, respectively, prescribed and established herein for
10 such building site. Nothing herein shall prohibit a building or structure from having more
11 than the minimum required setbacks.
12

13 a. Front Setback. A minimum front setback of twenty-five (25) feet shall be maintained
14 and required on all building sites in MF – 1 Districts, except that on building sites on
15 platted lots less than seventy-five (75) feet in depth, a minimum front setback of fif-
16 teen (15) feet shall be required.
17

18 b. Side Setbacks. Inside lots in MF-1 Districts shall have minimum side setbacks, which
19 total twenty (20) percent of the width of the lot measured across the front setback line
20 with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A
21 minimum side setback of fifteen (15) feet shall be required and maintained from any
22 side line of a building site that abuts upon a street, provided, however, that buildings
23 on corner lots which have one side abutting upon a street on which other lots in the
24 same block face, shall setback a minimum distance from such side street as is
25 provided herein as the minimum front setback for buildings facing such side street.
26 The side setbacks shall be equal on both sides unless an uneven distribution is used
27 to mitigate an existing contextual condition. In no case shall a side setback be less
28 than five (5) feet except that no side yard setback shall be required between
29 permitted townhouse units.
30

31 c. Rear Setback. A minimum rear setback of ten feet (10'0") shall be maintained and
32 required on all buildings in MF-1 Districts.
33

34 d. Setback From Canal, Waterway, Lake or Bay. On all building sites abutting upon a
35 canal, waterway, lake or bay, the minimum setback from the waterway for all
36 buildings, or portions thereof designed or used for occupancy for residential purposes
37 shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
38

- 39 5. Setback requirements for auxiliary and accessory buildings or structures. Except as
40 specifically prescribed herein to the contrary, auxiliary and accessory buildings or
41 structures shall be governed by the same minimum setback requirements as provided for
42 the main or principal building, provided that:
43

44 a. Except as may be otherwise noted no accessory or auxiliary building or structures
45 may be located in the area between the street and the main residential building or
46 any part thereof.
47

48 b. In no case shall an auxiliary building or structure be located closer to the front or side
49 street of a lot or building site than the main or principal building.
50

- 51 6. Height of Duplex Townhouse Buildings, Single-family Residence Buildings MF - 1
52 Districts - General. No duplex building, townhouse building or single-family building shall
53 be constructed in Coral Gables that is more than two (2) stories in height. No
54 subordinate or accessory building permitted by this code as an Accessory Use shall
55 exceed in height the maximum height of the principal building on the building site. Said
56 two (2) stories shall not exceed a height of twenty nine (29) feet above established grade

1 (see definition of established grade) including ridgeline, domes, steeples, towers,
2 cupolas, decorative features and such other similar structures, and excluding chimneys
3 having a maximum height of three (3) feet above the ridgeline and a maximum area of
4 seventeen (17) square feet.
5

- 6 7. Ground Area Coverage. Buildings or structures designed and constructed for MF - 1
7 Districts, shall not occupy more than thirty five (35) percent of the ground area of the
8 building site upon which the building or structure is erected. The area utilized for
9 calculating the maximum ground area coverage for the principal building shall be
10 computed from the exterior face of exterior walls and the exterior face of exterior columns
11 of the ground floor of the building. Cantilevered portions of the building above the ground
12 floor or roof overhangs that are greater than five (5) feet shall be computed in the
13 calculation of the ground area coverage of the principal building. Auxiliary buildings or
14 structures, including swimming pools, may occupy additional ground coverage, but the
15 total ground area occupied by the main building or structure and auxiliary structures shall
16 not exceed forty-five (45) percent of the site upon which the structures are located.
17
- 18 8. Parking Design Standards. All off-street parking for townhouses shall be accessed from
19 the rear of the property, either off of an alley or off of a driveway acting as an alley at the
20 rear of the property.
21
- 22 9. Landscaped Open Space. Landscaped open space for building sites in MF - 1 Districts
23 shall be provided as follows:
24
- 25 a. All building sites shall provide landscaped open space of not less than forty (40)
26 percent of the area of the building site.
27
 - 28 b. At least twenty (20) percent of the required landscape open space shall be located in
29 the front yard area.
30
 - 31 c. The landscaped open space required by this Section shall consist of pervious
32 landscaped area and shall not consist of any paved or otherwise impervious areas.
33

34 **Section 4-103. Multi-family – 2 District (“MF-2”). Apartments General.**
35

- 36 A. Purpose and applicability. The purpose of the MF - 2 District is to accommodate various
37 forms of multi-family housing to meet the housing needs of a diverse community, while
38 ensuring that there is a transition to single-family and duplex neighborhoods which protects
39 the integrity of those neighborhoods.
40
- 41 B. Permitted principal uses and structures. The following uses are permitted in the Multi-family
42 –2 District.
43
- 44 1. Multi-family buildings.
 - 45 2. Duplex dwellings that conform to the performance standards for duplex buildings in an
46 MF – 1 District.
 - 47 3. Single-family dwellings that conform to the performance standards for single-family
48 residences in an SF District.
 - 49 4. Utility infrastructure facilities.
 - 50 5. Accessory uses, buildings or structures.
- 51
- 52 C. Multi-family – 2 District Performance Standards. The following performance standards shall
53 govern the general development of structures in MF - 2 Districts. Where there are specific
54 standards for properties that are specifically set forth in the Site Specific Regulations, the
55 regulations in the Site Specific Regulations shall apply. Refer to the Site Specific Regulations
56 in Appendix A.

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1. Building Sites. Buildings and structures constructed in an MF-2 District shall be constructed or erected upon a building site containing as least one platted lot, and such building site shall have a minimum street frontage of fifty (50) feet.
2. Minimum parcel dimensions.
 - a. Buildings with a height of forty-five feet (45) feet or less 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 forty-five (45) 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.
3. Maximum density. The density provided in the Comprehensive Land Use Plan, with architectural incentives.
4. Facing of Lots and Buildings--General. The facing of building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in the Site Specific Regulations in Appendix A. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. Whenever a lot is so shaped or situated that its facing may be uncertain, or the specific restrictions herein provided may be ambiguous then applied hereto, the Board of Adjustment shall determine the facing of the lot.
5. Setback Requirements, MF-2 Districts. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.
 - a. Front setback.
 - i. Buildings with a height of forty-five (45) feet or less. Twenty (20) feet.
 - ii. Buildings with a height greater than forty-five (45) feet. Eight (8) feet for the first two floors; provided that no parking areas (surface parking or parking garages) shall be located within twenty-five (25) feet from the front property line. Above the second floor the setback shall be twenty (20) feet.
 - b. Side setbacks.
 - i. Interior side and abutting alley side setback.
 - (a) Ten (10) feet or five (5) feet if side property line abuts an alley.
 - ii. Abutting a side street.
 - (a) Buildings with a height of forty-five (45) feet or less. Fifteen (15) feet.

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- (b) Buildings with a height greater than forty-five (45) feet. Eight (8) feet for the first two floors; provided that no parking areas (surface parking or parking garages) shall be located within twenty-five (25) feet from the side street property line. Above the second floor the setback shall be twenty (20) feet.
 - c. Rear setback.
 - i. Ten (10) feet or five (5) feet if rear property line abuts an alley.
 - 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.
6. Setback requirements—Auxiliary and accessory buildings or structures. Except as specifically prescribed to the contrary, auxiliary and accessory buildings or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:
- a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof.
 - b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building.
 - c. No setbacks shall be required for parking structures and accessory decks which are constructed completely below grade.
 - d. Surface parking lots located in an interior side yard or rear yard area shall maintain a minimum landscaped setback of three feet (3'0").
7. Required open space.
- a. Twenty-five percent (25%) of the parcel proposed for development shall be maintained as landscaped or urban open space.
8. Ground Area Coverage for Buildings with a height of forty-five (45) feet or less. Buildings or structures designed and constructed for MF-2 Districts, shall not occupy more than thirty five (35) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building above the ground floor or roof overhangs that are greater than five (5'0) feet shall be computed in the calculation of the ground area coverage of the principal building. Auxiliary buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45) percent of the site upon which the structures are located. In no case shall the main building or structure exceed thirty-five (35) percent of the lots or lots composing the site.
9. Floor area ratio. Maximum floor area ratio (FAR) for buildings in MF – 2 Districts
- a. Buildings with a height of forty-five feet or less shall have a maximum FAR of 1.0.

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- b. The FAR for buildings with a height greater than forty five (45) feet but less than seventy (70) feet with a permitted density of up to forty (40) units per acre with out bonuses and up to fifty (50) units per acre with bonuses shall be as follows:

Height of Building In feet	Maximum FAR
Greater than 45' but less than 55'	1.40
55' or greater but less than 60'	1.35
60' or greater but less than 65'	1.30
65' or greater up to 70'	1.25

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- c. The FAR for buildings with a height greater than seventy (70) feet with a permitted density of up to sixty (60) units per acre with out bonuses and up to seventy-five (75) units per acre with bonuses shall be as follows:

Height of Building In feet	Maximum FAR
Greater than 70' but less than 80'	1.90
80' or greater but less than 90'	2.00
90' or greater but less than 100'	1.85
100' or greater but less than 110'	1.75
110' or greater but less than 120'	1.60
120' or greater but less than 130'	1.65
130' or greater but less than 140'	1.70
140' or greater up to 150'	1.75

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10. Determination of Maximum Square foot floor area or FAR: The total floor area of a building or buildings on a building site divided by the area of the site. The total floor area shall include the gross horizontal area of the several stories of any building or buildings on the site, as measured from the exterior face of exterior walls (not the windows or doors in the exterior walls), and shall include any building area not specifically excluded by this section as floor area excluded from computing the FAR of a building or buildings. The floor area of a building that is excluded from the determination of a buildings floor area ratio in an MF-2 District shall include the following:

- a. Unenclosed private balconies.
- b. Off-street parking garages.
- c. Corridors on the ground floor of the building.
- d. Corridors located above the ground floor that are at least fifty percent (50%) open and unenclosed.
- e. Open stairwells.

11. Height. The maximum permitted heights are measured from established grade. (See definition of established grade) The height of an MF-2 building shall be measured to the flat roof deck and when there is no flat roof deck the height shall be to the tie-beam on the top floor of the building. Mechanical equipment areas and decorative roof structures may extend beyond the permitted height a total of ten (10'0") feet. When more than one of the following conditions occurs for a specific property, the more restrictive condition shall apply.

- a. Parcels of land abutting or contiguous to a SF - District. Three stories or forty-five (45) feet which ever is less, except that no portion of any building within fifty (50) feet of any property line which abuts or is contiguous to land designated as SF - Use shall have a height in excess of thirty-five (35) feet.

- 1 b. Parcels of land adjacent to a SF - Use District forty-five (45) feet.
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- 3 c. Parcels of land which are contiguous or adjacent to MF-1 Districts or land designated
- 4 as public buildings and grounds. Forty-five (45) feet.
- 5
- 6 d. Parcels of land designated residential use - multi-family low-density four (4) stories or
- 7 forty-five (45) feet which ever is greater.
- 8
- 9 e. Parcels of land designated residential use - multi-family medium density six (6)
- 10 stories or seventy (70) feet whichever is greater.
- 11
- 12 f. Parcels of land designated residential use - multi-family high-density thirteen (13)
- 13 stories or one hundred fifty (150) feet which ever is greater.
- 14
- 15 g. In no case shall a building in an MF–2 district exceed 16 stories in height.
- 16
- 17 12. Parking garages. In the event that structured parking is to be constructed above grade,
- 18 the facades of the garage shall be designed and improved so that the use of the building
- 19 as a garage is not readily apparent. That portion of the parking garage that is
- 20 constructed at ground level shall be screened from street view with living units, portions
- 21 of living units, or other usable building area, except for vehicular entrance and exit areas.
- 22 Entrances and exits to garage areas shall have gates that at least partially conceal the
- 23 interior of the garage from street view. The sides and if necessary the rear of parking
- 24 structures shall be screened from view of the street with a combination of walls and
- 25 landscaping as shall be approved by the Board of Architects.
- 26
- 27 13. Refuse and waste disposal facilities. Refuse and waste disposal facilities shall be
- 28 enclosed within a building or structure which reflects the architectural character and
- 29 exterior finishes of the building which is to be served by the facilities. An enclosure used
- 30 exclusively for refuse and waste facilities may be located in a required front setback area.
- 31

32 **Section 4-104. Multi-family – Special Area District (“MF-SA”). Apartments Special Area.**

- 33
- 34 A. Purpose and applicability. The purpose of the A District/Special Area is to accommodate
- 35 various forms of multi-family housing to meet the housing needs of a diverse community,
- 36 while ensuring that there is a transition to single-family neighborhoods which protects the
- 37 integrity of those neighborhoods. The provisions of the Multi-family Special Area District
- 38 regulations are applicable to MF–SA zoned property in the area bounded by Biltmore Way to
- 39 the North, Bird Road to the South, Granada Boulevard to the West and Le Jeune Road to the
- 40 East.
- 41
- 42 B. Permitted principal uses and structures. The following uses are permitted in the Multi-family
- 43 – Special Area district.
- 44
- 45 1. Multi-family buildings.
- 46 2. Townhouse dwellings.
- 47 3. Duplex dwellings.
- 48 4. Single-family dwellings.
- 49 5. Utility infrastructure facilities.
- 50 6. Accessory uses, buildings or structures.
- 51
- 52 C. Multi-family – Special Area District Performance Standards. The following performance
- 53 standards shall govern the general development of structures in MF - SA Districts. Where
- 54 there are specific standards for properties that are specifically set forth in the Site Specific
- 55 Regulations, the regulations in the Site Specific Regulations shall apply. Refer to the Site
- 56 Specific Regulations in Appendix A.

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1. Building Sites. Buildings and structures constructed in an MF - 1 District shall be constructed or erected upon a building site containing as least one platted lot, and such building site shall have a minimum street frontage of fifty (50) 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 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.
 - 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, with architectural incentives, whichever is less.
4. Facing of Lots and Buildings--General. The facing of building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in the Site Specific Regulations in Appendix A. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face.
5. Setback Requirements, MF – Special Area District. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Build to line. The front setback shall be a build to line for the ground level of any building.
 - a. Front setback.
 - 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. 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 setbacks.
 - i. Interior property line and abutting alley side setback.

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- (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 setback.
 - i. Ten (10) feet or five (5) feet if rear property line abuts an alley.
6. 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 shall be maintained as landscaped or urban open space, or courtyards, elevated decks, and other amenities which are open to the sky.
7. Floor area ratio. Maximum floor area ratio (FAR) shall not exceed 2.0.
8. Determination of Maximum Square foot floor area or FAR: The total floor area of a building or buildings on a building site divided by the area of the site. The total floor area shall include the gross horizontal area of the several stories of any building or buildings on the site, as measured from the exterior face of exterior walls (not the windows or doors in the exterior walls), and shall include any building area not specifically excluded by this section as floor area excluded from computing the FAR of a building or buildings. The floor area of a building that is excluded from the determination of a buildings floor area ratio in an MF - SA District shall include the following:
- a. Unenclosed private balconies.
 - b. Off-street parking garages.
 - c. Corridors on the ground floor of the building.
 - d. Corridors located above the ground floor that are at least fifty percent (50%) open and unenclosed.
 - e. Open stairwells.
9. Height. The maximum permitted heights are measured from established grade. (See definition of established grade.) The height of an MF-SA building shall be to the flat roof deck and when there is no flat roof deck the height shall be to the tie-beam on the top floor of the building. Mechanical equipment areas and decorative roof structures may extend beyond the permitted height a total of ten (10'0") feet. When more than one of the following conditions occurs for a specific property, the more restrictive condition shall apply.

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- a. Parcels of land abutting or contiguous to SF Districts. Forty-five (45) feet, except that no portion of any building within fifty (50) feet of any property line which abuts or is contiguous to land designated as an SF District shall have a height in excess of thirty-five (35) feet.
- b. Parcels of land adjacent to SF Districts. Forty-five (45) feet.
- c. Parcels of land which are contiguous or adjacent to MF - 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.
 - 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 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 20,000 square feet or more.
- f. Parcels of land designated residential use - multi-family high density.
 - i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low-density land use designations: sixty (60) feet or seventy (70) feet if a parcel of land has an area of 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 10,000 square feet, or seventy (70) feet if a parcel of land has an area of 10,000 square feet or greater but less than 20,000 square feet, or
 - (b) One hundred (100) feet if a parcel of land has an area of 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 20,000 square feet or more.

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- g. Parcels of land abutting existing buildings with non-conforming heights. Notwithstanding any other provision of this Subsection 8, 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 provisions of Subsection I, 1-6:

MAXIMUM HEIGHT						
	PARCEL SIZE	SF	MF-1	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'

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“SF” means any of the SF Districts in the Zoning Code.

“MF-1” means any of the MF-1 Districts in the Zoning Code.

“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. Off-street parking.
 - a. Parcels of land proposed to be developed as multi-family dwelling units and/or townhouses. Two (2) parking spaces per unit.
 - b. Tandem spaces. Tandem spaces are permitted as required parking.
- 11. 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

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streetscape shall be required. Any improvements constructed within the public right of way shall be 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 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.
 - 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.

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- 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 be recessed at least four (4) inches.

- j. Townhouse garages. No driveways or garage doors shall be permitted along the street frontage of any individual townhouse.

- k. Parking garages.
 - i. No portion of a building which is above grade and within twenty (20) feet of the front setback line shall be used for the storage of vehicles or off-street parking unless the façade is treated with a decorative wall or fence of four and one-half (4½) feet in height along the portion of the building used for off-street parking, with landscaping and urban open space which screens the building to a height of at least seven (7) feet at time of planting.
 - ii. In the event that structured parking is to be constructed above grade, the facades of the garage shall be designed and improved so that the use of the building as a garage is not readily apparent.
 - iii. Parking garages shall reflect the architectural character and exterior finishes of building which is to be served by the garage.

- l. Refuse and waste disposal facilities. Refuse and waste disposal facilities shall be enclosed within a 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.

- m. Architectural standards. All development shall comply with Article 5, Division 6 for residential uses which are set out in Table 1 of Division 6 and five (5) of ten (10) of the standards in Table 2 of Division 6; however, the bonus intensity and heights shall not apply.

D. Architectural type – General. (2003-10) Except as provided for in Article 5, Division 6, all buildings hereinafter constructed, reconstructed, altered or added to shall be in the classical style of Colonial, Spanish, Venetian, Italian or other Mediterranean or similar harmonious architecture. It shall be the duty and responsibility of the Board of Architects to determine in each and every case whether or not the submitted plans comply with the type and scale of architecture set forth hereinabove and require from the designing architect such changes as would bring the design into conformity. The Board of Architects shall require such changes in the design of the structure so as to preserve traditional aesthetic treatments and promote design excellence in the community. In considering the design of the building, the Board of Architects shall consider and render a decision as to the adequacy of the following elements in the design concept: (2992)

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1. Awnings and canopies.
2. Colors.
3. Decorative lighting (height, location and style).
4. Doors.
5. Height of building.
6. Location of exposed piping, conduits and rainwater leaders.
7. Location of structure on site.
8. Planters.
9. Roofs.
 - a. Materials.
 - b. Color.
 - c. Slope.
 - d. Overhang.
10. Shutters.
11. Site circulation in regard to pedestrian travel, parking, services, grades and landscaping.
12. Texture of surface.
13. Trim.
14. Walls, height, location, materials, design.
15. Window boxes.
16. Windows (Fenestration).

The architectural type for a given location, unless specified to the contrary, shall be in harmony with the architecture of its particular neighborhood. The Board of Architects shall require that photographs of both sides of the street, on the block where a new building or structure or a substantial addition to an existing building or structure is to be constructed and surrounding properties, is submitted for their review. Additions and alterations to buildings, which have been designated by the provisions within the Zoning Ordinance as a Historic Landmark, shall conform to the Secretary of the Interiors Standards.

- E. Utility poles and underground utilities of private property. The following provisions shall apply to utility poles and underground utilities on private property for all new construction and for existing construction. For the purpose of this section “service to the building” shall include electrical service, telephone service and television service to the building.
1. In SF and MF Districts, utility poles and lines shall be placed in rear yard areas reserved for utility uses by easements granted for that purpose.
 2. The service lines for all utilities for new buildings and or structures on private property shall be placed underground.
 3. The lines for all utilities for existing buildings or structures on private property shall be placed underground when;
 - a. The service to the building or structure is replaced, or
 - b. The service to the building or structure must be relocated due to an addition or alteration to the building or structure, or
 - c. The service to the building or structure must be upgraded, or
 - d. An alteration to a building or structure is an Alteration-Level 3 pursuant to the Florida Building Code.

ARTICLE 4 – ZONING DISTRICTS
Division 2 –Overlay And Special Purpose Districts

Section 4-201. Mixed Use District (“MXD”)

A. Purpose. The purpose of 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 regulations.
2. Provide for residential uses at higher densities in exchange for public realm improvements.
3. Provide maximum design freedom by permitting 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:

- 1 B. Applicability. A MXD may be assigned as a zoning designation or overlay zoning designation that is
- 2 supplemental to the underlying zoning designation and other applicable city regulations. However,
- 3 overlay designations may only be assigned to areas of 10 acres or more.
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- 5 1. Utilization of a variety of architectural attributes and street level amenities to create a sense of
- 6 place, including the spatial relationship of buildings and the characteristics created to ensure
- 7 attractive and functional areas.
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- 9 2. Increase the choices available for transportation to encourage increased mobility and reduction in
- 10 transportation expenses. Choices shall include public transit, bicycle and pedestrian circulation
- 11 opportunities.
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- 13 3. Integration of street level plazas, courtyards, opens space and public gathering areas including
- 14 the creation and preservation of corridors, vistas and landmark features.
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- 16 4. Provide for an increased range of housing types and workplace opportunities, where age and
- 17 economic class are integrated and the bonds of community are formed.
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- 19 C. Permitted uses. The following uses are permitted in the Mixed Use District subject to the standards in
- 20 this Section and other applicable regulations in Article 5:
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- 22 1. Accessory uses, residential.
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- 24 2. Accessory uses, non residential, except for drive through facilities.
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- 26 3. Alcoholic beverage sales.
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- 28 4. Government uses
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- 30 5. Ground floor uses:
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- 32 a. Government uses.
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- 34 b. Live work units.
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- 36 c. Mixed use.
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- 38 d. Multi-family dwellings.
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- 40 e. Office uses, provided that the parcel has a minimum of 100' of street frontage.
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- 42 f. Overnight accommodations.
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- 44 g. Parking garages.
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- 46 h. Religious institutions.
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- 48 i. Restaurants.
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- 50 j. Retail sales and services
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- 52 k. Sales and/or leasing offices as a part of a residential development for a period not to exceed
- 53 twelve (12) months from the issuance of a Certificate of Occupancy. The City Manager may
- 54 grant a maximum of two extensions for a period of six months each with a cumulative total
- 55 not to exceed 12 months.
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- 1 D. Conditional uses. The following uses are permitted in the Mixed Use District as conditional uses, if
 2 approved under the provisions of Article 3 Division 4, subject to the standards in this Section and
 3 other applicable regulations in Article 5:
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 5 1. Assisted living facilities.
 6 2. Camps
 7 3. Congregate care.
 8 4. Community center.
 9 5. Day care.
 10 6. Medical clinic.
 11 7. Nighttime uses.
 12 8. Planned area development.
 13 9. Public transportation facilities.
 14 10. Research and technology use.
 15 11. Restaurants, fast food.
 16 12. Utility/infrastructure facilities.
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E. Performance standards.		
(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"> • 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"> • 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 rights-of-way. • Minimum area. Minimum square footage of allowable open space shall be 500 square feet. • Include both hard and softscape landscape improvements and pedestrian amenities as defined herein. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of 13 feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to conditional use approval as provided for in these regulations. • 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

		<p>approval at the time of site plan. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and mass.</p> <ul style="list-style-type: none"> • Vertical encroachment. Structures shall be limited to the following: <ul style="list-style-type: none"> • 3 floors or 45 feet (whichever is less) on 60 foot rights-of-way. • 1 floor or 13 feet (whichever is less) on rights-of-way less than 30 feet. • The encroachment shall be structurally supported entirely from the adjoining private property. <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 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 regulations.
(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"> • Up to a maximum of 100 feet in an Industrial District. • Underlying Commercial Limited District. Up to a maximum of 75 feet. • Manufacturing uses shall be limited to 45 feet. • Commercial District up to a maximum of 100 feet.
(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"> • Commercial Limited District: up to a maximum of 15 feet. • Industrial and Commercial Districts: up to a maximum of 25 feet. • Manufacturing uses shall be limited to 10 feet.
(9)	Height adjoining residential uses.	Properties which are adjacent to residential 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>Front:</p> <ul style="list-style-type: none"> • Up to 45' in height: None • If over 45' in height: Ten (10) feet <p>Side:</p> <ul style="list-style-type: none"> • Interior side: None • Side street: Fifteen (15) feet <p>Rear:</p> <ul style="list-style-type: none"> • Abutting a dedicated alley or street: None • No abutting dedicated alley or street: Ten (10) feet <p>Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet. 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.	<p>Reduction in setbacks. Setbacks may be reduced subject to the following standards:</p> <ul style="list-style-type: none"> • 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"> • 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. • Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be 500 square feet. • Include both hard and softscape landscape improvements and pedestrian amenities. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of 13 feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to conditional use approval as provided for in the these regulations. <p>Vertical building stepback. A vertical stepback 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 stepbacks may be requested to further reduce the potential impacts of the building bulk and mass.</p>
(14)	Setbacks adjoining residential uses.	Residential districts. All property lines abutting a residential land use or 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.
(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"> • Light fixtures/poles up to 35 feet in height. • Subject to all other applicable City code provisions.
(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, goods, 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"> • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of 25% of paving surface.
(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

		<p>limited to the following:</p> <ul style="list-style-type: none"> • Benches. • Information kiosks. • Lighting. • Bike racks. • Refuse containers. • Sidewalk pavement treatments. • Statuary. • Street crosswalk paver treatments. • Wall mounted fountains. • Water fountains and other similar water features. <p>All pedestrian amenities shall be permanently secured to the ground surface.</p> <p>Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.</p>
(14)	Pedestrian design features for building frontages (street level only).	<p>On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included:</p> <ul style="list-style-type: none"> • Display windows or retail display area; and/or, • Landscaping; and/or, • Architectural building design features. <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"> • Minimum of 10 feet in width. • Include pedestrian amenities as defined herein. <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)	Rooftop 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 requirements of these regulations.
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 11.
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.	Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14. 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.
(5)	Nonresidential uses.	Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per 250 gross square feet. Restaurants shall require one (1) space per 100 gross square feet.
(6)	On street parking.	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. On-street parking shall not be included as satisfying the required parking requirements. Alleys. On-street parking is encouraged. Removal of on-street parking shall be subject to compensation to the City based upon established City 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. 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 14.
(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. (See Article 5, Division 17)		
K. Signs.		
(1)	General.	The number, size, character, location and orientation of signs and lighting for signs shall be in accordance with Article 5, Division 19.
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.	<p>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.</p> <p>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.</p>
(3)	Sidewalks.	<p>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 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 22.
(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

		Divisions 11 and 18. 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 proposed for development 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.	Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: <ul style="list-style-type: none"> • 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. • Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.
(4)	Live work units.	<ul style="list-style-type: none"> • Shall satisfy all applicable building code and fire and life safety code requirements at time of completion for mixed occupancy buildings. • 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. • 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. • 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. • Operation of live work unit. <ul style="list-style-type: none"> ○ 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.

		<ul style="list-style-type: none"> ○ Deliveries for nonresidential uses in the live work unit shall be limited to the hours of 8:00 AM to 8:00 PM. ○ 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.
(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, the 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 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</p>

		<p>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 the contiguous unified parcel.

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Section 4-202. University of Miami Campus District (UMC).

A. Purpose and applicability.

1. The purpose of the University of Miami Campus (UMC) District is to provide for the establishment and continuing operation of the University of Miami as an institution of higher education within the City of Coral Gables. The City of Coral Gables recognizes that institutions of higher education constitute a unique mix of land uses, facilities and activities and the City desires to establish procedural and substantive regulations to govern development undertaken by the University within the boundaries of its campus. These regulations shall be applicable to the existing University of Miami Campus.
2. Except where such use was lawfully existing on June 20, 2005, the use of land and buildings by the University of Miami for higher educational purposes, including ancillary and support services and any activity other than individual functions or events which is identifiable as an activity of the University of Miami in the City of Coral Gables shall be limited to land which is designed UMC District.

B. Campus Master Plan Development Order review.

- 1 1. Campus Master Plan: review as a conditional use. An application for a Campus Master Plan
2 Development Plan shall be reviewed by the City of Coral Gables as a conditional use in
3 accordance with the procedures in Article 3 Division 4 of these regulations.
4
- 5 2. Standards for review. An application for a Campus Master Plan Development Order shall be
6 approved if the City Commission determines that the applicant has demonstrated that the
7 proposed Campus Master Plan Development Order complies with the general standards for
8 conditional uses in Section 3-408 and each provision of this Section 4-202, University Campus
9 District to the extent to which the application is consistent with the UMCAD Approval; provided,
10 however, that approval of a Campus Master Plan Development Order shall constitute an
11 intermediate development order, and that concurrency determinations for such development shall
12 be made at the time of building permit issuance.
13
- 14 3. Conditions of approval. The City Commission shall have the power to impose reasonable
15 conditions in accordance with Section 3-407.
16
- 17 C. Minimum application requirements. An application for a Campus Master Plan Development Order
18 shall include requirements under the provisions of Article 3, Division 2 and:
19
- 20 1. A proposed Campus Master Plan which identifies all existing and planned uses, buildings,
21 structures, and improvements.
22
- 23 2. A legal description of the boundary between the Campus Perimeter Area and the Campus Core
24 Area. The Applicant may propose the delineation of a Campus Perimeter Area based upon the
25 particular site specific characteristics of the University of Miami campus, and which differs from
26 that set forth in Exhibit D.
27
- 28 3. Minimum design guidelines for all development within the Campus Master Plan, including
29 scheduling criteria for events at the Mark Light Stadium and the Convocation Center.
30
- 31 4. Delineation of subareas, if any, within the Campus Core Area, including the North-South Center
32 Development Zone which the University proposes to use for University support uses like private
33 research facilities, hotels, and limited retail use which are supportive and beneficial to the
34 purposes of an institution of higher learning.
35
- 36 5. Utility, parking, infrastructure improvements, and traffic data and analysis that support the
37 development proposed within the Campus Master Plan pursuant to the application requirements
38 established by the Development Review Official.
39
- 40 6. Draft of a proposed Mitigation Program.
41
- 42 D. Campus Master Plan Development Order required information. A Campus Master Plan Development
43 Order in written and graphic form shall establish:
44
- 45 1. The location, use and size of existing and proposed buildings.
46
- 47 2. The location of roads, drives and other vehicular access ways, and pedestrian access ways.
48
- 49 3. The delineation of the Campus Core Area and the location of the Campus Perimeter Area based
50 on the particular site specific characteristics of the University of Miami.
51
- 52 4. The delineation of the North-South Center Development Zone.
53
- 54 5. Conditions of development approval.
55
- 56 6. Minimum design standards for all development within the Campus Master Plan.

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2 E. Legal status of approved Campus Master Plan.
3

- 4 1. After a Campus Master Plan Development Order has been granted, building permits will be
5 issued if the Development Review Official determines that the proposed development complies
6 with the approved Campus Master Plan Development Order and all other applicable provisions of
7 the City Code and the Florida Statutes.
8
9 2. In the event that an approved Campus Master Plan Development Order specifies a development
10 standard which conflicts with other provisions of this Zoning Code, the provisions of the approved
11 Campus Master Plan Development Order shall control.
12

13 F. Technical deviations from an approved Campus Master Plan Development Order.
14

- 15 1. The following Technical Deviations shall be reviewed and approved as an administrative
16 approval by the Development Review Official:
17
18 a. Campus Perimeter Area.
19 i. Any adjustment or modification of the location, width, length, depth, orientation or design
20 of a building, structure, driveway, or similar physical aspect of development which
21 involves adjustments or modifications of ten percent (10%) or less of any numerical
22 measure established in an approved Campus Master Plan Development Order.
23 ii. Modifications to the location of the boundary lines between Campus Perimeter Area and
24 the Campus Core Area which expand the Campus Perimeter Area.
25 iii. Adjustments or modifications to landscape features or open space to accommodate
26 changes under the preceding subsections; or
27
28 b. Campus Core Area.
29 i. Any adjustment or modification of the location, width, length, depth, orientation or design
30 of a building structure, driveway, or similar physical aspect of development which
31 involves modifications of not more than twenty-five percent (25%) of any numerical
32 measure established in an approved Campus Master Plan Development Order;
33 ii. Any adjustment or modification of the floor area of a building which does not result in a
34 net increase of permitted intensity of development for the whole campus as authorized by
35 the approved Campus Master Plan Development Order.
36 iii. Adjustments or modifications to landscape features or open space to accommodate
37 changes under the preceding subsections.
38
39 2. Building permits which involve Technical Deviations from an approved Campus Master Plan may
40 be permitted if the Development Review Official determines that the proposed development
41 complies with each and every other requirement of the approved Campus Master Plan other than
42 permitted technical deviations, the requirements of the University Campus District and other
43 applicable ordinances and codes of the City of Coral Gables.
44

45 G. Minor modifications to an approved Campus Master Plan Development Order.
46

- 47 1. The following modifications shall constitute a Minor Modification to an approved Campus Master
48 Plan Development Order, and shall be reviewed and approved as a minor conditional use:
49
50 a. Campus Perimeter Area.
51 i. Relocation of buildings or floor area from the Campus Perimeter Area to the Campus
52 Core Area;
53 ii. Adjustments to the location, orientation and design of a building, structure, driveway, or
54 similar physical aspect of development which involve adjustments of greater than ten
55 percent (10%) but less than twenty five percent (25%) of any numerical measure
56 established in an approved Campus Master Plan Development Order.

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- iii. Elimination of points of ingress and egress from a public road to the roadway network in the approved Campus Master Plan Development Order.
 - iv. Adjustments or modifications to landscape features or open space to accommodate changes under the preceding subsections.
- b. Campus Core Area.
- i. Any adjustment or modification of the location, width, length, depth, orientation or design of a building, structure, driveway, landscape feature, or similar physical aspect of development which involves adjustments of more than twenty five percent (25%) of any numerical measure established in an approved Campus Master Plan Development Order;
 - ii. Relocation of buildings or floor area from the Campus Perimeter Area to the Campus Core Area
 - iii. Adjustments or modifications to landscape features or open space to accommodate changes under the preceding subsections.
2. An application for a Minor Modification to an approved Campus Master Plan Development Order shall be submitted to the Development Review Official and shall be reviewed and approved administratively.
3. Administrative approval may be granted by the Development Review Official if the Development Review Official determines that:
- a. The proposed modifications to the approved Campus Master Plan Development Order do not create a material adverse impact which was not previously considered as a part of the review and approval of the Campus Master Plan Development Order; and
 - b. The proposed development complies with each and every other requirement of the approved Campus Master Plan, the requirements of the University Campus District and other applicable ordinances and codes of the City of Coral Gables.
- H. Major modifications to an approved University Campus Master Plan Development Order.
- 1. Any modification to an approved University Campus Master Plan Development Order which does not qualify as a Technical Deviation or a Minor Modification to an approved University Campus Master Plan Development Order shall be considered a Major Modification to an approved University Campus Master Plan Development Order.
 - 2. Any modifications to the location of the boundary between the Campus Perimeter Area and Campus Core area that expands the Campus Core Area shall be considered a Major Modification to an approved University Campus Master Plan Development Order.
 - 3. An application for a modification to a previously approved Campus Master Plan Development Order may be submitted to the Planning Department and shall be reviewed and approved in accordance to the requirements for conditional uses in Article 3, Division 4.
- I. Annual monitoring report. The holder of an approved Campus Master Plan Development Order shall, on or before June 1 of each year after the approval of the Campus Master Plan Development Order, submit an annual monitoring report to the Director of Planning of the City of Coral Gables. In the event that the holder fails to timely file an annual monitoring report, the holder may apply for an extension of time not to exceed sixty (60) days. At any time during which the holder is in default of the requirement to file an annual monitoring report, the City of Coral Gables shall not consider or approve any application for development approval which includes a technical deviation or minor modification to the approved Campus Master Plan Development Order. The annual monitoring report shall include:

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1. The location of any buildings or other improvements developed during the period year.
2. A modified preceding Campus Master Plan showing all administrative deviations, minor and conditional use changers which were approved during the year.
3. Special and temporary events conducted during the prior year which meet one or more of the following criteria:
 - a. Required a special event permit from the City;
 - b. The University contracted with the City for the provision of additional police, fire, or was required to contract for such municipal services;
 - c. The event required the temporary closure of a public right-of-way located outside of the University of Miami campus; or
 - d. The event required the provision of one or more portable toilets not associated with specific construction projects.

J. Permitted Uses.

	Core	Perimeter	N/S Dev. Zone	University Village
Classroom/Lecture halls	P	C	P	X
Research/laboratory facilities	P	C	P	X
Dormitory/residential facilities	P	X	X	P
Administrative, faculty and other noncommercial offices	P	C	P	P
Social, educational, charitable, cultural and community activities and/or facilities	P	C	P	P
Recreational and athletic facilities	P	C	C	X
Outdoor spaces usable for teaching, research and recreation, such as, but not limited to: arboreta and outdoor sculptures	P	C	P	X
Parking lots	P	C	P	P
Parking garages	P	X	P	C
Theaters	P	C	P	X
Concert halls and arenas	P	X	P	X
Museums and galleries	P	C	P	X
Exhibit areas	P	C	P	X
Library facilities	P	C	P	X
Healthcare facilities	P	X	P	X
Religious facilities	P	X	P	P
Private Clubs/ Fraternity/ Sorority facilities	P	X	X	P

	Core	Perimeter	N/S Dev. Zone	University Village
Camps	P	C	X	X
Commercial activities principally oriented to serve the needs of students, staff, faculty, and administrators	P	X	P	P
Restaurants, cafeterias, catering facilities and banquet facilities principally oriented to serve the needs of students, staff, faculty, and administrators	P	X	P	X
Entertainment facilities principally oriented to serve the needs of students, staff, faculty, and administrators	P	X	P	X
University-wide support facilities such as, but not limited to: laundry, dry cleaning, barber and beauty shops, child care, physical plant, utilities, security, health care and maintenance	P	C	P	X
University convenience facilities such as: bookstore, snack bar, gift shop, postal office, bank, vending machines and automatic teller machines	P	C	P	P
Other auxiliary-uses and/or facilities of a support or incidental nature to the operation of a university that require habitable or occupied space including but not limited to: greenhouses, screen enclosures, open air cafes, food carts and stands, and building loading areas.	P	C	P	X
Other auxiliary-uses and/or facilities of a support or incidental nature to the operation of a university that do not require habitable or occupied space, including but not limited to: trellises, kiosks, lightning detection systems, amateur radio antennas, satellite earth stations, microwave and other antennas, telecommunications hubs	P	C	P	X
Temporary uses and/or facilities, such as, but not limited to: tents, banners, temporary trailers, temporary bleachers, temporary parking spaces, temporary signage	P	C	C	C
Commencement and graduation ceremonies	P	X	P	X

	Core	Perimeter	N/S Dev. Zone	University Village
Government and public sector activities with agencies that have a relationship with the University	C	X	P	X
Administrative uses, including but not limited to clerical, conference rooms and support spaces	P	C	P	P
Hotels and motels solely to serve the university community and not for use by the general public	X	X	P	X

- 1
2 P - Permitted
3 X - Not Permitted
4 C - Conditional Use if not previously approved as a part of a Campus Master Plan
5

6 Uses which lawfully exist on the date of approval of a Campus Master Plan Development Order shall
7 be deemed approved uses in the University Campus District within those buildings or structures in
8 which they exist as depicted in the Campus Master Plan Development Order.
9

10 K. Vested rights and legal status of prior approvals. In the event that any land designated as UMC was
11 subject to prior development approvals, e.g. the UMCAD Approvals, on the effective date of this
12 Section, those approvals shall continue in force and effect until a Campus Master Plan Development
13 Order has been granted by the City of Coral Gables and has become final; and the prior approvals
14 shall have the same force and effect as they did prior to the adoption of these Zoning District
15 regulations, provided that a complete application for major conditional use approval is filed with the
16 City within one (1) year of the designation of the University of Miami Campus as UMC. Provided that
17 a complete application for conditional use approval is timely filed with the City, the City shall continue
18 to receive and process in a timely manner applications to modify or amend the prior development
19 approvals in accordance with the procedures for UMCAD revisions prior to the adoption of this
20 Section until a Campus Master Plan Development Order shall become final and non-appealable. For
21 the purposes of this subsection, "final" shall mean the approval of the Campus Master Plan
22 Development Order and the later of either the expiration of any appeal periods therefrom or, if any
23 appeal or other legal challenge to the approval is filed, the successful resolution of such appeal in
24 favor of the Applicant for the Development Order.
25

26 L. Standards for development.

27
28 1. Off-street parking.

29
30 a. Location. The location of off-street parking shall be shown on the Campus Master Plan, and
31 shall be provided in such amounts and areas within the development that students, faculty,
32 employees, and visitors will not park in or otherwise detrimentally impact abutting residential
33 areas or other off-campus areas as a result of inadequate campus parking provisions. In
34 projecting parking needs, standard traffic engineering methods shall be used and
35 consideration shall be given to daily regular users of the University, auto driver visitors,
36 persons arriving by mass transportation, and persons being served by the University shuttle
37 system.
38

1 b. Capacity monitoring. The University shall monitor the capacity and utilization of its off-street
2 parking facilities and perform supply/demand analysis as required by the Development
3 Review Official to assess the level of utilization, availability and appropriateness of location of
4 campus parking facilities. The analysis shall also indicate the type of user and the extent to
5 which parking is used jointly by different components of the campus. The results of the
6 monitoring and analysis shall be incorporated in a Parking Impact Analysis Report prepared
7 by a certified traffic planner or engineer. Said Parking Impact Analysis Report to be provided
8 every three (3) years and shall be provided in conjunction with the Annual Report for the
9 respective year. The first such report shall be due the first year following approval of the
10 Campus Master Plan Development Order.

11
12 Approval of a building permit application for new development shall not be granted unless all
13 anticipated parking needs are shown on the Campus Master Plan Development Order,
14 Supplementary Documents, or Annual Report and referred to in the University's application,
15 and the University demonstrates that required parking and traffic capacity for each phase of
16 development would be available prior to or concurrent with such development.

17
18 c. Parking for residential housing. Parking provided and designated for University housing shall
19 be limited to the Campus Core and the University Village.

20
21 d. Parking of boat and recreational vehicles prohibited. No boats and/or recreational vehicles
22 shall be parked on the premises of the University of Miami Campus unless such boats and/or
23 recreational vehicle are parked within an enclosed building.

24
25 e. Traffic analysis reports. The University shall submit a Traffic Impact Analysis Report as part
26 of the annual report whenever University development or redevelopment projects, individually
27 or collectively, constitute a net increase to the gross floor area of the University Campus by
28 200,000 square feet. The Traffic Impact Analysis Report shall be prepared by a certified
29 traffic planner or engineer and shall assess existing and projected roadway conditions, levels
30 of service, traffic volumes, capacities, and such other information as may be necessary to
31 determine the impact of the proposed development. The report shall also identify methods of
32 mitigating any negative impacts projected by such analysis.

33
34 2. Bulk regulations.

35
36 a. Density for apartments and hotels. The density requirements for apartments and hotels shall
37 be in accordance with the provisions set forth herein.

38
39 b. Building height.

40
41 i. Compliance With Campus Master Plan. All new or proposed structures and buildings
42 within the UMC District shall comply with the height and setbacks set forth in Exhibit D.

43
44 ii. Maximum height. The maximum permitted height for structures on the University Campus
45 shall not exceed one hundred fifty (150) feet as set forth in Exhibit D.

46
47 c. Maximum square feet. The total combined permitted square feet for the University of Miami
48 Campus shall be 6.8 million square feet unless a greater total is provided in the Campus
49 Master Plan Development Order.

50
51 d. Convocation center scheduling. Convocation Center activities shall be scheduled as
52 provided within the Design Guidelines set forth in the approved Campus Master Plan
53 Development Order.

1 3. Design requirements.

- 2
- 3 a. External relationships. The scale of buildings in the UMC District shall be such that careful
- 4 site planning consideration shall be given to the relationship between University uses and
- 5 structures; and off-campus uses and structures in the surrounding perimeter areas and/or
- 6 neighborhoods. New buildings shall be designed to provide protection of surrounding areas
- 7 from potentially adverse impacts and influences from the development and to provide
- 8 protection of the development from potentially adverse surrounding influences.
- 9
- 10 b. Covered walkways. Covered walkway links between future residential developments and the
- 11 center of campus shall be incorporated into the Campus Master Plan as a means of
- 12 discouraging vehicular trips and promoting pedestrian use of the campus, especially during
- 13 inclement weather. Such covered walkways shall consist of sidewalks or other clearly
- 14 identified and accessible pathways.
- 15
- 16 c. Vehicular access and circulation. Vehicular traffic in the UMC District shall be designed and
- 17 oriented so that it will not detrimentally impact nearby residential neighborhoods.
- 18 Arrangements for traffic flow to and from the proposed development shall be designed to
- 19 retain the major portion of such traffic on designated arterial and collector streets.
- 20

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

22

23 A. Purpose and applicability.

- 24
- 25 1. The purpose of this Section is to provide for an Overlay District that promotes the goals,
- 26 objectives, and policies of the City's Comprehensive Land Use Plan in accordance with a set of
- 27 comprehensive standards to be approved within the City's Miracle Mile area. These standards
- 28 are provided for the continuance and enhancement of the historic downtown area as the
- 29 functional and symbolic center of the City.
- 30
- 31 2. The district is established in order to maintain the following objectives:
- 32
- 33 a. Maintain the aesthetic, physical, historic and environmental character of Downtown Coral
- 34 Gables.
- 35
- 36 b. Provide continued protection for residential neighborhoods from incompatible uses that
- 37 would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the
- 38 neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.
- 39
- 40 c. Promote and encourage pedestrian activities in Downtown Coral Gables by promoting the
- 41 concepts of mixed-use development and pedestrian-friendly design alternatives.
- 42
- 43 d. Limit building height, bulk, mass and intensity on Miracle Mile of large scale developments to
- 44 promote compatibility with the existing low-rise scale of development in Downtown Coral
- 45 Gables as it presently exists.
- 46
- 47 e. Generate pride and confidence in the Downtown area.
- 48
- 49 f. Protect property values through quality control.
- 50
- 51 3. Applicability. The Overlay District applies to the area bounded by the following streets: Douglas
- 52 Road (SW 37 Avenue) on the East, LeJeune Road (SW 42 Avenue) on the West, Aragon
- 53 Avenue and Merrick Way on the North, and Andalusia Avenue on the South.
- 54

55 Unless otherwise provided in this section, all provisions of applicable underlying zoning district

56 designations affecting individual property in this district shall control use and development.

1
2 B. Overlay regulations. Within the Downtown Overlay District, abutting or adjacent property owners
3 having more than two-hundred (200) feet of frontage on Miracle Mile, containing more than twenty-
4 thousand (20,000) square feet of combined lot area, and designated Commercial High-Rise Intensity
5 pursuant to the Coral Gables Comprehensive Land Use Plan, shall be required to submit an
6 application for site plan review, as provided below, and the subject properties shall be considered as
7 if they were a single building site for all purposes under these regulations and such application shall
8 be subject to the following requirements:
9

- 10 1. The properties shall be designated High-Rise Intensity Commercial Land Use on the
11 Comprehensive Land Use Plan Map from the right-of-way line of Miracle Mile north to Aragon
12 Avenue and the right-of-way line of Miracle Mile south to Andalusia Avenue.
13
- 14 2. The building height of the development of the properties shall be limited to not more than six (6)
15 stories or seventy (70) feet of building height or, whichever is less, for properties from Miracle
16 Mile to the centerline of the alley to the north or south of Miracle Mile.
17
- 18 3. A minimum of ninety (90%) percent of the lot front facing Miracle Mile, at ground level, shall be
19 storefronts limited to retail, restaurant, art galleries, personal services, courtyards and building
20 entries.
21
- 22 4. Except for pedestrian building entrances and pedestrian courtyards there shall be a mandatory
23 zero (0) foot setback along the Miracle Mile frontage and there shall be no side setbacks along
24 Miracle Mile to ensure a continuous pedestrian scale façade.
25
- 26 5. In order to ensure consistency with these regulations and to ensure that the development as
27 proposed will be compatible with and further the development of the pedestrian character and
28 scale of Miracle Mile, all such projects shall be subject to site plan review by the Planning and
29 Zoning Board with recommendation to the City Commission.
30
- 31 6. Where the designated site or project is subject to multiple ownership, as part of the application
32 for site plan review, the Planning and Zoning Board may allow the Owners of the property to
33 submit a Covenant in Lieu of Unity of Title in accordance with the provisions of Article 5
34 Division 23.
35
- 36 7. Alterations, expansions, renovations, and similar improvements of existing structures shall, to the
37 extent feasible, conform to the requirements of this section and other applicable provisions of these
38 regulations.
39

40 **Section 4-204. Special Use District. ("S")**
41

- 42 A. Purpose. The purpose of the Special Use District is to provide a zoning classification which
43 accommodates uses which have the potential of adversely impacting adjacent uses but which
44 enhance the quality of life of the citizens of Coral Gables. It is the City's intention that a Special Use
45 District shall be reviewed initially pursuant to a Master Plan and that thereafter, unless a conditional
46 use approval is required, only building permits will be required if a proposed use is consistent with the
47 Master Plan.
48
- 49 B. Permitted uses. The following uses are permitted in the Special Use District subject to the standards
50 in this Section and other applicable regulations in Article 5:
51
 - 52 1. Accessory uses.
 - 53 2. Botanical gardens.
 - 54 3. Cemeteries.
 - 55 4. Golf or tennis grounds.
 - 56 5. Municipal facilities.

- 1 6. Open space areas.
- 2 7. Private club.
- 3 8. Public transportation facilities.
- 4 9. Religious institutions.
- 5 10. Utility/Infrastructure Facilities.
- 6 11. Temporary uses, subject to the provisions of Article 5, Division 21.

7
8 C. Conditional Uses. The following uses are permitted in the Special Use District as conditional uses, if
9 approved under the provisions of Article 3 Division 4, subject to the standards in this Section and
10 other applicable regulations in Article 5:

- 11 1. Camps.
- 12 2. Government uses.
- 13 3. Heliport and helistop.
- 14 4. Hospital and uses accessory to, and customarily associated with, a hospital, as follows: (2715)
 - 15 a. Intermediate care facility.
 - 16 b. Diagnostic facility.
 - 17 c. Medical clinic and/or office.
 - 18 d. Laboratory and research facilities.
 - 19 e. Medical educational facilities
 - 20 f. Health/fitness facilities.
 - 21 g. Rehabilitation facilities.
 - 22 h. Pharmacy.
 - 23 i. Support facilities such as: cafeteria, laundry, dietary services, childcare, administrative
24 offices, data processing and printing.
 - 25 j. Convenience facilities for hospital users such as: snack bar, gift shop, chapel and florist.
- 26 5. Marina facilities.
- 27 6. Planned area development.
- 28 7. Schools.

29
30
31 D. Performance Standards:

- 32 1. Setbacks:
 - 33 a. Front: Twenty-five (25) feet, except that platted lots less than seventy-five (75) feet in depth,
34 a minimum front setback of fifteen (15) feet shall be required.
 - 35 b. Side:
 - 36 i. Inside lots: minimum side setbacks which total twenty (20%) percent of the width of the
37 lot measured across the front setback line up to a maximum of twenty (20) feet.
 - 38 ii. Side street: Fifteen (15) feet, provided, however, that buildings on corner lots which have
39 one side abutting upon a street on which other lots in the same block face, shall setback
40 a minimum distance from such side street as is provided herein as the minimum front
41 setback for buildings facing such side street. In no case shall a side setback be less than
42 five (5) feet.
 - 43 c. Rear: five (5) feet.
 - 44 d. Setback from canal, waterway, lake or bay: Thirty-five (35) feet, except as provided in site
45 specific regulations included as Appendix A.
- 46 2. Height: forty-five (45) feet except as provided in Appendix A. (2829)
- 47 3. Landscaped open space: not less than thirty-five (35%) percent of the area of the building site.
- 48 4. Floor area ratio:
 - 49 a. .35, when adjacent to a single-family residential district
 - 50 b. 1.0, when not adjacent to a single-family residential district

1
2 **Section 4-205. Preservation District. (“P”)**
3

4 A. Purpose. The purpose of the P District is for the preservation and conservation of natural and cultural
5 resources and environmentally sensitive lands such as wetlands, tideland, mangroves, natural forest
6 communities, marine and wildlife habitats and such other areas or terrain which have qualities of
7 scenic, natural and aesthetic value in its present state as a natural area. In addition, this District
8 category shall accommodate compatible public use of conservation, preservation, and passive
9 recreation areas. These areas are designated as Conservation in the City’s Comprehensive Land
10 Use Plan and on the City’s Future Land Use Map and encourage public appreciation of the natural
11 environment by allowing educational programs and public access to natural areas.
12

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

- 15 1. Wetlands.
- 16 2. Tidelands.
- 17 3. Mangroves.
- 18 4. Upland forests
- 19 5. Natural and cultural resource management and restoration
- 20 6. Marine and wildlife habitats, and such other areas or terrain which have qualities of scenic,
21 natural and aesthetic value in its natural state.
- 22 7. Support facilities and infrastructure necessary to operate and maintain recreation facilities,
23 including but not limited to roads, parking, utilities, and maintenance facilities. .
- 24 8. Miami-Dade County Recreation Areas. For those facilities designated Miami-Dade County
25 Recreation Areas (R. Hardy Matheson Preserve, and Chapman Field Park) in the City’s
26 Comprehensive Land Use Plan, active and passive recreational activities and facilities.
- 27 9. Within undeveloped, or undisturbed natural areas permitted uses shall be limited to the following
28 activities:
 - 29 a. Those activities established or proposed in B8
 - 30 b. Improvement, maintenance, or restoration activities required to enhance or improve natural
31 areas and wildlife habitats.
 - 32 c. Passive recreation activities, such as nature observation, picnicking, walking, bicycling, and
33 recreational boating; and resource-based recreational facilities such as nature trails and
34 boardwalks, fishing piers, launching ramps and nature observation and camping areas.
 - 35 d. Water conservation areas, including natural drainage systems.
 - 36 e. Wildlife management areas, including fish and game preserves, and wildlife observation
37 areas.
- 38 10. Development within previously developed, or disturbed areas shall be limited to the following:
 - 39 a. Upgrade or improvements to existing facilities and supporting infrastructure.
 - 40 b. Those activities established in B 8.
 - 41 c. Botanical and natural gardens.
 - 42 d. Nature trails, bicycle paths, and walkways.
 - 43 e. Investigations of archaeological, cultural, or historical resources.
 - 44 f. Nature or visitor centers, including marine research and education facilities, launching ramps,
45 restrooms, maintenance facilities and utilities ancillary and incidental to these facilities.
 - 46 g. Open space.

47
48 C. Performance standards.

- 49 1. The property, together with any black or red mangroves or upland forest thereon, shall be kept
50 and preserved in its natural state as a natural wilderness and preserve.
- 51 2. The use of motor vehicles within the District shall be consistent with existing or planned
52 development and those uses and shall be discouraged in undeveloped natural areas except for
53 service access.
- 54 3. No man-made alterations shall be made in a preservation area except:

- 1 a. To protect the property and any black or red mangrove forest thereon from damage by
- 2 natural elements; and/or,
- 3 b. To protect or restore to its natural state any property damaged by the platting of adjoining
- 4 properties and which is in danger of being eroded, or otherwise materially affected by natural
- 5 elements,
- 6 c. To provide, subject to the approval of the City Commission through conditional, passive
- 7 support facilities within designated areas such as nature trails, walkways, bird watch areas,
- 8 and restrooms, launching ramps, and then only after obtaining such permits as may be
- 9 required by local, state and/or federal authorities and permission (whether permits are
- 10 necessary or not) from the Board of Trustees of the Internal Improvement Trust Fund, the
- 11 Department of Environmental Protection, or their successors in interest.
- 12

13 D. Prohibited uses.

- 14 1. A preservation area shall not be used for residential, commercial, or agricultural purposes that
- 15 are not consistent with Park and Recreation uses.
- 16 2. Development not consistent with Park and Recreation uses shall not be permitted in:
- 17 a. Miami-Dade County designated natural areas.
- 18 b. Natural areas that are part of a mitigation project.
- 19 c. Natural areas that are part of a restoration plan.
- 20

ARTICLE 4 – ZONING DISTRICTS
Division 3 – Nonresidential Districts

Section 4-301. Commercial Limited District

A. Purpose and Applicability. 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 except for drive through facilities.
2. Camps.
3. Congregate care.
4. Educational facilities of no more than fifty (50) student seats.
5. Indoor recreation/entertainment.
6. Live work.
7. Medical clinic of ten thousand five hundred (10,500) square feet of floor area or less.
8. Municipal facilities.
9. Nursing homes.
10. Offices.
11. Overnight accommodations of no more than eight (8) rooms.
12. Restaurants.
13. Retail, sales and services.
14. Temporary uses, in accordance with the provisions of Article 5 Division 21.
15. Utility/infrastructure facilities.

C. Conditional uses. The following uses are permitted in the Commercial Limited District as 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. Automobile service stations (reconstruction only).
3. Community center.

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4. Educational facilities of greater than fifty (50) student seats.
 5. Medical clinic greater than 10,500 square feet of floor area.
 6. Nighttime uses within one hundred fifty (150) feet of a parcel of land designated as a residential district.
 7. Outdoor recreation/entertainment.
 8. Parking lots as a principal use.
 9. Planned area development.
- D. Performance standards.
1. Minimum parcel of land: 2,500 square feet.
 2. Minimum parcel dimensions:
 - a. width – 20’
 - b. depth – 100’
 3. Minimum setbacks. 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: None.
 - c. Rear.
 - i. Where there is a dedicated alley in the rear: Five (5) feet.
 - ii. Where there is no dedicated alley in the rear: Ten (10) feet.
 4. 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 five (5) 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. Height: Thirty-five (35) feet.
 7. Off-street parking, subject to the standards in Article 5 Division 14.
- E. Performance standards for nighttime uses.

- 1 1. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a
2 minimum height of six (6) feet at time of planting so that vehicle headlamps cannot illuminate land
3 which is designated as a residential district.
4
- 5 2. No patron or customer access for nighttime uses which is visible from land designated as a
6 residential district shall be available from the hours of 8:00 PM to 6:00 AM.
7
- 8 3. No deliveries shall be accepted between the hours of 8:00PM and 6:00 AM.
9
- 10 4. Windows and doors facing land designated as a residential district shall be opaque or shall be
11 provided with shades, screens, or drapes to screen illumination from within the building.
12
- 13 5. A landscape buffer comprised of a continuous hedge, at a minimum height of six(6) feet at time of
14 planting, and small trees with a height of at least fourteen (14) feet at intervals of not less than ten
15 (10) feet on centers shall be located along any property line of a nighttime use which has a
16 common property line with property designated as a residential district, or is separated only by an
17 alley.
18
- 19 6. Signage which is visible from land designated as a residential district shall not be illuminated
20 between the hours of 10:00 PM and 6:00 AM.
21
- 22 7. Additional criteria for medical clinics:
23
 - 24 a. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
 - 25 b. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a
26 residential district.
 - 27 c. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
 - 28 d. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients
29 at one time may remain overnight in any medical clinic, regardless of the number of medical
30 personnel affiliated with such clinic.
 - 31 e. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
 - 32 f. All doors in the medical clinic that face a residential district shall remain closed at all times
33 between the hours of 10:00 PM and 6:00 AM.
 - 34 g. No loitering of any kind shall be permitted in any area which is visible from land which is
35 designated as a residential district.
 - 36 h. Compliance with all applicable federal, state, and local laws, including, without limitation, all
37 licensing requirements.
38
- 39 8. Overnight accommodations and restaurants.
40
 - 41 a. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are
42 visible from land designated residential shall be used or operated between the hours of 10:00
43 PM and 8:00 AM weekdays and 10:00 PM and 8:00 AM on weekends.
 - 44 b. No music (live or recorded) shall be performed or played except within an enclosed building
45 between the hours of 8:00PM and 6:00 AM.
 - 46 c. No kitchen with outside venting shall be directed toward residential districts and shall not be
47 operated between the hours of 10:00PM and 6:00 AM.
48

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

- 50
- 51 A. Purpose and Applicability. The purpose of the Commercial District ("C") is to provide convenient
52 access to higher intensity goods and services throughout the City in conjunction with providing
53 economic stability without adversely impacting the integrity of residential neighborhoods, diminishing
54 the scenic quality of the City or negatively impacting the safe and efficient movement of people and
55 things within the City.
56

- 1 B. Permitted uses. The following uses are permitted in the Commercial District subject to the standards
2 in this Section and other applicable regulations in Article 5:
3
- 4 1. Accessory uses, except for drive through facilities.
5
- 6 2. Alcoholic beverage sales.
7
- 8 3. Animal grooming and boarding
9
- 10 4. Assisted living facilities.
11
- 12 5. Automobile service station.
13
- 14 6. Camps.
15
- 16 7. Community center.
17
- 18 8. Congregate care.
19
- 20 9. Day care.
21
- 22 10. Educational facilities.
23
- 24 11. Funeral home.
25
- 26 12. Government uses.
27
- 28 13. Indoor recreation/entertainment.
29
- 30 14. Medical clinic.
31
- 32 15. Municipal facilities.
33
- 34 16. Nighttime uses.
35
- 36 17. Nursing homes.
37
- 38 18. Offices.
39
- 40 19. Overnight accommodations.
41
- 42 20. Parking garages.
43
- 44 21. Parking lots.
45
- 46 22. Public transportation facility.
47
- 48 23. Restaurants.
49
- 50 24. Restaurants, fast food.
51
- 52 25. Retail sales and services.
53
- 54 26. Temporary uses.
55
- 56 27. TV/radio studios.

1
2 28. Utility/infrastructure facilities.
3

4 29. Vehicle sales/displays.
5

6 30. Vehicle service, major.
7

8 31. Veterinary offices.
9

10 C. Conditional uses. The following uses are permitted in the Commercial District as conditional uses, if
11 approved under the provisions of Article 3 Division 4, subject to the standards in this Section and
12 other applicable regulations in Article 5:
13

14 1. Drive through facilities.
15

16 2. Helistop.
17

18 3. Marinas.
19

20 4. Mixed use.
21

22 5. Outdoor recreation/entertainment.
23

24 6. Planned area development.
25

26 7. Private yacht basin.
27

28 D. Performance standards.
29

30 1. Minimum parcel of land:
31

32 a. Less than forty-five (45) feet in height - two thousand five hundred (2,500) square feet
33

34 b. Greater than forty-five (45) feet in height – minimum of two hundred (200) feet of principal
35 street frontage and area of twenty thousand (20,000) square feet.
36

37 2. Minimum setbacks. The following setbacks shall be provided for all buildings in the Commercial
38 District:
39

40 a. Front:
41

42 i. Up to 15' in height: None.
43

44 ii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the
45 property line at the lower of: a) a cornice line above fifteen (15) feet, b) the top of a
46 parking pedestal, or c) forty (40) feet.
47

48 b. Side:
49

50 i. Interior side: Up to forty-five (45) feet in height – 0, greater than forty-five (45) feet in
51 height – fifteen (15) feet plus one (1) foot of additional setback for each three (3) feet of
52 height above forty-five (45) feet.
53

54 ii. Side street: Fifteen (15) feet.
55

56 c. Rear:
57

i. Abutting a dedicated alley or street: None.

- 1 ii. No abutting dedicated alley or street: Ten (10) feet.
2
3 d. Balconies: Cantilevered open balconies may project into the required setback areas a
4 maximum of six (6) feet.
5
6 3. Required open space.
7
8 a. Landscaped open space of not less than ten (10%) percent of the area of the building site
9 shall be provided. Such landscaped area shall not be less in width or depth than ten (10)
10 feet.
11
12 4. Floor area ratio: 3.0.
13
14 5. Maximum height.
15
16 a. Parcels of land adjacent to land designated in the Comprehensive Land Use Plan as single-
17 family residential: Thirty-five (35) feet.
18 b. Parcels of land designated in the Comprehensive Land Use Plan as commercial use low-rise
19 intensity: Forty-five (45) feet.
20 c. Parcels of land designated in the Comprehensive Land Use Plan as commercial use mid-rise
21 intensity: Seventy-two (72) feet.
22 d. Parcels of land designated in the Comprehensive Land Use Plan as commercial use high-rise
23 intensity: One hundred fifty (150) feet.
24
25 6. Off-street parking, subject to the standards in Article 5, Division 14.
26
27 7. Nighttime uses adjacent to a residential district.
28
29 a. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a
30 height of a minimum of four (4) feet at time of installation so that vehicle headlamps cannot
31 illuminate land which is designated as a residential district.
32 b. No patron or customer access for nighttime uses which is visible from land designated as a
33 residential district shall be available for use from the hours of 8:00PM to 6:00 AM.
34 c. No deliveries shall be accepted between the hours of 8:00PM and 6:00 AM for nighttime
35 uses.
36 d. Windows and doors facing land designated as a residential district shall be opaque or shall
37 be provided with shades, screens, or drapes to screen illumination from within the building.
38 e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least
39 fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along
40 any property line of a nighttime use which has a common property line with property
41 designated as a residential district, or is separated only by an alley.
42 f. Signage which is visible from land designated as a residential district shall not be illuminated
43 between the hours of 10:00PM and 6:00 AM.
44 g. Additional criteria for medical clinics.
45
46 i. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
47 ii. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a
48 residential district.
49 iii. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00
50 AM.
51 iv. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6)
52 patients at one time may remain overnight in any medical clinic, regardless of the
53 number of medical personnel affiliated with such clinic.
54 v. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00
55 AM.

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- 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.

8. Additional standards for mixed use development.

- a. Mix of uses. In order to encourage the creative mix of uses, all mixed use developments, shall have at least twenty-five (25%) percent, but no more than seventy-five (75%) percent of the gross floor area as residential uses. Such residential uses may include apartments.
- b. Open space. Plazas, courtyards, arcades and loggias paved with a pervious material may be considered open space and counted as such toward the open space requirement up to a maximum of one-hundred (100%) percent.
- c. Floor area ratio. When multiple uses are incorporated into a development of four or more stories in height, the floor area ration (F.A.R.) for each use shall be individually determined and the highest of the individual F.A.R. shall be applied to the entire development.

d. Parking.

- i. Required off-street parking may not be reduced for the office of a Mixed-Use District No. 1 development.
- ii. Required off-street parking may be reduced by a given percentage for the residential, retail, restaurant, recreation, cultural, entertainment development in accordance with the chart below:

OFFICE	<u>75%</u>	<u>10%</u>	parking reduction
PORTION	<u>65%</u>	<u>15%</u>	for uses other
OF	<u>55%</u>	<u>20%</u>	than office
DEVELOPMENT	<u>45%</u>	<u>15%</u>	
	<u>35%</u>	<u>10%</u>	
	25%	35%	45%
	55%	65%	75%
	% of development consisting of uses other than office.		

- iii. Required off-street parking spaces may not be reserved, assigned and/or designated for a certain use, business or individual or restricted in any way other than that which is otherwise required such as handicap delivery vehicle or bicycle parking.

e. Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.

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

2
3 A. Purpose. The purpose of the Industrial District is to accommodate related industrial uses in the City.

4
5 B. Permitted uses. The following uses are permitted in the Industrial District subject to the standards in
6 this Section and other applicable regulations in Article 5:

- 7
8 1. Accessory uses.
9
10 2. Alcoholic beverage sales, including wine shops and similar uses.
11
12 3. Animal grooming or boarding.
13
14 4. Assisted living facilities.
15
16 5. Automobile service stations.
17
18 6. Camps.
19
20 7. Commercial Laundry
21
22 8. Community center.
23
24 9. Day care.
25
26 10. Governmental uses.
27
28 11. Manufacturing.
29
30 12. Medical clinic.
31
32 13. Municipal facilities.
33
34 14. Offices.
35
36 15. Outdoor recreation/entertainment.
37
38 16. Outdoor retail sales, display and/or storage.
39
40 17. Overnight accommodations.
41
42 18. Parking garages.
43
44 19. Parking lots.
45
46 20. Public transportation facility.
47
48 21. Research and technology uses.
49
50 22. Restaurants.
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52 23. Restaurants, fast food.
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54 24. Retail, sales and service.
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56 25. Self-storage warehouses.

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- 26. Temporary uses.
- 27. TV/radio studios.
- 28. Utility/infrastructure facilities.
- 29. Utility substations.
- 30. Vehicle sales/displays.
- 31. Vehicles sales/displays, major.
- 32. Vehicle service, major.
- 33. Veterinary offices.
- 34. Wholesale/distribution/warehouse facility.

D. Conditional uses. The following uses are permitted in the Commercial District as 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. Adult uses.
- 2. Helistop.
- 3. Planned area development.

E. Performance Standards.

- 1. Minimum setbacks. The following setbacks shall be provided for all buildings in the Industrial District:
 - a. Front:
 - i. Up to fifteen (15) feet in height: None.
 - iii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the property line at the lower of: a) a cornice line above fifteen (15) feet, b) the top of a parking pedestal, or c) forty (40) 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.

2. Height.

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- 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 – ZONING DISTRICTS
Division 4 – Prohibited Uses

Section 4-401. Uses prohibited.

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

- A. Nightclub or casino whenever alcoholic beverages exceed 49% of total gross receipts. (3258)
- B. Crematory or furnace for cremation of human bodies.
- C. Electronic video entertainment centers and machines.

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

- A. Except as provided in Section 4-403F, no service station, public garage, auto repair shop, machine shop, used car lot, or any business conducted outside a building and/or restaurants 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 accordance with the provisions of Section 4-404.
- 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 21.
- E. Restaurant drive-in service windows and drive-in and/or walk-up tellers when approved in accordance with the provisions of Article 5, Division 1.
- F. Open-air cafes and/or restaurants when approved in accordance with the provisions of Article 5, Division 1.

1
2 **Section 4-404. Used car lots.**
3

4 The business or occupation of used car lot shall not be conducted anywhere within the City of Coral
5 Gables except upon premises in an Industrial District or as accessory to a new car dealership.
6

7 **Section 4-405. Adult book store, adult theater and massage salon.**
8

9 The business or occupation of an adult book store, adult theater or massage salon shall not be conducted
10 or operated except upon premises in an Industrial District, and, provided further that the operation of such
11 uses shall comply with all provisions of these LDRs and all other applicable rules and regulations.
12

13 **Section 4-406. Fortune tellers, etc.**
14

15 The business or occupation of fortune teller, clairvoyant, palmist, astrologer, phrenologist, character
16 reader, spirit medium, absent treatment healer, mind reader, hypnotist, mental healer, numerologist, and
17 all other businesses and occupations of a similar nature shall not be conducted or operated except upon
18 premises in an Industrial District.
19

20 **Section 4-407. Commercial Laundries.**
21

22 Commercial laundries shall not be permitted except in an Industrial District.
23

24 **Section 4-408. Houseboats.**
25

- 26 A. No boat, houseboat, vessel or watercraft of any kind may be used as a place of abode or dwelling
27 while anchored, moored or tied up in any part of the Coral Gables waterway or canal, or within the
28 city limits in Biscayne Bay.
29
- 30 B. Except as provided in subsection C, no boat, houseboat, vessel or watercraft of any kind that is not
31 propelled by its own power shall be allowed to be or remain in any of the waterways or canals or in
32 Biscayne Bay within the City of Coral Gables for more than six (6) hours.
33
- 34 C. The prohibition on non-powered boats shall not apply to properly permitted construction barges or
35 recreational non-powered boats such as sailboats or kayaks.
36

37 **Section 4-409. Recreational vehicle.**
38

- 39 A. No recreational vehicle shall be kept or parked on public or private property within the City except for
40 the purpose of loading or unloading for a continuous period not to exceed twenty-four (24) hours
41 during any consecutive seven (7) day period unless such recreational vehicle is parked or stored
42 within the confines of a garage and unoccupied. (2536)
43
- 44 B. Under no circumstances and in no area, however zoned, shall any vehicle be used as living or
45 sleeping quarters within the limits of the City.
46

47 **Section 4-410. Tents or detached screened enclosures.**
48

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

1 **Section 4-411. Parking in residential areas.**
2

3 A. It shall be unlawful for any person to park any vehicle displaying advertising signs or any truck, trailer,
4 commercial vehicle, or recreational vehicle, in or upon any property, public or private, in any area of
5 the City in a residential district. This prohibition, however shall not apply in the following cases:
6 (2536)
7

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

33 **Section 4-412. Trucks, trailers, commercial vehicles, and recreational vehicles--Parking upon**
34 **streets and public places.**
35

36 Except as provided for in this Division, no trucks, trailers, commercial vehicles, or recreational vehicles,
37 shall be parked upon the streets or other public places of the City between the hours of 7:00 p.m. on one
38 day and 7:00 a.m. of the next day. This prohibition is in addition to the total prohibition covering
39 residential areas as provided in Section 4-411. (2536)
40

41 **Section 4-413. Boats and boat trailers.**
42

43 Boats and boat trailers may not be placed, kept or maintained within a front or side setback and shall be
44 screened in accordance with the provisions of Article 5 Division 18. (2852, 2992)
45

46 **Section 4-414. Wild animals and reptiles, keeping.**
47

48 Except as provided herein, it shall be unlawful for any person or persons to keep any wild animal within
49 the City of Coral Gables provided, however, this section shall not apply to zoos, pet shops, medical or
50 scientific institutions, or other places licensed for the showing or keeping of wild animals.
51

52 A. Standards for issuance of permit:
53

- 54 1. In the City Manager's consideration of permits for animals subject to the provisions of this section,
55 there shall be a presumption against the issuance of a permit for any animal or reptile falling
56 within the following classifications:

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- a. Any lizard normally capable of inducing toxic effects through biting, including the Gila monster and the Mexican beaded lizard.
 - b. Any lizard in excess of eight (8) feet in length or of a weight in excess of twenty-five (25) pounds.
 - c. Any alligator, caiman, or crocodile in excess of four (4) feet in length.
 - d. Any ape, including the chimpanzee, gorilla, orangutan, gibbon, or simian.
 - e. Any true monkey but not including the smaller lower primates, such as lemurs, marmosets, etc., provided, however, it shall be unlawful to keep any monkey in such a place so as to be exposed to the public view.
 - f. All members of the flesh-eating order of Carnivore, including non-domestic dogs, cats, foxes, seals, raccoons, coatamundis, bears, civets, skunks, and related forms.
 - g. All horned or hoofed mammals.
 - h. Elephants.
2. There shall be a presumption in favor of the issuance of a permit to keep animals which do not fall within the classifications set forth in Subsection A.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 feed any horses, ponies, cattle, goats, pigs or other livestock, or any pigeons, peacocks, chickens, ducks or roosters, or other fowl.

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

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