

**Article 8.**  
**PROHIBITED USES**

**Sec. 8-1 - Uses prohibited.**

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

- (a) Nightclub or casino, generally defined as any place of business established and operated for the purpose of supplying entertainment or music, or both, and the sale of alcoholic beverages and intoxicating liquors exceeds forty (40%) percent of the total gross receipts for said business. (3258)
- (b) Circus, carnival, open-air or tent show or similar use operated for purpose of private profit.
- (c) Crematory, or furnace for cremation of human bodies.
- (d) Billboards, as defined herein.
- (e) Electronic Video Entertainment Centers and Machines.

**Sec. 8-2 - Prohibited uses, certain streets. (2622)**

- (a) No service station, public garage, auto repair shop, machine shop, used car lot, or any business conducted outside a building, except open-air cafes and/or restaurants as provided for under Section 6-4 and sub-paragraph (f) of Section 8-3 herein, shall be permitted on any lots or premises abutting Coral Way, (a portion of which is known as Miracle Mile), or Biltmore Way, or upon lots or premises abutting Ponce De Leon Boulevard between Southwest 8th Street and Bird Road.
- (b) No driveway for use by motor vehicles or any other purpose shall be permitted to be constructed across the sidewalks on properties abutting Miracle Mile from Douglas Road to LeJeune Road and/or on properties abutting Ponce de Leon Boulevard from Avenue Minorca 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 Avenue Minorca 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 Avenue Malaga to Bird Road; driveways existing as of February 26, 1981 may be permitted to remain.

**Sec. 8-3 - 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 M-Use Districts.
- (b) Service stations.
- (c) Commercial nurseries for the growth and sale of trees, plants and flowers.
- (d) Open-lot Christmas tree sales.
- (e) Restaurant drive-in service windows and drive-in and/or walk-up tellers when approved in accordance with the provisions as set forth under Section 6-4 herein.
- (f) Open-air cafes and/or restaurants when approved in accordance with the provisions as set forth under Section 6-4 herein.

**Sec. 8-4 - Used car lots.**

The business or occupation of Used Car Lot or Second Hand Automobile Dealer shall not be conducted anywhere within the City of Coral Gables except upon premises zoned for M-Uses.

**Sec. 8-5 - Adult book store, adult motion picture theater and massage salon.**

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

**Sec. 8-6 - Fortune tellers, etc.**

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

**Sec. 8-7 - Laundries.**

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

**Sec. 8-8 - Houseboats.**

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

**Sec. 8-9 - Recreational vehicle.**

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

**Sec. 8-10 - Tents or detached screened enclosures.**

No tent or detached screen enclosure of any kind shall be erected or maintained within the City limits of the City of Coral Gables. Screened enclosures, however, will be permitted as an auxiliary-use in connection with an R, D, A or S-Use as provided for herein under Section 5-13.

**Sec. 8-11 - Parking in residential areas.**

- (a) It shall be unlawful for any person to park any vehicle displaying advertising signs or any truck, trailer, commercial vehicle, or recreational vehicle, in or upon any property, public or private, in any area of the city which is zoned residential. This prohibition, however shall not apply in the following cases: (2536)
  - 1. Vehicles which are entirely enclosed within the confines of an enclosed garage.
  - 2. Vehicles used by licensed contractors or service establishments while actually doing work in such residential areas between the hours of 7:30 a.m. to 6:00 p.m. excluding Sundays and holidays, provided, however, that such vehicles shall contain written identification on both sides of the vehicle clearly indicating the name of the contractor or service establishment. Such identification shall be in conformance with the standards set forth in Section 8A-276(b), Commercial Vehicle Identification, of the Code of Metropolitan Dade County, Florida.
  - 3. Loading or unloading of trucks, trailers or commercial vehicles provided that such loading or unloading takes no more than two (2) hours, and is not done between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day.
  - 4. Automobiles carrying advertising signs on the top of such automobiles dealing with the candidacy of individuals for elected office. This exemption, however, shall cease seven (7) days after the date of the election in which the person was finally voted upon.

5. Automobiles carrying advertising signs, advertising and voted upon by the people. This exemption, however, shall cease seven (7) days after the date of the election in which the proposition advertised was finally voted upon.
  6. The loading or unloading of recreational vehicles as provided for under Section 8-11 herein.
  7. Mobile cranes and other heavy equipment used during building construction.
- (b) The Building and Zoning Director shall be charged with the responsibility of determining compliance with the regulations governing the parking of such trucks, trailers, commercial vehicles and recreational vehicles in residential areas as provided herein, however, in case of dispute, direct application may be made to the City Commission.

**Sec. 8-12 - Trucks, trailers, commercial vehicles, and recreational vehicles--Parking upon streets and public places.**

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

**Sec. 8-13 - Boats and boat trailers.**

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

**Sec. 8-14 - Wild animals and reptiles, keeping.**

- (a) It shall be unlawful to keep any snake anywhere within the City of Coral Gables.
- (b) Permit required. It shall be unlawful for any person or persons to keep any wild animal or reptile without first having obtained a permit from the City Manager; provided, however, this section shall not apply to parks, zoos, pet shops, medical or scientific institutions, or other places

licensed for the showing or keeping of wild animals or reptiles.

- (c) For the purpose of this section, the phrase Wild Animal shall be as defined under Section 2-146.
- (d) Standards for issuance of permit:
  1. In the City Manager's consideration of permits for animals subject to the provisions of this section, there shall be a presumption against the issuance of a permit for any animal or reptile falling within the following classifications:
    - a. Any lizard normally capable of inducing toxic effects through biting, including the Gila monster and the Mexican beaded lizard.
    - b. Any lizard in excess of eight (8) feet in length or of a weight in excess of twenty-five (25) pounds.
    - c. Any alligator, caiman, or crocodile in excess of four (4) feet in length.
    - d. Any ape, including the chimpanzee, gorilla, orangutan, gibbon, or simian.
    - e. Any true monkey but not including the smaller lower primates, such as lemurs, marmosets, etc., provided, however, it shall be unlawful to keep any monkey in such a place so as to be exposed to the public view.
    - f. All members of the flesh-eating order of Carnivore, including non-domestic dogs, cats, foxes, seals, raccoons, coatamundis, bears, civets, skunks, and related forms.
    - g. All horned or hoofed mammals.
    - h. Elephants.
  2. There shall be a presumption in favor of the issuance of a permit to keep animals which do not fall within the classifications set forth in Paragraph (d) 1 of this section; provided, however, the City Manager may still in the exercise of his discretion deny a permit where in his judgment the keeping of such animal is dangerous and harmful to human safety.

**Sec. 8-15 - Domestic animal and fowl.**

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

**Sec. 8-16 - Possession, harboring, sheltering or keeping of cats and dogs.**

- (a) It shall be unlawful for any person to possess, harbor, shelter, or keep more than four (4) adult cats or four (4) adult dogs at any one time, excepting veterinary hospitals properly licensed by the City. For the purpose of this ordinance, an adult cat or dog shall be deemed to be any cat or dog six (6) months old or older.
- (b) It shall be unlawful to maintain any cat or dog so as to create a nuisance by way of noise, odor, menace to health, or otherwise. (2586)

Archived