

ARTICLE 5 – DEVELOPMENT STANDARDS**Division 3. Awnings and Canopies****Section 5-301. General.**

A. ~~Awnings, shelter canopies, entrance canopies and carport canopies placed upon, attached to or forming any part of a building shall conform to the conditions and restrictions set out in this Division. Carport canopies are prohibited in SFR zoning districts. Existing carport canopies in SFR zoning districts shall be considered as nonconforming and are subject to the provisions in Article 6.~~

Section 5-302. Standards.**A. Material.**

1. ~~The covering materials of awnings placed upon, attached to, or forming any part of any building in any residential district shall be made of canvas, cloth or other similar materials and the supporting structure of the awning may be made of fiberglass, aluminum, plastic or other man-made materials.~~

2. ~~Awnings and entrance canopies placed upon, attached to, or forming any part of any building in any commercial or industrial district may be made of canvas, cloth, or other similar materials and of fiberglass, plastic or non-ferrous metals, but in no case shall any such awnings, shelter canopies, entrance canopies or carport canopies be made of wood or wood products or of masonite or similar materials; in all cases such awnings, shelter canopies, entrance canopies or carport canopies shall generally simulate the appearance of canvas awnings, and must not be corrugated or slatted or with holes or other interstices.~~

B. ~~Slope. In any residential district, no shelter canopy or carport canopy shall be erected which has a minimum slope of less than two (2) inches in twelve (12) inches or a maximum slope of more than five (5) inches in twelve (12) inches.~~

C. ~~Size and number permitted. Only one (1) shelter canopy and one (1) carport canopy shall be permitted per townhouse or duplex unit, provided however, that the carport canopy and shelter canopy shall not abut or be attached to one another.~~

D. ~~Clearance over sidewalk. In all cases where an awning, entrance canopy, or shelter canopy is placed upon, attached to, or forming any part of any building and such awning, entrance canopy or shelter canopy projects over a sidewalk, or similar place where the public is accustomed to walk, the rigid or metal parts for any such awning entrance canopy or shelter canopy shall have a clearance of not less than seven and one-half (7½) feet from sidewalk elevations, and any non-rigid valance of any such awning, entrance canopy or shelter canopy shall have a clearance of not less than six and one-half (6½) feet from sidewalk elevation.~~

E. Construction.

1. ~~All canvas awnings, shelter canopies, and entrance canopies, carport canopies shall be so constructed as either to admit or permit quick removal such as is necessary in cases of impending storms or hurricanes.~~

2. ~~Except for those installations which are stationary in character, awnings, shelter canopies, entrance canopies, or carport canopies other than those of cloth or canvas or like materials shall~~

1 be so constructed as easily to lend themselves to the forming of storm shutters or storm
2 protection to the building to which they are attached.

3
4 3. Rigid awnings or canopies which are stationary in character shall be designed to resist the
5 following loads:

6
7 a. Roofs shall be designed for a live load of not less than thirty (30) pounds per square foot
8 except that roofs occupied as roof gardens or for concentrated loads shall be designated for
9 the corresponding occupancies.

10
11 b. Design shall not be based on the removal or repositioning of parts or the whole during
12 periods of high wind velocity.

13
14 F. Location.

15
16 1. All carport canopies shall be attached to the building and may be located on either side or the
17 rear of said building.

18
19 2. All shelter canopies shall be attached to the building and may be located on the front,
20 sides or rear of said building.

21
22 3. No self-supporting or free-standing shelter canopy, carport canopy or entrance canopy shall be
23 erected without a variance having been approved by the Board of Adjustment.

24
25 4. Awnings erected over garage openings or porte-cochere vehicle openings shall not extend out
26 from the outside wall of the building more than six (6) feet.

27
28 5. Entrance canopies, permitted on commercial buildings only, shall be attached to the building and
29 may be supported from the ground up. The overall width of entrance canopies shall be a
30 maximum of the entrance opening and framing width, plus twelve (12) inches and shall extend
31 out perpendicular from the building.

32
33 G. Maintenance, repair, replacement, and/or removal. All awnings and canopies shall be maintained
34 and kept in good order and repair. Awnings and canopies which are found, upon inspection, to be in
35 disrepair shall be subject to removal and/or replacement.

36
37 H. Manufacturer's identification. All awnings, shelter canopies, entrance canopies and carport canopies
38 constructed or erected pursuant to the provisions of this ordinance shall have the manufacturer's
39 identification shown thereon.

40
41 I. Encroachment over public right-of-way. Awnings and/or canopies which encroach over public rights-
42 of-way shall be subject to the following conditions and restrictions:

43
44 1. The property owner shall execute a restrictive covenant prepared by the City Attorney, which
45 shall run with the title of the land, agreeing to provide public liability insurance coverage for the
46 encroachment in the minimum limits required by the City, and naming the City as additional
47 insured under the policy.

48
49 2. An executed copy of the restrictive covenant, together with certificates of required insurance,
50 shall be presented to the Building Official, prior to the issuance of any permits for such work.

51
52 Notwithstanding the above, that prior to the issuance of any permit for the installation of an awning or
53 canopy encroaching over any public right-of-way under the jurisdiction of the Florida Department of
54 Transportation, the Building Official shall require such evidence, as in his opinion is reasonable, to
55 show that the plans for such encroachment have been approved by the said Department of
56 Transportation.

1 **ARTICLE 4 - ZONING DISTRICTS**

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3 **Division 2. Overlay and Special Purpose Districts**

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5 **Section 4-204. Special Use (S) District.**

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

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10 1. Accessory uses, buildings or structures as follows:

11
12 a. Canopies, including permanent freestanding shelter canopy structure(s) or
13 structure(s) attached to a building.

14
15 ab. Emergency preparedness shelter.

16
17 bc. Fountains.

18
19 ed. Flagpoles.

20
21 ee. Planters.

22
23 ef. Recreational equipment.

24
25 fg. Reflecting pool(s).

26
27 gh. Screen enclosure.

28
29 hj. Swimming pool.

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31 ij. Trellises. Trellises are permitted in the rear setback of properties backing onto a canal, waterway,
32 lake or bay.

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36 **ARTICLE 5 – DEVELOPMENT STANDARDS**

37
38 **Division 3. Awnings and Canopies**

39
40 **Section 5-301. General standards for awnings and canopies.**

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42 Awnings, shelter canopies, entrance canopies and carport canopies placed upon, attached to or forming
43 any part of a building shall conform to the conditions and restrictions set out in this Division. **All awnings,**
44 **shelter canopies, entrance canopies and carport canopies within the City shall comply with all of**
45 **the following requirements:**

46
47 A. Construction. **Must comply with applicable Florida Building Code requirements as amended**
48 **and all other applicable city, county, state and federal codes and standards.**

49
50 B. Maintenance, repair, replacement, and/or removal. All awnings and canopies shall be maintained
51 and kept in good order and repair. Awnings and canopies which are found to be in disrepair shall be
52 subject to removal and/or replacement.

53
54 C. Manufacturer's identification. All awnings, shelter canopies, entrance canopies and carport canopies
55 constructed or erected pursuant to these provisions shall have the manufacturer's identification
56 shown thereon.

1 D. Clearance over sidewalk. In all cases where an awning, entrance canopy, or shelter canopy is placed
2 upon, attached to, or forming any part of any building and such awning, entrance canopy or shelter
3 canopy projects over a sidewalk, public right-of-way or similar place where the public is accustomed
4 to walk, the rigid parts for any such awning entrance canopy or shelter canopy shall have a clearance
5 of not less than seven-and-one-half (7½) feet from the established grade of the sidewalk, and any
6 non-rigid valance of any such awning, entrance canopy or shelter canopy shall have a clearance of
7 not less than six-and-one-half (6½) feet from the established grade of the sidewalk.

8
9 E. Encroachment over public right-of-way. Awnings and/or canopies which encroach over public rights-
10 of-way shall be subject to all of the following conditions and restrictions:

- 11 1. The property owner shall execute a restrictive covenant prepared by the City Attorney, which
12 shall run with the title of the land, agreeing to provide public liability insurance coverage for the
13 encroachment in the minimum limits required by the City, and naming the City as an additional
14 insured under the policy.
- 15 2. An executed copy of the restrictive covenant, together with certificates of required insurance,
16 shall be presented to the Building Official and/or Development Review Official, prior to the
17 issuance of any permits for such work.
- 18 3. Notwithstanding the above, that prior to the issuance of any permit for the installation of an
19 awning or canopy encroaching over any public right-of-way under the jurisdiction of the Florida
20 Department of Transportation or Miami-Dade County, the Building Official and/or Development
21 Review Official shall require such evidence, as in his opinion is reasonable, to show that the
22 plans for such encroachment have been approved by the said Department of Transportation.

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24 F. City review required. All awnings and/or canopies as permitted herein shall be subject to
25 review and approval by the Board of Architects.

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28 **Section 5-302. Standards for awnings and canopies in residential and non-residential zoned**
29 **districts.**

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31 **Awnings and canopies located in the following residential and non-residential zoned districts**
32 **shall comply with all of the following requirements:**

33
34 **A. Residential (SFR, MF1, MF2 and MFSA) zoning districts.**

- 35
36 1. Materials and structure. The covering materials of awnings or canopies placed upon, attached to,
37 or forming any part of any building in any residential district shall be made of canvas, cloth or
38 other similar materials and the supporting structure of the awning or canopy may be made of
39 fiberglass, aluminum, plastic, metal or other man-made materials.
- 40 2. Slope. In any residential district, except SFR zoning districts, no shelter canopy or carport canopy
41 shall be erected which has a minimum slope of less than two (2) inches in twelve (12) inches or a
42 maximum slope of more than five (5) inches in twelve (12) inches.
- 43 3. Location.
 - 44 a. All carport canopies shall be attached to the building and may be located on either side or the
45 rear of said building.
 - 46 b. All shelter canopies shall be attached to the building and may be located on the front, sides
47 or rear of said building.
 - 48 c. Awnings erected over garage openings or porte-cochere vehicle openings shall not extend
49 out from the outside wall of the building more than six (6) feet.
- 50 4. Free-standing canopies. No permanent self-supporting or freestanding shelter canopy, carport
51 canopy or entrance canopy shall be permitted.
- 52 5. Size and number permitted. Only one (1) shelter canopy and one (1) carport canopy shall be
53 permitted per townhouse or duplex unit, provided however, that the carport canopy and shelter
54 canopy shall not abut or be attached to one another.
- 55 6. Carport canopies are prohibited in SFR zoning districts. Existing carport canopies in SFR zoning
56 districts shall be considered as nonconforming and are subject to the provisions in Article 6.

1
2 **B. Commercial Limited (CL and C), Industrial (I) and University Campus District (UCD) zoning**
3 **districts.**
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- 5 1. Materials and structure. Awnings and entrance canopies placed upon, attached to, or forming any
6 part of any building in any commercial or industrial district may be made of canvas, cloth, or other
7 similar materials and of fiberglass, plastic or non-ferrous metals, but in no case shall any such
8 awnings, shelter canopies, entrance canopies or carport canopies be made of wood or wood
9 products or of masonite or similar materials; in all cases such awnings, shelter canopies,
10 entrance canopies or carport canopies shall generally simulate the appearance of canvas
11 awnings, and must not be corrugated or slatted or with holes or other visible spaces or gaps. The
12 supporting structure of the awning or entrance canopy may be made of fiberglass, plastic, metal
13 or other man-made materials.
14 2. Location.
15 a. All carport canopies shall be attached to the building and may be located on either side or
16 the rear of said building.
17 b. All shelter canopies shall be attached to the building and may be located on the front, sides
18 or rear of said building.
19 c. Awnings erected over garage openings or porte-cochere vehicle openings shall not extend
20 out from the outside wall of the building more than six (6) feet.
21 d. Entrance canopies, permitted on commercial buildings only, shall be attached to the building
22 and may be supported from the ground up. The overall width of entrance canopies shall be a
23 maximum of the entrance opening and framing width, plus twelve (12) inches and shall
24 extend out perpendicular from the building.
25 3. Free-standing canopies. No permanent self-supporting or free-standing shelter canopy, carport
26 canopy or entrance canopy shall be permitted.
27
28

29 **C. Special Use (S) and Preservation (P) zoning districts.**
30

- 31 1. Materials and structure. Coverings for freestanding canopies, awnings and entrance
32 canopies placed upon, attached to, or forming any part of any building may be made of
33 canvas, cloth, plastic, fiberglass, non-ferrous metals or other similar materials, but in no
34 case shall the material composition be made of wood, wood products, masonite, or similar
35 materials. All awnings, shelter canopies, entrance canopies or carport canopies shall
36 generally simulate the appearance of canvas awnings, and shall not be corrugated,
37 slatted, or include holes, openings or other visible spaces or gaps. The supporting
38 structure of the freestanding canopy, awning or entrance canopy may be made of
39 fiberglass, plastic, metal or other man-made materials.
40
41 2. Free-standing canopies. Permanent free-standing shelter canopies shall be permitted.
42
43 3. Location.
44 a. All carport canopies shall be attached to the building and may be located on either side or
45 the rear of said building.
46 b. All shelter canopies that are attached to the building may be located on the front, sides or
47 rear of said building.
48 c. Awnings erected over garage openings or porte-cochere vehicle openings shall not extend
49 out from the outside wall of the building more than six (6) feet.
50 d. Freestanding canopies shall not be permitted in the front yard of the property's
51 primary structure. If the subject property does not have a primary structure, the
52 freestanding canopy shall be located within the property's required building
53 setbacks. Freestanding canopies shall comply with required setbacks for accessory
54 uses, whether or not there is a primary structure on the property.
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56 4. Size and number permitted. No limitation as to the number or size of freestanding

1 canopies that may be permitted.

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3 **5. Encroachment over public right-of-way. Encroachment of any freestanding canopies,**
4 **awnings or entrance canopies over a public right-of-way is prohibited.**

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7 **ARTICLE 8 - DEFINITIONS**

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9 **Awning** means a roof-like cover extended over a window, door or an opening of a structure, including
10 garage or porte-cochere vehicle openings, being fastened in the manner provided for such fastenings, to
11 the structure of which it is a part and design; and used for the purpose of shielding such window, door or
12 opening from the rays of the sun, rain and like elements of weather, as opposed and differing from
13 canopies.

14
15 **Canopy** means a roof-like cover, including freestanding structures where permitted, or an awning that
16 projects from the wall of a building used as a shelter or carport, or over a door, entrance or opening for
17 the purpose of shielding persons and/or vehicles from the rays of the sun, rain and like elements
18 of weather.

19
20 ~~**Canopy entrance** means a canopy intended and used for the purpose of sheltering persons or inanimate~~
21 ~~objects from the rays of the sun and from rain and weather.~~