



Single-Family Residential Regulations

CITY COMMISSION

NOVEMBER 14, 2017

SFR REGULATIONS

Proposed Zoning Code Text Amendments:

Board of Architects:

- Authority to waive standards and Site Specific Zoning based on individual building site
- Ability to deny proposed designs even when following Code requirements

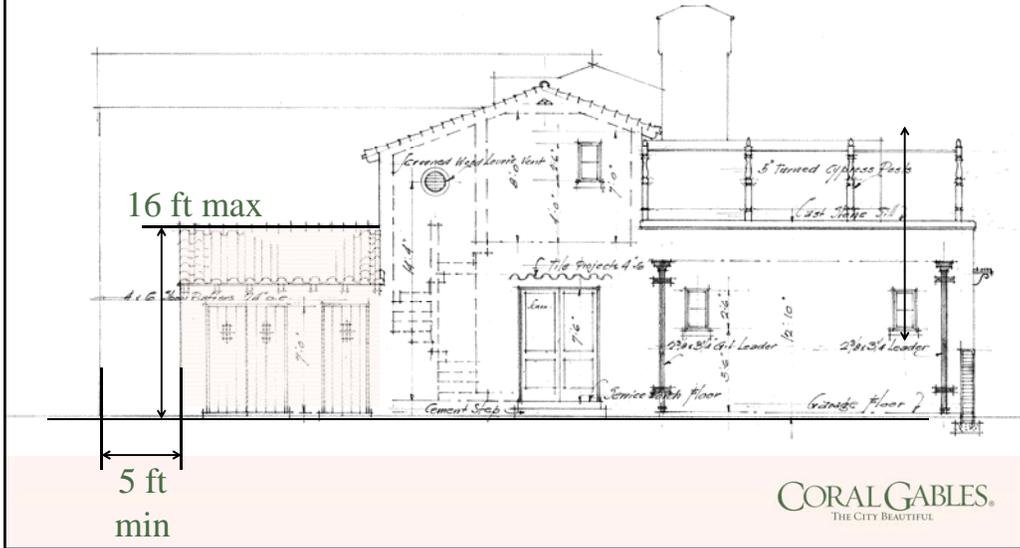
Setbacks:

- Ability for Board of Architects to recommend approval to the Board of Adjustment for porches to encroach into front yard
- Simplify side street setback

CORAL GABLES.
THE CITY BEAUTIFUL

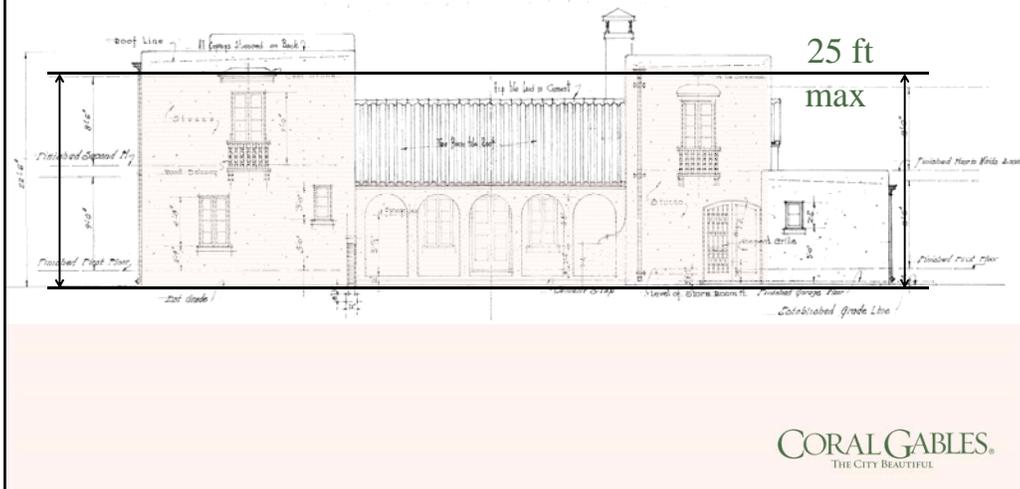
SFR REGULATIONS

Setback



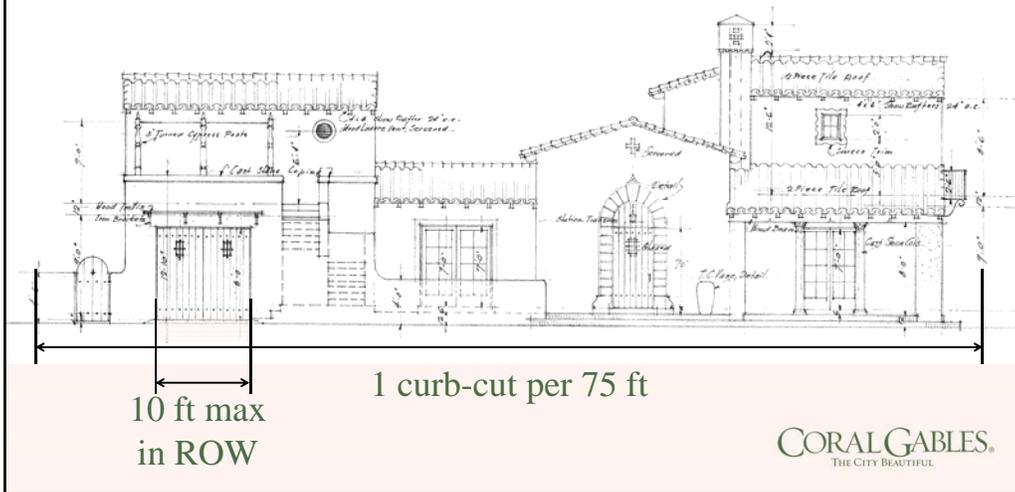
SFR REGULATIONS

Height



SFR REGULATIONS

Driveways



SFR REGULATIONS

Proposed Zoning Code Text Amendments:

To be exempt from FAR calculations:

- Detached garages, carports, and auxiliary units
- Interior courtyards

Garage Facades:

- Must be setback from front facade
- Garage doors separated by 16" columns
- Garage must face side street on corner lots
- Reduced interior garage widths

Others: Fence and wall height, artificial turf, cabanas, curb-cuts, docks, pavers, and plumbing

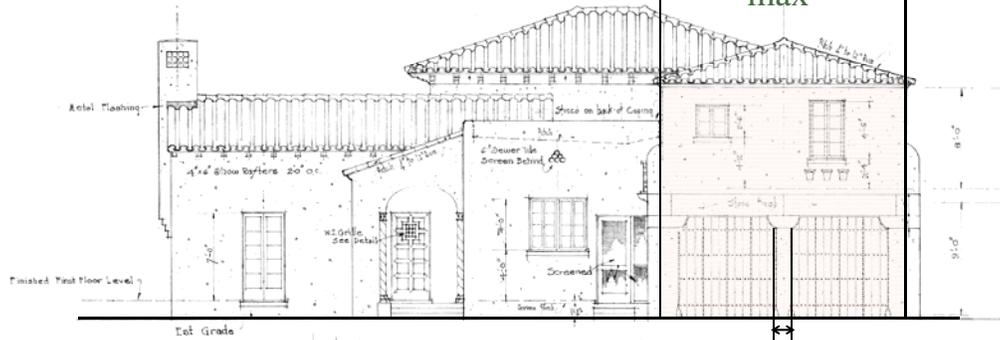
CORAL GABLES.
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Garages

1/3 of facade

max



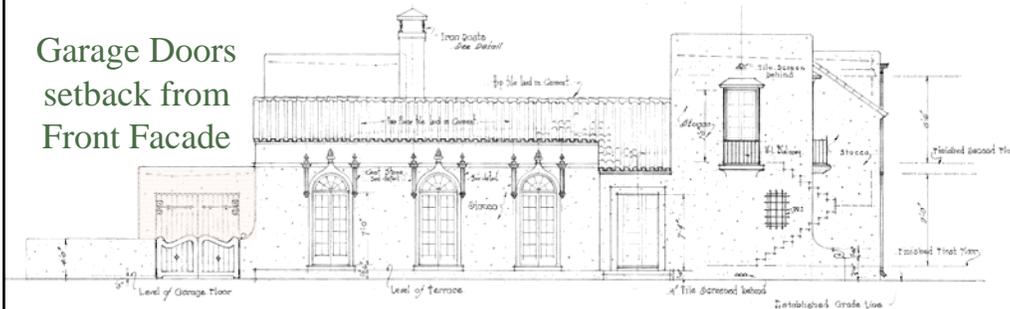
16"
min

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Garage Doors

Garage Doors
setback from
Front Facade



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Interactive Land Use & Zoning Map GIS Application



SFR REGULATIONS

Best Practices Manual



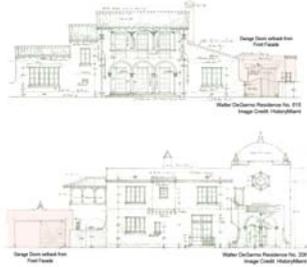
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Best Practices Manual - Standards

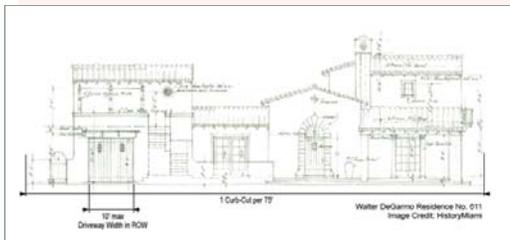
STANDARDS

Garage Design

11. Garage doors and carports. In order to encourage facades compatible with neighborhood character, garage doors and carports shall be forward of the front facade of the building. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood compatibility. If the garage is turned or angled, the garage may be set forward of the front facade providing that the side facing the street contains windows, pedestrian entryways, or other features that mirror the living portion of the house. Carports shall have a flat roof or gabled design, whose roof forms an extension of the principal building. The Board of Architects shall direct design of garage door location and carports.



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SFR REGULATIONS

Best Practices Manual - Architecture

ARCHITECTURE

Windows

11. Windows shall be designed appropriately to the style of the structure, as determined by the Board of Architects or the Development Review Official.

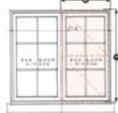
- Windows shall be oriented and proportioned in ways consistent with the architectural style of the structure.
- The glass shall be clear and non-reflective.
- The frame of the window shall be setback from the facade a minimum of four (4) inches.
- Window materials may include solid wood, wood veneer, painted or stained aluminum.
- Custom windows may be required by the Board of Architects to be placed on the front facade of single-family residences.

- Zoning Code Section 9-409 Architectural style, Specific Standards

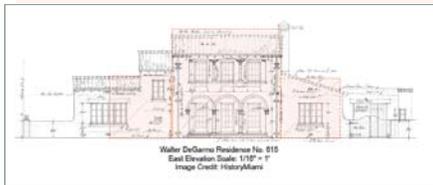
"Therefore, breaking the plain practicality of walls and roofs, windows and doors in Coral Gables are made not only important in the practical living plan, but part of the whole decorative. A group of arched windows finds the plain square of a wall."

- Coral Gables Miami Review, 1923

Windows	Material	Finish
Single-High Panel	Classical Proportion	Paint
Double-High Panel	Simple	Paint
Tripartite	Paint	Paint
Window Frame Color	Black, Brown, White	Other
Window Type	Arch, Classical, Full, Tripartite	Other
Window Opening	Simple, Modern, Minimalist, or Contemporary	Other
Light	Decorative with window	Other
Frame Setback from Facade	4" min.	Other



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Architecture

Architectural Style (SFR 010)	Colonial Spanish Mediterranean Other	French Bahamian Other
Wall Materials (SFR 010)	Concrete Brick Painted Concrete Stone	Wattle & Plaster Coral Block Coral Brick Other
Columns (SFR 010)	Tapered Doric Ionic	Composite Corinthian Other

Yes/No (Please complete with "Yes" or "No")	Building designed within Neighborhood Context
Context	Architectural Proportion
Conceptual Design	Proportion
Structure	Structure visually fits building's weight
Massing	Building mass comprised of basic forms & shapes
Roof	Roof form and design in keeping with Neighborhood Context
Details	

