

## **CITY OF CORAL GABLES, FLORIDA**

### **ORDINANCE NO. 2025-22**

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 2, “ZONING DISTRICTS”, SECTION 2-101, “SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT,” AND SECTION 2-102 “MULTI-FAMILY 1 DUPLEX (MF1) DISTRICT,” AND ARTICLE 16, “DEFINITIONS,” TO PROVIDE EXCEPTION TO THE SEPARATION OF ACCESSORY STRUCTURES FROM THE MAIN STRUCTURE UNDER CERTAIN REQUIREMENTS AND PROVIDE FOR OPEN-AIR ACCESSORY STRUCTURES WITH GROUND AREA COVERAGE REQUIREMENTS; PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, the City of Coral Gables has consistently promoted innovative design that enhances aesthetics, architectural integrity, appearance, safety, and functionality within the built environment, ensuring harmonious integration with the site, adjacent structures, and the surrounding community; and

**WHEREAS**, at the request of the City Commission, Staff has drafted a Zoning Code text amendments to the performance standards for ground area coverage requirement, specifically allowing open-air accessory buildings or structures to be attached to the principal structure, while requiring enclosed accessory buildings or structures to maintain a minimum 5-foot separation from the principal structure. The total cumulative ground area coverage, including accessory structures, shall remain unchanged, not exceeding forty-five percent (45%) of the building site in SFR and MF1 Districts; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on March 12th, 2025, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Board was presented with the text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: 4-3) of the proposed text amendments with the attached open-air structure to be open on at least two sides; and

**WHEREAS**, a public hearing for First Reading was held before the City Commission on August 26, 2025, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with the text amendments to the Official Zoning Code, and after due consideration and discussion, approved the amendment on First Reading; and

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on September 10th, 2025, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of the request pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public;

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup> (changes in ~~strike-through~~ / underline format):

## **ARTICLE 2. Zoning Districts**

### **Section 2-101. Single-Family Residential (SFR) District.**

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D. Performance standards. The following performance standards shall regulate design provisions for structures in the District. The Board of Architects shall have authority over the following performance standards and shall make any adjustments as required by compatibility with neighboring properties, site characteristics, and design goals in the Comprehensive Plan. The Board of Architects may deny any proposed project based on aesthetic design as applied to the unique conditions of each building site. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).

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6. Ground area coverage. Ground area coverage requirements shall be as per Section 2-100, Residential Districts Table and as follows:

- a. A maximum of thirty-five (35%) percent of the building site shall be covered by the ~~main~~ principal building and shall include cantilevered portions of the building except balconies. ~~Also included are roof overhangs that are greater than five (5) feet.~~ Accessory buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the ~~main~~ principal building or structure and accessory structures shall not exceed forty-five (45%) percent of the building site. One- or two-story open-air accessory structures may be attached to the principal building, subject to the Board of Architects review and approval of the massing of the open-air accessory structure(s) as it relates to the principal building. Detached accessory buildings or structures shall maintain a minimum separation of five (5) feet from the principal building. To encourage historic

designation, the Board of Architects shall have authority to grant a ten (10) percent increase of ground area coverage to accommodate historically designated structures in accordance with the design standards of that Board.

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## **Section 2-102. Multi-Family 1 Duplex (MF1) District.**

D. Performance standards. The following performance standards shall govern the general development of structures in the District. All duplexes shall have the exterior appearance of a single-family house. Where there are specific standards for properties that are specifically set forth in Appendix A. Site Specific Zoning Regulations, the regulations in Appendix A shall apply.

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6. Ground area coverage. Ground area coverage requirements shall be as per Section 2-100, Residential Districts Table and as follows:

- a. A maximum of thirty-five (35%) percent of the building site shall be covered by the ~~main~~ principal building and shall include cantilevered portions of the building except balconies. ~~Also included are roof overhangs that are greater than five (5) feet.~~ Accessory buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and accessory structures shall not exceed forty-five (45%) percent of the site. One- or two-story open-air accessory structures may be attached to the main building, subject to the Board of Architects review and approval of the massing of the open-air accessory structure(s) as it relates to the principal building. Detached accessory buildings or structures shall maintain a minimum separation of five (5) feet from the main building.

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## **Article 16. Definitions**

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**Accessory use, building or structure** means a use which: 1) is subordinate to and serves a principal use; 2) is subordinate in area, extent, and purpose to the principal use served; 3) contributes to the comfort, convenience or necessities of the users or occupants of the principal use; and 4) is located on the same building site as the principal use, but is physically separate from the principal building or structure unless otherwise permitted by these regulations. Attached open-air accessory structures in Single-Family Residential and Multi-Family 1 Districts may include one- or two-story breezeways, loggias, porches, and other open-air structures.

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**Duplex** means a residence building designed for, or used as, the separate homes or residence of two (2) separate and distinct families, having the exterior appearance of a single-family dwelling house. Each individual unit in the duplex shall have all living rooms accessible to each other from within the unit and each individual unit is to be occupied exclusively by one (1) family plus servants, who are living and cooking as a single household.

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**Single-family residence** means a building used or designated to be used as a home or residence in which all living rooms are accessible to each other from within the building or roofed walkway, and in which the use and management of all sleeping quarters, all appliances for cooking, ventilating, heating or lighting are under one control, and to be occupied by one family plus servants, who are living and cooking as a single household.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TENTH DAY OF SEPTEMBER, A.D.,2025.

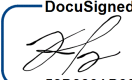
(Moved: Fernandez Seconded: Anderson)

(Yeas: Fernandez, Lara, Anderson, Castro, Lago)

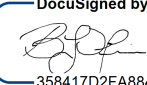
(Unanimous: 5-0 Vote)

(Agenda Item: E-2)

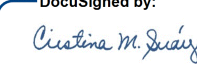
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VINCE LAGO  
MAYOR

ATTEST:

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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

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CRISTINA M. SUAREZ  
CITY ATTORNEY

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<sup>1</sup> Deletions are indicated by strikethrough. Insertions are indicated by underline