

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2024-**

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE ARTICLE 2, “ZONING DISTRICTS,” AND ARTICLE 12, “AMBIENCE STANDARDS,” SECTION 12-100, “LIGHTING,” AND ARTICLE 16, “DEFINITIONS,” TO PROVIDE FOR ILLUMINATION STANDARDS AND DEFINITIONS; PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Coral Gables 2010 Comprehensive Plan contains policies for the City to encourage “Dark Skies” lighting strategies; and,

**WHEREAS**, the City Commission adopted that multi-family and mixed-use buildings must conform to dark skies standards with the adoption of the Zoning Code Update on February 9, 2021; and,

**WHEREAS**, the City prides itself with low ambient lighting and minimizing light overspill on adjacent properties, specifically within residential neighborhoods; and,

**WHEREAS**, limiting light pollution improves the nighttime environment and promotes the protection of the natural environment; and,

**WHEREAS**, outdoor lighting can be updated and incorporated into new or existing buildings to reduce bird casualties from collisions without significant additional cost; and,

**WHEREAS**, the City Commission desires to update and enhance the Zoning Code in order to reflect changing technologies and practices and to align with the International Dark Skies Association (IDA)’s and the Illuminating Engineering Society’s minimum standards; and,

**WHEREAS**, the City Commission on September 10, 2024, discussed strengthening the City’s illumination standards; and,

**WHEREAS**, the City Commission held a public hearing on September 24, 2024, at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading (vote: 5 to 0); and,

**WHEREAS**, after notice was duly published, a public hearing was scheduled to be held before the Planning and Zoning Board on October 9, 2024, but was cancelled due to potential impacts of Hurricane Milton; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on November 13, 2024, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: 6 to 1) of the text amendment; and

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard; and after due consideration and discussion, the amendment on Second Reading was approved.

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:**

**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>.

**ARTICLE 2. ZONING DISTRICTS**

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

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**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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**9. Architecture.** Architecture requirements shall be as per Article 5, Architecture, and as follows:

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

- c. Lighting. External illumination and lighting of buildings shall be as per Article 12, Lighting conform to dark skies standards and shall require City Commission approval.

**Section 2-103. Multi-Family 2 (MF2) District.**

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**D. Performance standards.** The following performance standards shall govern the general development of structures in the District. 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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**9. Architecture.** Architecture requirements shall be as per Article 5, Architecture, and as follows:

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- c. Lighting. External illumination and lighting of buildings shall be as per Article 12, Lighting conform to dark skies standards and shall require City Commission approval.

**Section 2-104. Multi-Family 3 (MF3) District.**

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**D. Performance standards.** The following performance standards shall govern the general development of structures in the District. 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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**9. Architecture.** Architecture requirements shall be as per Article 5, Architecture, and as follows:

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- c. Lighting. External illumination and lighting of buildings shall be as per Article 12, Lighting conform to dark skies standards and shall require City Commission approval.

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**Section 2-104. Multi-Family 4 (MF4) District.**

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**D. Performance standards.** The following performance standards shall govern the general development of structures in the District. 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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**9. Architecture.** Architecture requirements shall be as per Article 5, Architecture, and as follows:

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- c. Lighting. External illumination and lighting of buildings shall be as per Article 12, Lighting ~~conform to dark skies standards and shall require City Commission approval.~~

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### **Section 2-201. Mixed Use 1, 2, and 3 (MX1, MX2, and MX3) District.**

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#### **D. Performance standards.**

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**9. Architecture.** Architecture requirements shall be as per Article 5, Architecture.

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- c. Lighting (building). External illumination and lighting of buildings shall be as per Article 12, Lighting ~~conform to dark skies standards and shall require City Commission approval.~~

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## **ARTICLE 12. AMBIENCE STANDARDS**

### **Section 12-100. Lighting.**

#### **Section 12-101. General requirements for all outdoor light.**

##### A. Purpose and applicability.

1. It is the purpose of this Article to establish minimum standards for the provision and use of outdoor lighting in order to provide for the safe and secure night time use of public and private property while at the same time protecting adjacent land uses from intrusive light conditions.
2. These outdoor lighting standards are established to maintain the following objectives:
  - a. Reduce adverse impacts of lighting, such as overspill of lighting and obtrusive light.
  - b. Limit light pollution and improve the nighttime environment.
  - c. Promote the protection of the natural environment from the adverse effects of night lighting from electric sources.

- d. Conserve energy and resources to the greatest extent possible.
  - 3. The following are exempt from the requirements of this Article:
    - a. Outdoor light fixtures required by federal, state, or county agencies for streetlights, safety, or required by law for emergency or construction work.
    - b. Motion-activated light fixtures that extinguish within five (5) minutes, if directed within the property and not toward the windows of abutting or adjacent properties.
- B. General outdoor lighting standards.
  - 1. Partly shielded or unshielded light fixtures with multiple bulbs shall provide the appropriate spacing between bulbs to maintain the desired low ambient lighting levels of the residential neighborhood.
  - 2. Existing or proposed street lighting and any other light source within the right-of-way shall be considered when evaluating lighting provided on private property.
  - 3. Proposed lighting for non-residential or residential buildings shall enhance rather than obscure the architectural features.
  - 4. Permanent exterior lighting shall be limited to non-colored light fixtures on building facades.

**Section 12-102. Residential outdoor lighting.**

A. Purpose. The purpose of the provisions of this section is to provide low ambient lighting levels to protect the nighttime character of residential neighborhoods.

B. Outdoor lighting standards for residential properties.

- 1. All light sources shall not exceed a Correlated Color Temperature (CCT) of 3000 Kelvin.
- 2. Fully shielded outdoor light fixtures shall be controlled and directed to the object intended to be illuminated. The direct glare of shielded flood lighting shall not be visible from adjacent properties. The maximum allowed lumen output for shielded fixtures in SFR and MF1 zoning districts shall not exceed 2,000 lumens.
- 3. Partly shielded or unshielded light fixtures in SFR and MF1 zoning districts shall not exceed 1,000 lumens at the main entrance. All other partly shielded or unshielded light fixtures shall be limited to 500 lumens.
- 4. Low voltage landscape lighting shall be directed away from abutting or adjacent properties and not exceed 1,000 lumens.
- 5. Maximum pole height shall be fourteen (14) feet. Light poles greater than seven (7) feet are subject to zoning setbacks, as set forth in Article 2.
- 6. Illumination of multi-family building facades, displays, sculptures, signs, and other specific objects shall be lit from above, unless the light fixture does not exceed 3,500 lumens. Potential glare from below shall be avoided.
- 7. Reports of certified results of lighting tests or specifications of light fixtures may be required by the owner after installation to confirm compliance.

**Section 12-103. Non-Residential Outdoor lighting ~~permitted with standards.~~**

A. Purpose. The purpose of the provisions of this section is to provide moderate lighting levels within non-residential districts while also protecting adjacent residential neighbors.

B. Outdoor lighting standards for non-residential properties.

Outdoor lighting for areas such as but not limited to, tennis courts, golf courses, sporting grounds, outside lighting for security purposes and night lighting of ~~commercial non-residential~~ buildings, ~~any of which abut residential areas~~ shall be permitted under the following conditions:

1. ~~A.~~ A permit for outdoor lighting may be issued if, after review of the plans and after consideration of the adjacent area and residential uses, the proposed lighting and direct glare will be deflected, shaded and focused away from adjacent properties and will not be a nuisance to such adjacent properties.
2. ~~B.~~ Outdoor lighting shall be ~~designed~~ shielded from any abutting or adjacent residential property so that any overspill of lighting onto abutting or adjacent properties shall not exceed one-half (½) foot-candle (vertical measured at 30” above finished grade) and one-half (½) foot candle (horizontal measured at ground level) illumination on abutting or adjacent properties.
3. Illumination of the building exterior shall be limited to the building façade base (e.g. storefronts, building entrances, parking podium, and other pedestrian level spaces) and the building façade top (e.g. building eave or roof overhang, architectural features, penthouse, and other elements at the roof). Architectural features within additional areas of the building may be illuminated upon approval of the Board of Architects to be consistent with the design style and character of the building.
4. All light sources on properties abutting or adjacent to residential may not exceed a Correlated Color Temperature (CCT) of 3000 Kelvin.
5. Proposed illumination of the façade top of non-residential buildings shall require approval by the Board of Architects.
6. Illumination of non-residential building facades, displays, sculptures, signs, and other specific objects shall be lit from above, unless the light fixture does not exceed 3,500 lumens. Potential glare from below shall be avoided.
7. All outdoor lighting lumens, except the ground floor building facade, shall be reduced by at least thirty percent (30%) after midnight. All non-residential surface parking lots and unenclosed parking areas shall reduce the lighting level to the minimum allowed by Miami-Dade County Code Sec. 8C-3 within thirty (30) minutes after close of business. Reduced lighting may be achieved by extinguishing certain light poles, dimming lighting levels, or a combination of the above.
8. Reports of certified results of lighting tests or specifications of light fixtures may be required by the owner after installation to confirm compliance.

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**ARTICLE 16. DEFINITIONS**

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**Correlated color temperature** means the measure of the color appearance of the light emitted by a light source.

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**Glare** means lighting entering the eye directly from luminaires or indirectly from reflective surfaces that cause visual discomfort or reduced visibility.

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**Lumen** means the unit of measure used to qualify the amount of light produced by a lamp or emitted from a luminaire.

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**Shielded light fixture** means a luminaire constructed and installed in a manner that all light emitted is projected below the horizontal plane of an opaque top (fully shielded), part of the light is emitted (partly shielded), or no light is emitted (unshielded).

**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.

**SECTION 8.** The provisions contained within this Ordinance shall apply both to buildings or structures prior to the effective date, or constructed subsequent to the effective date of this Ordinance.

PASSED AND ADOPTED THIS \_\_\_ DAY OF \_\_\_, A.D., 2024.

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA  
CITY CLERK

CRISTINA SUAREZ  
CITY ATTORNEY