

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

- A. Purpose and applicability. The Single-Family Residential (SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City. The City is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree-lined streets and architecture of compatible proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment. The intent of the Code is to protect the distinctive character of the City, while encouraging excellent architectural design that is responsible and responsive to the individual context of the City's diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest. In an SFR District no use other than these listed below shall be permitted. No buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for a use other than a single-family use as defined in this Code.
- B. Principal and accessory uses and structures. The following uses are permitted:
1. Principal uses buildings or structures as provided in [Section 3-101, Uses Table](#).
 2. Accessory uses, buildings or structures as provided in [Section 3-102 Accessory Uses Table](#).
Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within [Section 3-102](#) may be permitted subject to Development Review Official review and approval.
- C. Conditional uses. Conditional uses shall be permitted in the SFR District as per [Section 3-101, Uses Table](#), and only if approved under the provisions of [Section 14-203, Conditional Uses](#), subject to the applicable standards in this Section and regulations in this Code.
- 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](#)).
1. Building sites. Buildings and structures shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of

fifty (50) feet, and a minimum building site area of five thousand (5,000) square feet. See also [Section 14-202.6](#), Building site determination.

2. Density. One (1) principal building per building site. Each dwelling unit shall have a maximum square foot floor area for single-family residences as per [Section 2-101](#), D (6) Ground area coverage.
3. Facing of lots and buildings. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in [Section 14-210.5](#), Facing of lots and principal buildings.
4. Setback requirements. To create high quality public spaces and promote neighborhood character, all building setbacks shall be as per [Section 2-100](#), Residential Districts Table and shall meet the following requirements:
 - a. Front setback.
 - i. Twenty-five (25) feet, except when otherwise permitted by the Board of Architects pursuant to the Best Practices Manual.
 - ii. The Board of Architects may recommend approval of variances to the Board of Adjustment or the Historic Preservation Board, as applicable.
 - b. Side setbacks.
 - i. Interior side: Twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall be equal on both sides. An existing contextual condition may allow an uneven distribution as determined by the Board of Architects, but in no case shall a side setback be less than five (5) feet.
 - ii. Side street: Fifteen (15) feet.
 - c. Rear setback. Ten (10) feet. If compatible with the neighborhood character, the Board of Adjustment or the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures.
 - d. Uncovered steps and walkways may be located within the setback. All other structures, pool equipment, and mechanical systems shall comply with setback requirements.
 - e. Setback from canal, waterway, lake, or bay. On all building sites abutting upon a canal, waterway, lake, or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake, or bay as platted.
5. Setback requirements for accessory buildings or structures. Except as specifically prescribed herein, accessory buildings or structures shall be governed by the same minimum setback requirements as provided for the principal building, provided that:
 - a. Except as may be otherwise noted no accessory building or structures may be located in the area between the street and the main residential building.

- b. In no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building, unless approved by the Board of Architects.
 - c. One (1) story detached garages located in the rear yard area, with a floor area that does not exceed three hundred-and-fifty (350) square feet, may have a side setback of five (5) feet and a rear setback of five (5) feet.
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 principal building and shall include cantilevered portions of the building except balconies. Accessory buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the 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.

b. Maximum square foot floor area for single-family residences.

<i>Square feet of building site area</i>	<i>Maximum building floor area as a percentage of lot area</i>
5,000 sq. ft or less	48%
Next 5,000 sq. ft	35%
Remainder of the building site area	30%

- c. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the areas of all the enclosed floors of the building or buildings, as measured from the interior facing of exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code."

The determination of a building's square foot floor area shall also exclude the following:

- i. Floor space in one (1) story roofed terraces or breezeways, and one- or two-story porches with an average floor to ceiling height less than or equal to thirteen (13) feet, provided, a covenant is submitted stating that such roofed terrace, breezeway, or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
 - ii. Detached one- and two-story structures less than or equal to four-hundred (400) square feet where the ground level is a carport or garage. The Board of Architects will approve the location and review compatibility with the surround area. Any additional area will not be excluded.
 - iii. Upper volume of interior spaces or courtyards.
 - iv. Basements and attics within a pitched roof.
- 7. Open space requirements. Open Space Requirements shall be as per [Section 2-100](#), Residential Districts Table, and as follows:
 - a. Plantings and other requirements for open space shall be as per [Article 6, Landscape](#).
 - b. At least twenty (20%) percent of the required landscaped open space shall be located in the front yard area.
 - c. All the required landscaped open space shall consist of landscape materials.
- 8. Height. The maximum permitted height shall be as per [Section 2-100](#), Residential Districts Table, and as follows:
 - a. Two (2) stories or twenty-five (25) feet, measured from finished floor to the tie-beam on the top floor. Finished floor may be elevated up to thirty (30) inches above the established grade.
 - b. Height of residences in flood hazard areas. Two (2) stories or twenty-five (25) feet, measured from the required base flood elevation, plus required [freeboard](#), as defined in this Code, to the tie-beam on the top floor, and shall be reviewed by the Board of Architects. Residences must meet the requirements of Chapter 113, "Flood Damage Prevention," of the Code of the City of Coral Gables, the Florida Building Code, and the Federal Emergency Management Agency (FEMA) requirements. That portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height, and may be one (1) story in height, subject to the following conditions and restrictions:
 - i. That the elevation of the garage floor shall not be more than six (6) inches above grade.
 - ii. That the area of the garage shall not exceed a gross floor area of greater than six-hundred sixty (660) square feet or one-third (1/3) of the ground area of the main building on the premises, whichever is greater, including any service or storage, or access area located within the garage.
- 9. Architecture. Architecture requirements shall be as per [Article 5](#), Architecture and as follows:
 - a. Pursuant to [Section 5-100](#), "Design Review Standards," the Board of Architects shall review applications for aesthetic design and compatibility. Board of Architects shall have the authority to deny proposed designs that do not comply with aesthetic standards. Applicants are required

to submit and describe the proposed architectural style, with adequate documentation of precedents and aesthetic goals.

10. Parking, garages, carports and driveways. Parking, garages, carports and driveways requirements shall be as per [Article 10](#), Parking and Access, and as follows:
 - a. Garage facades. The full width of the garage façade shall be less than or equal to one-third (1/3) of the width of the front façade of the residence that faces upon a primary street. In the event a building site has fifty (50) feet of street frontage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street. On corner lots, garage facades shall face the side street, when appropriate for consistency with the neighborhood character, and may not exceed one-half (1/2) of the width of the façade. In multiple car garages facing upon any street, each single garage door shall be separated by at least a sixteen (16) inch column.
 - b. Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports. 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 façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects.
 - c. Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. Building sites less than one-hundred (100) feet of street frontage shall be limited to one (1) curb-cut. To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall not exceed eleven (11) feet in width within the public right-of-way. An existing condition may require the need to allow driveways and curb-cuts within the public right-of-way to exceed eleven (11) feet in width as determined by the Board of Architects but in no case shall it exceed eighteen (18) feet in width. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects.
 - d. 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 13](#), [Lawfully Existing Uses, Structures and Signs](#).
11. Utilities and services. All utilities and services facilities requirements shall be as per [Section 5-600](#), [Sanitation and Equipment Screening](#), and as follows:
 - a. All new utilities on private property shall be installed underground.
 - b. All other utilities and service facilities above ground, on the façade and on roofs, including mechanical and electrical facilities shall be concealed or screened to hide the facilities. Screening

materials may include landscaping, walls, fencing, and other appropriate materials, and shall achieve 100% opacity. The type of screening shall be approved at time of site plan review.

(Ord. No. [24-8787](#), 09/10/25; Ord. No. [2025-34](#), 10/28/25)