


*Single-Family
Residential
Regulations*

ZONING CODE
TEXT AMENDMENT

CITY COMMISSION
MARCH 27, 2018



RESIDENCE NO. 611

SFR REGULATIONS

Proposed Zoning Code Text Amendments:

Board of Architects:

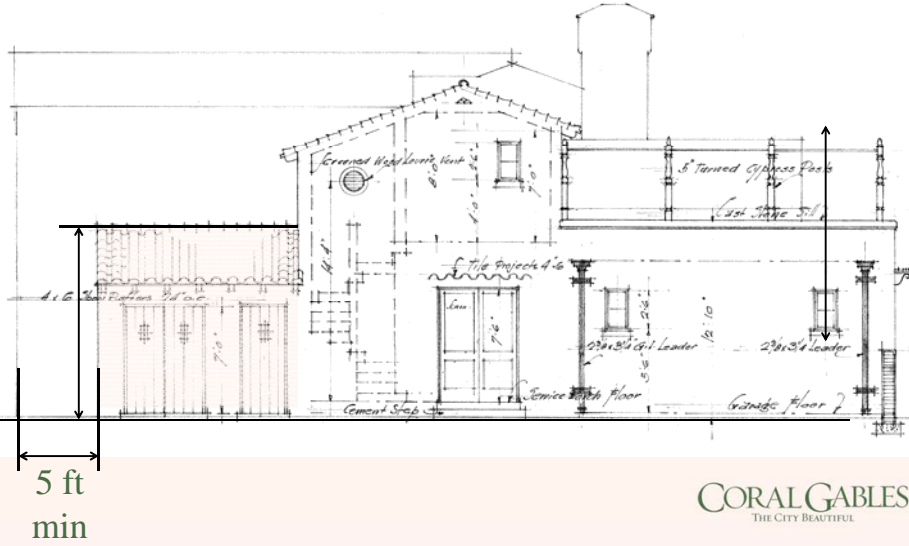
- Ability to deny proposed designs even when following Code requirements

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

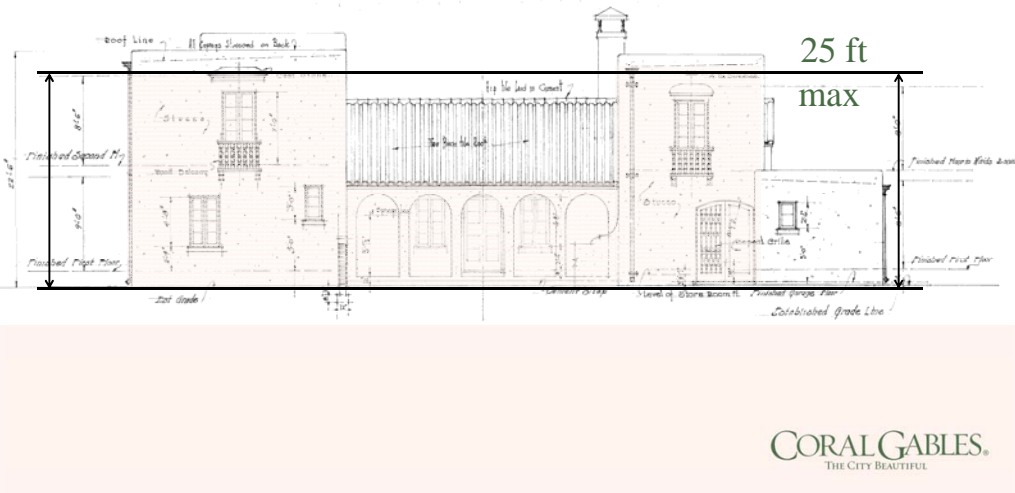
SFR REGULATIONS

Setback



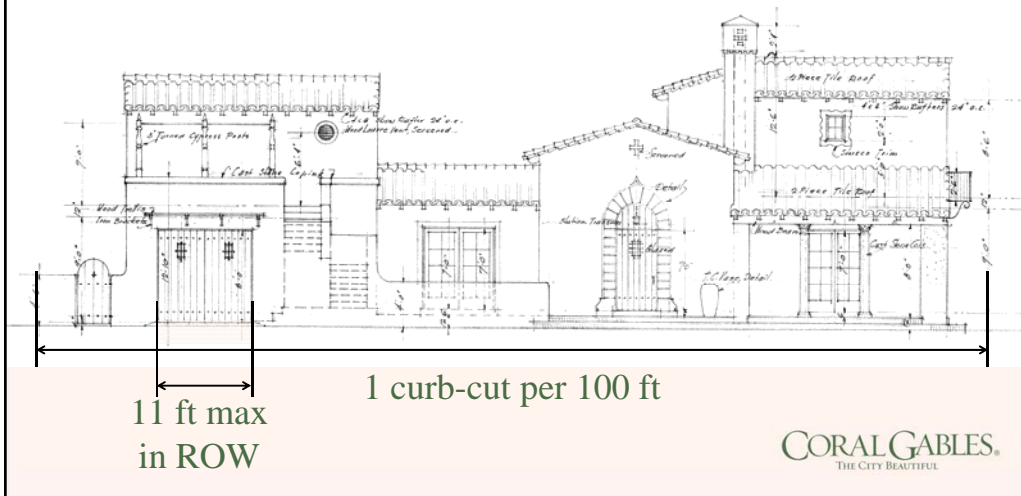
SFR REGULATIONS

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
- Garages encouraged to face side street on corner lots
- Reduced interior garage widths

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

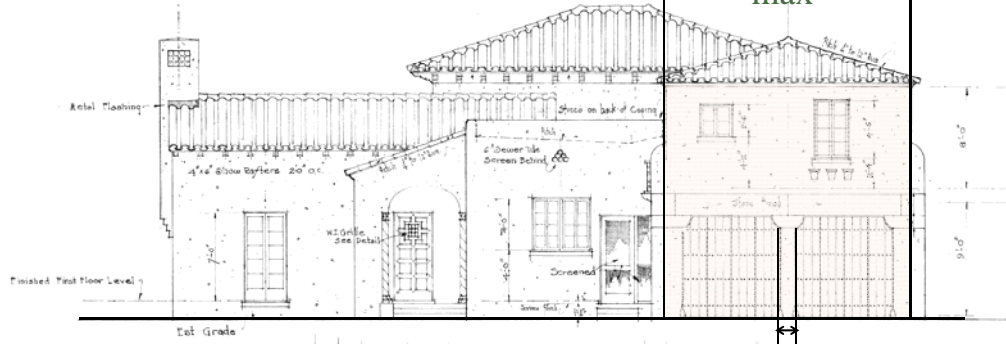
CORAL GABLES.
THE CITY BEAUTIFUL

SFR REGULATIONS

Garages

1/3 of facade

max



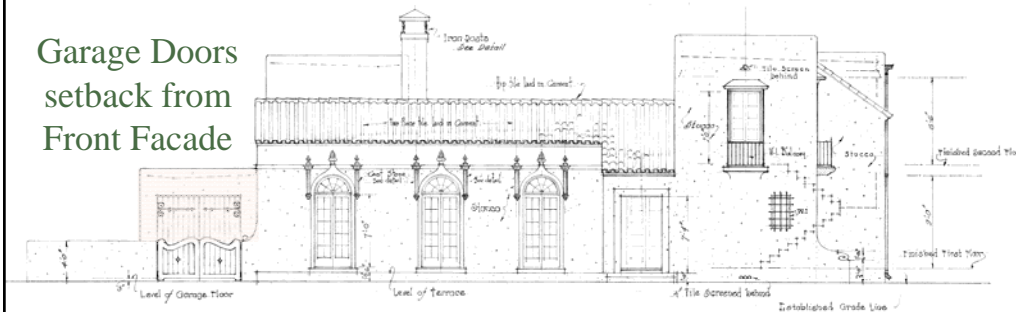
16"
min

CORAL GABLES.
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Garage Doors

Garage Doors
setback from
Front Facade



CORAL GABLES.
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Interactive Land Use & Zoning Map GIS Application



SFR REGULATIONS

Best Practices Manual



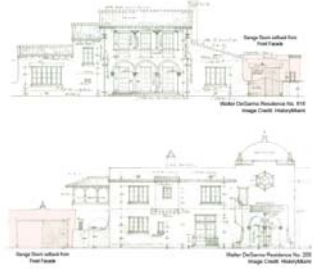
SFR REGULATIONS

Best Practices Manual - Standards

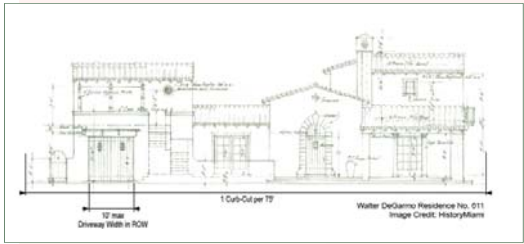
STANDARDS

Garage Design

12. Garage doors and carports. In order to encourage facades compatible with neighborhood character, garage doors and carports shall be located on 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 toward 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 maintain the living portion of the house. Carports shall have a flat roof or people design, unless roof forms in 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

13. 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 color 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.
- Consistent window may be required by the Board of Architects to be placed on the front facade of single-family residences.



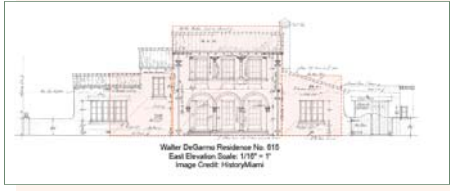
- Zoning Code Section 9-404 Architectural style Specific Standards

*Therefore, breaking the plain articulation of walls and roof, window and doors in Coral Gables are made not only important in the general living plan, but part of the whole domestic. A group of arched windows judiciously breaks the plain square of a wall."

- Coral Gables Miami Minutes, 1923

Windows	Material	Window Type	Window Opening	Light
Height/Min. Ratio	Classical Proportion Height/Width	Double-Hung, Single-Hung, Side-Swing, Sliding Glass	None	None
Material	Painted, Stained, Wood, Metal	None	None	None
Window Panel Color	Black, Brown, White	None	None	None
Glass Color	Clear, non-reflective	None	None	None
Window Type	Arch, Classical, Colonial, French, Tuscan	None	None	None
Window Opening	None	None	None	None
Light	None	None	None	None
Image Reference from Tables	None	None	None	None

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Architecture

Architectural Style (SFR style)	Colonial Spanish Mediterranean Italian	French Bahamian Other
Wall Materials (SFR style)	Concrete Stucco Painted Concrete Stone	White Tile Dark Brick City Brick Other
Columns (SFR style)	Tuscan Doric Ionic	Corinthian Composite Other
Yes/No (Please complete with "Yes" or "No")	Building designed within Neighborhood Context Architectural Proportion: Photographs, text, & statement on proposed style Conceptual Design: Designed with rules of Classical Proportion Structure: Structure visually feels building's weight Massing: Building mass comprised of basic forms & shapes Roof: Roof form and design in keeping with Neighborhood Context Details:	

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