

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, BY AMENDING ARTICLE 4, "ZONING DISTRICTS," SECTION 4-201, "SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT;" AND ARTICLE 5, "DEVELOPMENT STANDARDS," TO MODIFY AND CLARIFY PROVISIONS REGULATING SINGLE-FAMILY RESIDENTIAL STANDARDS RELATED TO GARAGES, FAR CALCULATIONS, AND ACCESSORY USES; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Staff is proposing Zoning Code text amendments to the provisions that regulate Single-Family Residences that pertain to garages, FAR calculations and other accessory uses such as cabanas, docks, landscaping, walkways and walls;

WHEREAS, a public hearing for First Reading was held before the City Commission on June 13, 2017, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: ___-___).

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 follows¹:

ARTICLE 4 - ZONING DISTRICTS

Division 1. Single-Family Residential (SFR) District.

D. Performance standards. The following performance standards shall govern the general development of structures in the District. Where there are specific standards for properties

¹ Deletions are indicated by ~~striketrough~~. Insertions are indicated by underline.

that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).

8. Ground area coverage. Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building and shall include.—~~Cantilevered portions of the building above the ground floor. or~~ ~~Roof overhangs that are greater than five (5) feet shall be computed in the calculation of the ground area coverage of the principal building.~~ Auxiliary buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the building site upon which the structures are located. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots composing the building site. Special Use buildings or structures which may be permitted by ordinance to be located in the SFR District subject to the same minimum ground area coverage as set forth for single-family residences in the SFR District.

10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by 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.”

- a. In particular, gross floor area shall include the following:

All floor space used for dwelling purposes, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:

- i. Elevator shafts and stairwells at each floor.
- ii. The floor space in penthouses, interior balconies and mezzanines.
- iii. The floor space in auxiliary or accessory buildings.
- iv. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
- v. The floor space in any garage and/or garage storage area shall be ~~computed at three-quarters (3/4) of floor area~~ exempt from floor area calculations for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet.

- ~~vi. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.~~
- vii. The floor space in roofed terraces, breezeways, and porches located on the second floor, except that terraces, breezeways, and porches located fronting a primary street shall be exempt from floor area calculations.
- ~~viii. The floor space in interior courtyards and if a portion of the interior court yard is created in whole or in part with a two (2) story portion of the residence then the interior court yard shall count twice.~~

b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein:

- ~~i. Floor space in one (1) story roofed terraces, breezeways, and porches that do not have an average floor to ceiling height that exceeds thirteen (13) feet provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.~~
- ii. Floor space in screen enclosures.
- ~~iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.~~
- iv. Basements.

11. Determination of maximum square foot floor area in flood hazard districts. The maximum square foot floor area of a single-family residence in a flood hazard district shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by 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 in the carrying out of the provisions of this section of the "Zoning Code."

b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein:

- i. Floor space in roofed terraces, breezeways, and porches, provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
- ii. Floor space in screen enclosures.
- ~~iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.~~
- iv. Basements.

12. Garage facades. A garage ~~that faces upon a street~~ shall not exceed one-third (1/3) of the width of the front façade of the residence that faces upon a primary street ~~and the~~

~~remaining two-third (2/3) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side street to provide a garage, 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 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 an eighteen (18) inch column.~~

13. Garages, carports, and porte-cocheres. Garages, carports and porte-cocheres shall be set back an additional five (5) feet from the doorway of the pedestrian entrance located on the front façade of the principal structure and shall be set back parallel with, or further than, the side façade of the principal structure when adjacent to a side street. SFR properties located on a corner lot shall have their garage, carport and porte-cochere face and be accessed from a side street only.

14. Driveways. Driveways and associated curb-cuts shall only be permitted when they are providing access to a garage, carport or porte-cochere. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be prohibited.

135. 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 6.

146. Architectural style and design review. See Pursuant to Article 5, Division 6, “Design Review Standards,” the Board of Architects shall review applications for aesthetic design and compatibility.

ARTICLE 5 – Development Standards

Division 1. Accessory Uses

Section 5-104. Cabana.

A cabana shall be permitted as an accessory use in a single-family district subject to the following conditions and restrictions:

- A. Such cabana is used by members of the family residing in the main residence.
- B. Such cabana shall be of masonry construction with tile roof and shall be designed so as to tie in architecturally with the main building.
- C. The area of such cabana shall not exceed one hundred (100) square feet.
- ~~D. The plumbing facilities shall be limited to shower and toilet facilities.~~

- E. The setbacks and ground coverage shall be in accordance with the underlying zoning district.
- F. The cabana shall not be used for living or sleeping quarters.
- G. Cabanas which are attached to the main building shall not be required to be inter-connected with the main building.

Section 5-108. Swimming pool and/or spa.

A private swimming pool and spa is permitted as an accessory use in any district, subject to the following conditions and restrictions:

- E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, on either side of the barrier to comply with existing ordinance for walls and fences and provided, further, that in all cases where a swimming pool is constructed which will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.

Section 5-118. Moveable pavers and walkways.

Moveable pavers and walkways shall be permitted in the required setback area, but shall only be ~~allowed to serve as~~ used for the function of a walkways, ~~or approved driveways, and not for patios or off-street parking.~~ A walkway is an aggregated width of pavers or hardscape not exceeding three (3) feet in width in a setback area of up to ten (10) feet and a maximum width of five (5) feet in setback areas ~~of~~ greater than ten (10) feet or greater. In all cases a minimum of eighteen (18) inches shall be provided between a walkway and the property line.

Division 8. Docks, Wharves, Mooring Piles and Watercraft Moorings

Section 5-802. Docks, wharves and mooring piles - canals, lakes, or waterways.

The construction, erection or installation of mooring piles and/or watercraft docks or similar landing facilities for watercraft, in any water body, or on land abutting thereon, shall be subject to the following conditions and restrictions:

- A. No dock, wharf or similar structure shall be constructed over or in any canal, waterway or lake ~~or~~ more than five (5) feet outward from the bank or seawall, whichever is most restrictive, except as described for specific properties and the Mahi Canal in Appendix A.

Division 11. Landscaping

Section 5-1104. General requirements.

- A. The following are general requirements that are applicable to all rights-of-way (r.o.w.) and private properties within the City, unless exempted herein:

	Type	Minimum Requirements

6.	Plant materials.	vi. Lawn grass. All lawn areas shall be sodded. Sod shall be planted in species well adapted to localized growing conditions in Miami-Dade County and shall be clean and reasonably free of weeds and noxious pests or diseases. vii. <u>Artificial Turf. Artificial turf shall be prohibited at the ground-level in the City of Coral Gables, both in rights-of-way and on private property.</u>

Division 14. Parking, Loading and Driveway Requirements

Section 5-1402. Geometric standards for parking and vehicular use areas.

5. Dimensions of garages and carports.

- a. The minimum dimensions of garages, carports and porte-cocheres are as follows:

Type	Interior Width	Interior Length
One-car garage	12 <u>10</u> feet	22 feet
Two-car garage	22 <u>20</u> feet	22 feet
One-car carport	12 <u>10</u> feet	22 feet
Two-car carport	22 <u>20</u> feet	22 feet
Porte-cochere	12 <u>10</u> feet	22 feet

Division 24. Walls and fences.

Section 5-2403. Height of wall and fences.

No other wall or fence shall be permitted over four (4) feet high from the ~~established grade, or over four (4) feet high from the actual ground level at such wall or fence, whichever is higher,~~ except in the following cases:

- A. Wing walls, hereby defined as a wall or walls which extend from a building to or toward the property line, parallel to and in line with the front of said building, may exceed four (4) feet in height in residential districts.
- B. Subject to the prior approval of the Development Review Official, concrete block, stuccoed or natural stone walls or chain link type wire fences may be erected to a maximum height of seven (7) feet upon property lines abutting Red Road of all lots facing or abutting upon Red Road from Coral Way to Southwest Eighth Street in cases where such walls or fences do not, in the opinion of the City Manager, create a hazard to pedestrian or vehicular traffic.
- C. Walls confined completely within a U shaped configuration of a residence, duplex or multi-family dwellings may exceed four (4) feet in height in residential districts.
- D. Walls in connection with residences, duplexes or multi-family dwellings in residential districts not included in subsection 3 above, may exceed four (4) feet in height, provided such walls meet the setback requirements for screened enclosures, and provided further that the enclosed ground area covered by the walls, the accessory buildings and the main buildings does not exceed forty-five (45%) percent of the enclosed area of the site.
- ~~E. Ornamental wrought iron, cast iron and/or aluminum fences may be erected to a maximum height of six (6) feet.~~
- ~~F. Ornamental wrought iron, cast iron and/or aluminum fences may be erected on top of a masonry wall provided that the height of the masonry wall shall not exceed four (4) feet and the maximum height of the wrought iron, cast iron, aluminum and masonry wall shall not exceed six (6) feet.~~
- G. Columns in connection with a fence and wall may include a cap or architectural feature as a vertical extension of the column up to a maximum of four (4) inches above the maximum permitted fence or wall height.
- H. Where residential and commercial districts adjoin each other, a six (6) foot high wall shall be constructed along the property line between the commercial and residential properties. The wall shall be constructed and maintained by the commercial property owner; however, the abutting residential property owner may construct and maintain the wall.
- ~~I. Residential gates and fence features may be erected to a maximum height of up to eight (8) feet on property in a residential district which has a street frontage of one hundred (100) feet or greater and when constructed with a masonry, or coral rock wall or wrought iron fence as permitted in this Division.~~

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 City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

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 _____, 2017.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2017.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY