

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2011-14**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 4, "ZONING DISTRICTS", ADDING "MUSEUM" AS A PERMITTED USE IN COMMERCIAL (C) DISTRICT AND INDUSTRIAL (I) DISTRICT AND AS A CONDITIONAL USE IN COMMERCIAL LIMITED (CL) DISTRICT AND SPECIAL USE (S) DISTRICT, AND ARTICLE 8, DEFINITIONS, CREATING A DEFINITION FOR "MUSEUM", AND PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, the City of Coral Gables is requesting an amendment to the Official Zoning Code by adding "Museum" as a permitted use in Commercial (C) District and Industrial (I) District and as a conditional use subject to public hearing review in Commercial Limited (CL) District and Special Use (S) District, and providing a definition for museum; and

**WHEREAS**, after notice duly published, a public hearing was held before the Planning and Zoning Board on October 19, 2011, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Board was presented with a text amendment to the Zoning Code by adding "museum" as a use in commercially zoned districts and providing a definition for "museum," and after due consideration, recommended approval (vote: 5-0) of the amendment; and

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on November 8, 2011, 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 the amendment on First Reading (vote: 5-0);

**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:

**ARTICLE 4. ZONING DISTRICTS**

**Division 2. Overlay and Special Purpose Districts**

**Section 4-204. Special Use (S) District.**

C. Conditional Uses. The following uses are permitted in the S District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

1. Botanical gardens master plan.
2. Camps.
3. Cemeteries.
4. Country clubs.
5. Golf course.
6. Government uses.
7. Heliport and helistop.
8. Hospital and uses accessory to, and customarily associated with, a hospital, as follows:
  - a. Convenience facilities for hospital users such as: snack bar, gift shop, chapel and florist.
  - b. Diagnostic facility.
  - c. Health/fitness facilities.
  - d. Intermediate care facility.
  - e. Laboratory and research facilities.
  - f. Medical clinic and/or office.
  - g. Medical educational facilities.
  - h. Municipal facilities.
  - i. Pharmacy.
  - j. Rehabilitation facilities.

- k. Support facilities such as: cafeteria, laundry, dietary services, childcare, administrative offices, data processing and printing.
9. Marina facilities.
10. Municipal facilities.
11. Museum.
12. Open space areas.
13. Private club.
14. Public transportation facilities.
15. Religious institutions.
16. Schools.
17. Tennis courts.

**Division 3. Nonresidential Districts**

**Section 4-301. Commercial Limited (CL) District.**

- A. Conditional uses. The following uses are permitted in the CL District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
  1. Assisted living facilities.
  2. Automobile service stations (reconstruction only).
  3. Community center.
  4. Drive-through facilities if not adjacent to SFR or MF1 districts.
  5. Educational facilities of greater than fifty (50) student seats.
  6. Medical clinic greater than ten-thousand-five-hundred (10,500) square feet of floor area when adjacent to an SFR, MF1, MF2, or MFSA district.
  7. Museum.
  8. Nighttime uses within one-hundred-fifty (150) feet of a parcel of land designated as a residential districts.
  9. Outdoor recreation/entertainment.
  10. Overnight accommodations greater than eight (8) rooms when adjacent to an SFR or

MF1 district.

11. Parking lots as a principal use.

**Section 4-302. Commercial District (C).**

B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:

1. Accessory uses, buildings or structures as follows:
  - a. Flagpoles.
  - b. Fountains.
  - c. Planters.
  - d. Reflecting pool(s).
  - e. Trellises. Trellises are permitted in the rear setback of properties backing onto a canal, waterway, lake or bay.
2. Alcoholic beverage sales.
3. Animal grooming and boarding.
4. Assisted living facilities.
5. Automobile service station.
6. Camps.
7. Community center.
8. Congregate care.
9. Day care.
10. Drive through facilities not abutting or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
11. Educational facilities.
12. Funeral home.
13. Government uses.
14. Indoor recreation/entertainment.
15. Medical clinic.

16. Municipal facilities.
17. Museum.
18. Nighttime uses.
19. Nursing homes.
20. Offices.
21. Overnight accommodations.
22. Parking garages.
23. Parking lots.
24. Public transportation facility.
25. Restaurants.
26. Restaurants, fast food.
27. Retail sales and services.
28. Swimming pools as an accessory use.
29. Temporary uses.
30. TV/radio studios.
31. Utility/infrastructure facilities.
32. Vehicle sales/displays.
33. Vehicle service, major.
34. Veterinary offices.

**Section 4-303. Industrial District (I).**

B. Permitted uses. The following uses are permitted in the I District subject to the standards in this Section and other applicable regulations in Article 5:

1. Accessory uses, buildings or structures as follows:
  - a. Flagpoles.
  - b. Fountains.

- c. Planters.
  - d. Reflecting pool(s).
  - e. Trellises. Trellises are permitted in the rear setback of properties backing onto a canal, waterway, lake or bay.
2. Alcoholic beverage sales, including wine shops and similar uses.
  3. Animal grooming or boarding.
  4. Assisted living facilities.
  5. Automobile service stations.
  6. Camps.
  7. Commercial laundry.
  8. Community center.
  9. Day care.
  10. Governmental uses.
  11. Indoor recreation/entertainment.
  12. Manufacturing.
  13. Medical clinic.
  14. Municipal facilities.
  15. Museum.
  16. Offices.
  17. Outdoor recreation/entertainment.
  18. Outdoor retail sales, display and/or storage.
  19. Overnight accommodations.
  20. Parking garages.
  21. Parking lots.
  22. Public transportation facility.
  23. Research and technology uses.

- 24. Restaurants.
- 25. Restaurants, fast food.
- 26. Retail, sales and service.
- 27. Self-storage warehouses.
- 28. Swimming pools as an accessory use.
- 29. Temporary uses.
- 30. TV/radio studios.
- 31. Utility/infrastructure facilities.
- 32. Utility substations.
- 33. Vehicle sales/displays.
- 34. Vehicles sales/displays, major.
- 35. Vehicle service, major.
- 36. Veterinary offices.
- 37. Wholesale/distribution/warehouse facility.

**ARTICLE 8. DEFINITIONS**

**Museum** means a building, place or institution devoted to the acquisition, conservation, study, exhibition and educational interpretation of objects having scientific, historic or artistic value.

**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 Table of Contents or other reference

portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** That this Ordinance shall become effective within ten (10) days following the date of its passage and adoption herein.

PASSED AND ADOPTED THIS THIRTEENTH DAY OF DECEMBER, A.D.,  
2011.

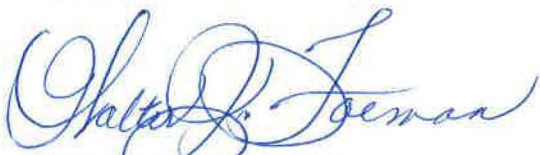
(Moved: Anderson / Seconded: Kerdyk)  
(Yeas: Anderson, Cabrera, Kerdyk, Quesada, Cason)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-3)

APPROVED:



JIM CASON  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN  
CITY ATTORNEY