



*Single-Family
Residential
Regulations*

PLANNING & ZONING
BOARD

DECEMBER 13, 2017



RESIDENCE NO. 611

SFR REGULATIONS

Proposed Zoning Code Text Amendments:

Board of Architects:

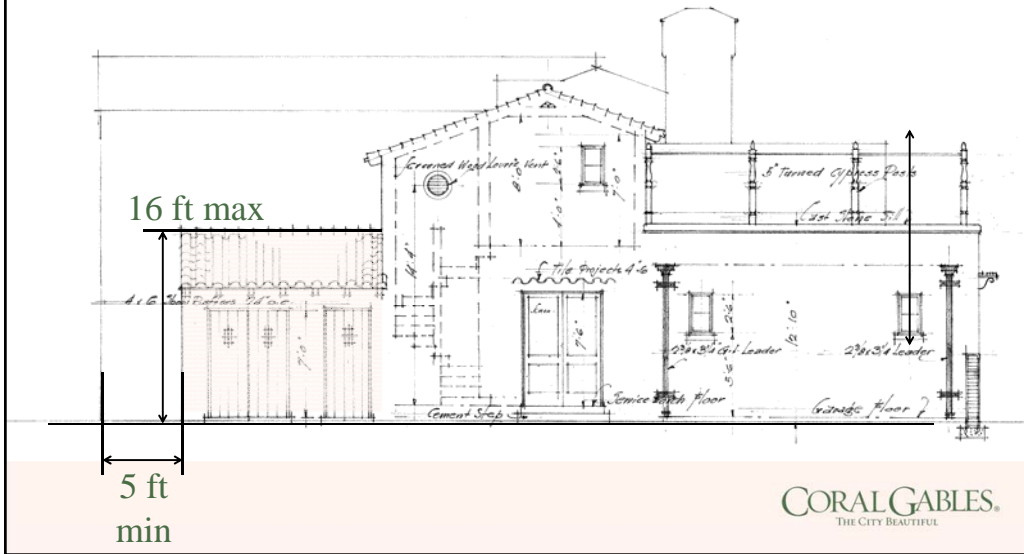
- Ability to deny proposed designs even when following Code requirements

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

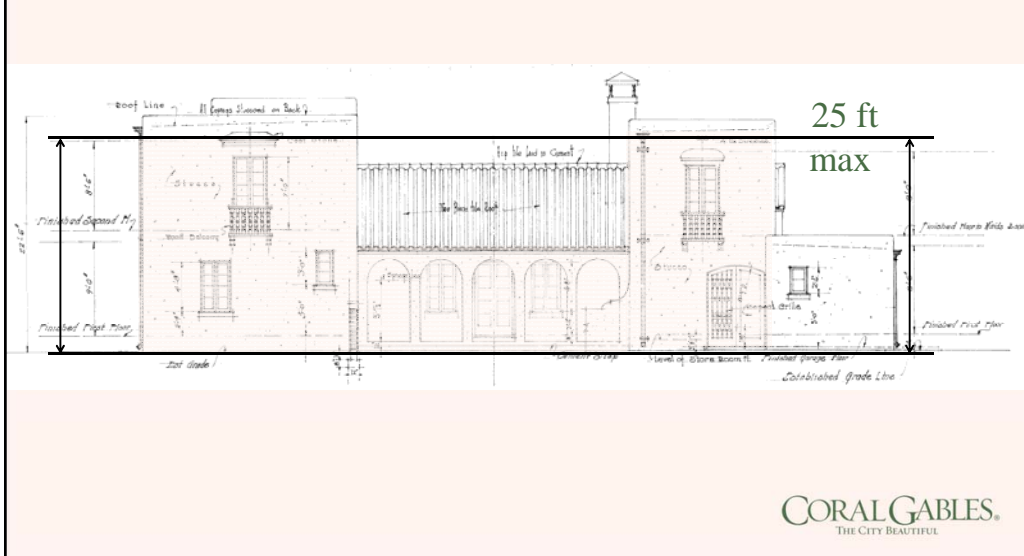
SFR REGULATIONS

Setback



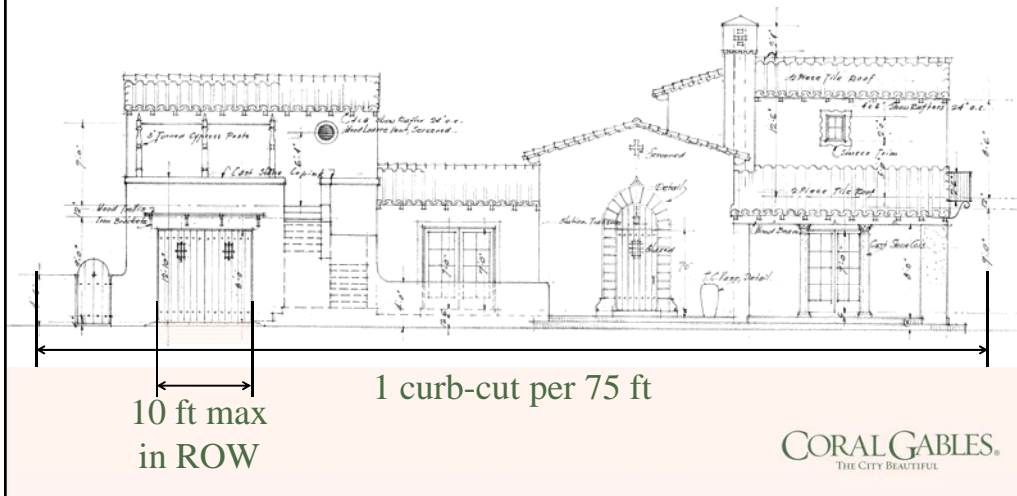
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Height



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Driveways



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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
- Garage must face side street on corner lots
- Reduced interior garage widths

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

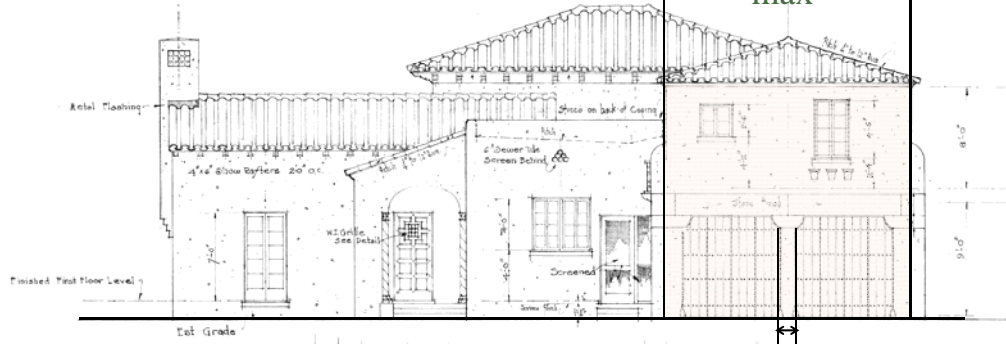
CORAL GABLES.
THE CITY BEAUTIFUL

SFR REGULATIONS

Garages

1/3 of facade

max



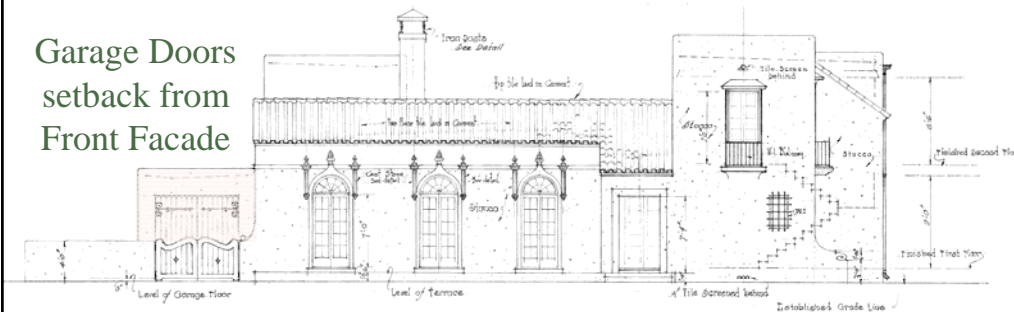
16"
min

CORAL GABLES.
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Garage Doors

Garage Doors
setback from
Front Facade



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Interactive Land Use & Zoning Map GIS Application



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Best Practices Manual



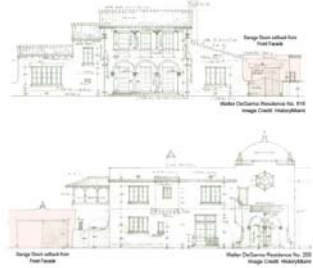
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Best Practices Manual - Standards

STANDARDS

Garage Design

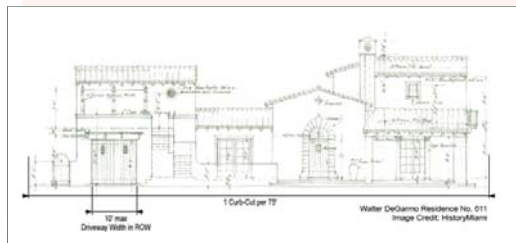
12. Garage doors and carports. In order to encourage facades compatible with neighborhood character, garage doors and carports shall be located on the front facade of the building. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood 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 gabled design, unless roof forms in an extension of the principal building. The Board of Architects shall direct design of garage door location and carports.



18 SINGLE-FAMILY RESIDENCE BEST PRACTICES DRAFT August 2017



Walter DeCarmo Ferdinand Street Residence
Image Credit: HistoryMiami



17 feet Driveway Width in ROW
1 Curb-Cut per 17' Walter DeCarmo Residence No. 011
Image Credit: HistoryMiami

SFR REGULATIONS

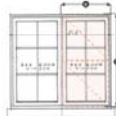
Best Practices Manual - Architecture

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 windows may be required by the Board of Architects to be placed on the front facade of single-family residences.



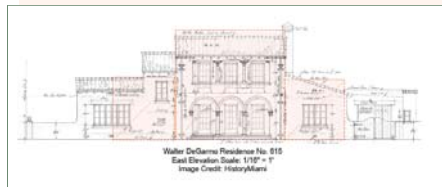
• Zoning Code Section 9-403 Architectural style, Specific Standards

• *Interpretation: breaking the plane* - articulation of walls and roof, window and doors in Coral Gables are made not only important in the physical form plan, but part of the whole structure. A group of arched windows really breaks the plane square of a wall.

• Coral Gables Miami Minutes, 1923

Windows	Material	Window Type	Window Opening	Light
Height/Head Rule	Classical Proportion	Height/Depth	Height/Depth	Height/Depth
Material	Dark Wood, Metal Screen	Painted, Stained, Wood, Glass	Dark, Brown, White	Clear, Non-reflective
Window Type	Dark, Greenish, Forest, Tuscan	None, Minimal, Minimal depth of vertical proportion	Vertical proportion	Vertical proportion
Window Opening	Vertical proportion	Vertical proportion	Vertical proportion	Vertical proportion
Light	Vertical proportion	Vertical proportion	Vertical proportion	Vertical proportion
Height/Head Rule	Vertical proportion	Vertical proportion	Vertical proportion	Vertical proportion

76 SINGLE-FAMILY RESIDENCE BEST PRACTICES DRAFT August 2017



Walter DeCarmo Residence No. 015
East Elevation Scale: 1/16" = 1'
Image Credit: HistoryMiami

Architecture

Architectural Style (SFR 018)	Colonial	French
	Spanish	Bahamian
	Italian	Other
Wall Materials (SFR 018)	Concrete	White Tile
	Dark Brick	Dark Brick
	Painted Concrete	Dark Brick
	Other	Other
Columns (SFR 018)	Taper	Corinthian
	Dark	Corinthian
	Iron	Other

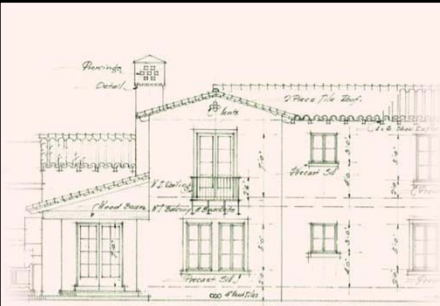
Yes/No (Please complete with "Yes" or "No")	Control	Building designed within Neighborhood Context
Architectural Proportion	Photographs, text, & statement on proposed style	
Conceptual Design	Designed with rules of Classical Proportion	
Structure	Structure visually feels building's weight	
Massing	Building mass comprised of basic forms & shapes	
Roof	Roof form and design in keeping with Neighborhood Context	

Details

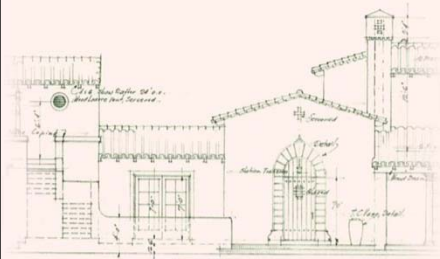
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SOUTH ELEVATION



WEST ELEVATION

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