

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, ARTICLE 4, "ZONING DISTRICTS," SECTION 4-102, "MULTI-FAMILY 1 DUPLEX (MF1) DISTRICT," TO MODIFY AND CLARIFY PROVISIONS REGULATING DUPLEX STANDARDS RELATED TO SETBACKS, HEIGHTS, AND GROUND AREA COVERAGE, PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, City Staff has proposed Zoning Code text amendments to the provisions that regulate Duplexes that pertain to setbacks, height, and ground area coverage;

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on May 9, 2018, at which hearing all interested parties were afforded the opportunity to be heard;

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended approval (vote: 4-0) of the text amendment;

**WHEREAS**, a public hearing for First Reading was held before the City Commission on August 28, 2018, 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 follows<sup>1</sup>:

---

<sup>1</sup> Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

## ARTICLE 4 - ZONING DISTRICTS

### Division 1. Residential Districts

#### Section 4-102. Multi-Family 1 Duplex (MF1) District.

\*\*\*

D. Performance standards. The following performance standards shall govern the general development of structures in the District. All duplexes shall have the exterior appearance of a single-family house. 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 constructed in this District 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.
2. Density. Maximum density of two (2) units and one (1) principal building per building site.
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 3-905, or a recommendation by the Board of Architects based on aesthetic criteria.
4. ~~Setback requirements. To create high quality public spaces and promote neighborhood character, all buildings shall meet the following setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.~~
  - a. Front setback. ~~A minimum front setback of twenty~~Twenty-five (25) feet shall be maintained and required on all building sites, except that on building sites on platted lots less than seventy five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required. 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: Inside lots shall have minimum side setbacks, which total twenty Twenty (20%) percent of the total lot width, of the lot measured across the front setback line with a minimum total of ten (10) feet and up to 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.

~~i.ii. Side street: A minimum side setback of fifteen Fifteen (15) feet, shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition. In no case shall a side setback be less than five (5) feet.~~

c. ~~Rear setback. A minimum rear setback of ten Ten (10) feet, shall be maintained and required on all buildings.~~

d. ~~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.~~

Uncovered steps and walkways may be located at a less distance than the setback. All other structures, pool equipment, and mechanical systems shall comply with setback requirements.

5. ~~Setback requirements for auxiliary and accessory buildings or structures. Except as specifically prescribed herein to the contrary, auxiliary and accessory buildings or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:~~

a. ~~Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof.~~

b. ~~In no case shall an auxiliary 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.~~

6. ~~Height of duplex buildings and accessory buildings. Maximum heights are as follows:~~

a. ~~Two (2) floors;~~

b. ~~Twenty-nine-five (29 25) feet, measured from the finished floor to the tie-beam on the top floor, excluding a raised floor of thirty (30) inches, for the first fifty (50) feet or half of the lot depth, whichever is less, abutting SFR properties, as measured from the SFR property line; and~~

c. ~~Thirty-four (3430) feet for the remaining portions of the property; and,~~

d. ~~Maximum height includes ridgelines, domes, steeples, towers, cupolas, decorative~~

~~features and such other similar structures, excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.~~

7. Height of single-family buildings. Single-family buildings and accessory buildings shall satisfy all applicable SFR requirements.
8. ~~Ground area coverage. A maximum of thirty-five (35%) percent of the building site shall be covered by the main building and shall include 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. Cantilevered portions of the building except balconies. Also included are 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 site upon which the structures are located.~~
9. Minimum dwelling unit floor area. Each dwelling unit shall have a minimum floor area of five hundred seventy-five (575) square feet.
10. Architectural style. See Article 5, Division 6.
11. Garages and carports. The full width of a garage façade shall not exceed one-third (1/3) of the width of the duplex façade. On corner lots, garages and carports shall face and be accessed from the side street, when appropriate for neighborhood compatibility. Each single garage door shall be separated by at least a sixteen (16) inch column. The garage may be set forward of the rest of the front façade provided the vehicular entry faces to the side, and the garage portion of the façade facing the street contains windows, pedestrian entrances or other features that mimic the habitable portion of the structure.
12. Driveways. 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. 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.

\*\*\*

**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 \_\_\_\_\_, 2018.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY