

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2022-44**

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 4, "ZONING DISTRICTS," SECTION 2-100, "RESIDENTIAL DISTRICTS," AND ARTICLE 16, "DEFINITIONS," TO INCREASE THE INTERIOR SIDE SETBACK OF CERTAIN MULTI-FAMILY 3 (MF3) PROPERTIES; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, at the request of the City Commission, Staff has drafted a Zoning Code text amendment to require an interior side setback for townhouses abutting a developed property that is not a townhouse in a Multi-Family 3 (MF3) zoning district; and

**WHEREAS**, the former Multi-Family Special Area (MFSA) did not require an interior side setback for townhouses; and

**WHEREAS**, many provisions in the recently-adopted Multi-Family 3 (MF3) zoning district were transferred from the former MFSA zoning district for townhouses, including the interior side setback of zero; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on March 9, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments of a five-foot side setback when abutting all developed properties, including townhouses, and after due consideration, recommended denial (vote: 4 to 2) of the text amendment; and

**WHEREAS**, at the request of the City Commission, Staff has revised the proposed Zoning Code text amendment to not apply to abutting townhouses and only existing multi-family buildings; and

**WHEREAS**, on April 12, 2022 the City Commission was presented on first reading the proposed text amendments of interior side setbacks for certain MF3 properties as directed by the City Commission; and

**WHEREAS**, at the request of the City Commission, Staff has revised the proposed Zoning Code text amendment to not apply to Multi-Family 3 (MF3) properties abutting an alley; and

**WHEREAS**, the City Commission was presented with a final text amendment on Second reading, included below:

**Article 2. Zoning Districts**

**Section 2-100. Residential Districts.**

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Section 2-104. Multi-Family 3 (MF3) District.

D. Performance standards. The following performance standards shall govern the general development of structures in this District. Where there are specific standards for properties that are specifically set forth in Appendix A. Site Specific Zoning Regulations, the regulations in Appendix A shall apply.

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4. Setback and stepback requirements. To create high quality public spaces and promote neighborhood character, all buildings setbacks shall be as per Section 2-100, Residential Districts Table and shall meet the following minimum requirements:

a. Front setback.

- i. Townhouses/row houses and multi-family buildings. Ten (10) feet.
- ii. Stoops and porches: Five (5) feet.

b. Side setbacks.

i. Townhouses/rowhouses. None, at interior property line when abutting an active alley, five (5) feet within twenty-five (25) feet of the front property line if abutting any parcel developed multi-family building and not abutting an active alley with designated historic building. Ten (10) feet abutting a street.

ii. Multi-family Buildings. Five (5) feet at interior property line and abutting at the side of an alley. Ten (10) feet abutting a street.

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**Article 16. Definitions**

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**Alley** is a narrow thoroughfare dedicated or used for public use upon which abut generally the rear of the premises, or upon which service entrances or buildings abut, which is not generally used as a thoroughfare by both pedestrians and vehicles, or which is not used for general traffic circulation, and is not otherwise officially designated as a street. An alley is considered active when it bisects an entire block, is paved, and is utilized for garbage collection.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:**

**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.

**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 Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “Ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.


**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 upon the date of its passage and adoption herein.


PASSED AND ADOPTED THIS TWENTY-FOURTH DAY OF AUGUST,  
A.D., 2022.

(Moved: Anderson / Second: Menendez)  
(Yeas: Menendez, Anderson, Fors, Jr., Lago)  
(Absent: Mena)  
(Unanimous: 4-0 Vote)  
(Agenda Item: F-2)


APPROVED:

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VINCE LAGO  
MAYOR

ATTEST:

DocuSigned by:  
  
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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

DocuSigned by:  
  
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MIRIAM SOLER RAMOS  
CITY ATTORNEY