

Exhibit C

At the February 9, 2022, Planning & Zoning Board meeting, the Board recommended that the Commission consider establishing a maximum length of buildings for any future Residential Infill Regulations (RIR) building.

Below is for discussion purposes:

Article 2. Zoning Districts

Section 2-405. Residential Infill Regulations Overlay District (RIR).

B. Regulations.

1. Minimum Building Site Area. Twenty-thousand (20,000) square feet.
2. Maximum density. The maximum density shall be according to MF2 or, with architectural incentives, shall be a maximum one-hundred (100) units per acre.
3. Maximum FAR 2.0 or 2.5, with architectural incentives.
4. Maximum Height. Maximum height shall be according to MF2 or, with architectural incentives, may be one-hundred (100) feet maximum with architectural incentives.
5. Maximum building length. The maximum building length on any street shall be limited to three-hundred (300) feet maximum.
6. Architecture Standards.
 - a. Coral Gables Mediterranean Architecture Design, as set forth in Section 5-200 shall be required for all buildings.
 - b. All development shall comply with Section 5-201 Coral Gables Mediterranean Style Design Standards including all Table 1 requirements and five (5) of ten (10) of the standards in Table 2.
- ~~7. Landscape Standards.~~
