



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**March 14, 2023**

**ITEM TITLE:**

**Ordinance on Second Reading. Zoning Code Text Amendment.**

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 16, "Definitions," by amending the definition of carport; providing for severability, repealer, codification, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 02.08.23 meeting recommended approval of the proposed zoning code text amendment (vote: 6-0).

**BRIEF HISTORY:**

No changes have been made since First Reading.

Staff has prepared a Zoning Code text amendment to update the definition of a carport.

The Zoning Code initially defined CARPORT in 1983 as "a roofed structure not more than seventy-five (75%) enclosed by walls and attached to the main building for the purpose of providing shelter for one or more motor vehicles."

In 2018, the single-family residential (SFR) district section in the Zoning Code was amended substantially to both clarify regulations and encourage certain features in single-family residences. One of the desired outcomes was to reduce the massing of homes by encouraging detached accessory structures. This was intended to be accomplished by excluding "detached one- and two-story structures less than or equal to four-hundred (400) square feet where the ground floor level is a carport or garage" from the building's maximum square footage. However, the definition of carport still requires that it be attached to the main building. Therefore, to fulfill the original intent of encouraging the smaller building bulk and massing, Staff is proposing to update the definition of carport to be consistent with the single-family residential regulations and allow detached carports.

The draft Ordinance for the Zoning Code text amendment is provided as Exhibit A.

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
01.27.22	PZB Legal Advertisement.
02.03.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
02.21.23	City Commission meeting agenda posted on City webpage.
03.03.23	City Commission legal advertisement.
03.07.23	City Commission meeting agenda posted on City webpage.

**EXHIBIT(S):**

- A. Draft Ordinance.