




Metal Roofs






ZONING CODE TEXT AMENDMENT DISCUSSION

CITY COMMISSION
MARCH 29, 2022

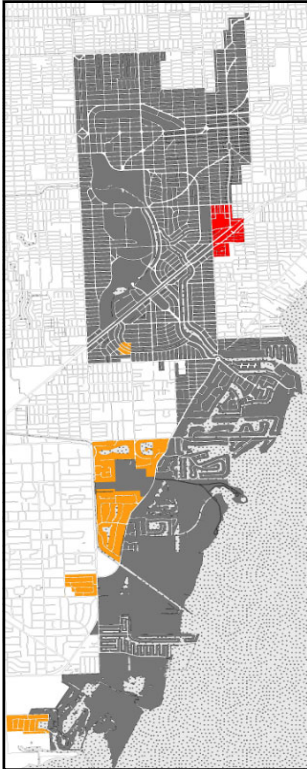


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HISTORY OF ROOF MATERIALS

1929		Coral Gables Corporation Warranty Deed, Dade County Deed Book 1304	<i>"All buildings except as hereinafter specified shall be of Spanish, Venetian, Moorish, Italian or other similarly harmonious types of architecture. All pitched roofs shall be of tile."</i>
1951		Zoning Code, Section 12(c) Roofs	<i>"All pitched roofs shall be of vitrified clay tile, or white concrete tile (607), or coral rock slabs laid shingle fashion."</i>
1965		Zoning Code, Section 9.06 Roofs	<p>"Pitched Roofs shall be constructed of:</p> <ul style="list-style-type: none"> • Vitrified clay tile, white concrete tile, earth colored cement tile... • Coral Rock slabs laid in shingle fashion • Thick butt variegated colored slate • White Bermuda Roof • Where there exists a pitched roof of other material that was previously approved, additions to or replacement to said building may use same material • Accessory building roofs shall conform to the principal building roof requirements
2007		Ord. No. 2007-23	<p>– City Commission allowed metal roofs for single-family residences located east / south of US1 for 90 days. Later, permanent inclusion in the Zoning Code failed at First Reading.</p>
2009		Ord. No. 2009-07	– Copper roofs allowed in its natural state

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CURRENTLY PERMITTED LOCATIONS

Metal Roofs Originally Permitted:

- Industrial Section
- Coconut Grove Warehouse Center
- MacFarlane Homestead
- Golden Gate Section

Annexed Areas with Pre-Existing Metal Roofs and Permitted Metal Roofs:

- Coral Waterway
- Hammock Lakes
- Snapper Creek Lakes
- Pine Bay Estates
- King's Bay

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CURRENT ZONING CODE REGULATIONS

Section 5-505. Pitched roofs, material.

J. Copper in its natural state and allowed to oxidize and patina may be used as a roofing material for residential uses subject to approval of design, manner of installation, and conformity with the architectural design, style and composition of the proposed residential structure as shall be approved by the Board of Architects. An approved copper roof must remain in its natural state as a metal, thereby prohibiting painting, coating, surface application, or any other fabrication or manufacturing process that alters its natural metallic state.

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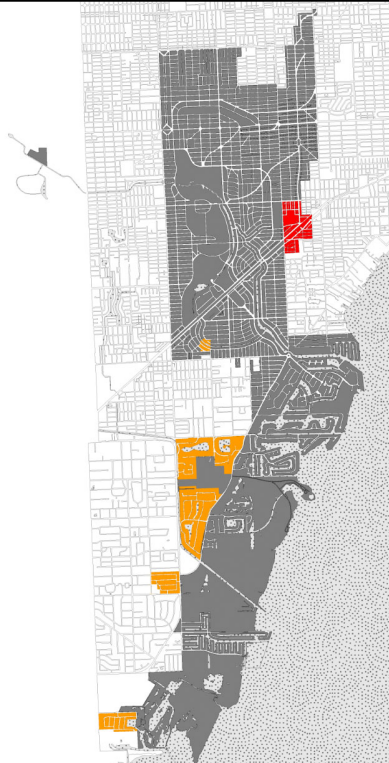
PROPOSED ZONING CODE AMENDMENT



Standing seam metal roof material:

- New construction of Single-family residence
- High Modern, Post-War Modern, Ranch, or Key West / Florida Vernacular architectural style
- Located south / east of US-1
- Prohibited on historically significant homes built in the Mediterranean / Mission style
- 24-gauge standing seam
- Can not replicate traditionally non-metal roofing
- Allowable colors are limited to white and gray and shall not be painted after installation
- Design of the roof, including pitch, form, and style shall be compatible with the architectural style of the structure and with the context and character of the surrounding area
- Subject to City Architect review and recommendation and full Board of Architects review and approval

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