

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2020-32**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE RELATING TO SINGLE-FAMILY RESIDENTIAL PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-212, "ZONING CODE TEXT AND MAP AMENDMENTS," BY AMENDING ARTICLE 2 "ZONING DISTRICTS," CREATING ASSOCIATED PROVISIONS; AND ARTICLE 3 "USES," ALLOWING CERTAIN USES; PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Commission commenced a comprehensive update to the City's Zoning Code to reorganize, reformat, simplify, modernize, streamline and provide improvements; and

**WHEREAS**, the Zoning Code Update process and all background information including but not limited to agendas, presentations, public notices, minutes, etc., have been available for public review and inspection throughout the entire process on the City web page at [www.coralgables.com/zoningupdate](http://www.coralgables.com/zoningupdate) and at the Planning Division Office; and

**WHEREAS**, the Business Improvement District (BID) met on May 11, 2018, to discuss current issues and goals related to Miracle Mile and Downtown Coral Gables; and

**WHEREAS**, a Working Group was formed with multiple individuals with varying professions and backgrounds to provide input and review preliminary proposed updates to the Zoning Code; and

**WHEREAS**, the Working Group convened on June 1, June 15, and August 10, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

**WHEREAS**, the Staff Committee comprised of various City Departments convened on May 14, June 11, and August 6, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

**WHEREAS**, the required notice was published pursuant to Florida Statutes advising of the public hearings and the opportunity to provide input; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on September 21, 2018 conducted a public workshop to seek input from the Board prior to drafting update proposals; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on October 17, 2018 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, discussed the presented draft of the Assessment and Analysis and reorganization; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on February 13, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the re-organized Zoning Code to the City Commission (vote: 5-0); and

**WHEREAS**, the Working Group convened on April 22, 2019, to provide input for proposed updates to the Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on May 8, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and discussed proposed technical corrections to the Zoning Code; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on June 24, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates to open space and downtown provisions in the Zoning Code; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on September 4, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates and improvements to proposed provisions for Multi-Family 2 (MF2) / North Ponce area in the Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on September 11, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and deferred review of the proposed technical corrections to the Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on October 16, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the proposed technical corrections of the Zoning Code to the City Commission (vote: 6-0); and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on January 13, 2020, allowed all interested persons the opportunity to be heard, and discussed updates to remote parking and payment-in-lieu provisions in the Zoning Code; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on March 5, 2020, allowed all interested persons the opportunity to be heard, and reviewed a preliminary draft of proposed updates to the entire Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on July 29, 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the re-organized Zoning Code to the City Commission (vote: 7-0); and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on August 20, 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the updated Zoning Code to the City Commission (vote: 7-0); and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on September 9, 2020 conducted a public hearing, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, the City Commission on September 15, 2020 conducted a public hearing, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on October 19, 2020, allowed all interested persons the opportunity to be heard, and reviewed a preliminary draft of proposed updates to the entire Zoning Code; and

**WHEREAS**, the City Commission on October 27, 2020 conducted a public hearing for First Reading of the Zoning Code Update, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, the City Commission on October 27, 2020 approved the proposed Zoning Code Update on First Reading and at which time the City Commission directed that on Second Reading that the Zoning Code Update Ordinance be divided and the proposed provisions related to “Miracle Mile,” the Crafts Section, and the provisions relating to the balance of the Update be heard separately; and

**WHEREAS**, the City Commission on November 10, 2020 conducted a public hearing, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, per Resolution No. 2020-253, the City Commission clarified that its vote to approve this ordinance on Second Reading was intended to include approval of the provisions relating to single-family residential properties only;

**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>:

**Article 2 Zoning Districts.**

**Section 2-101. Single-Family Residential (SFR) District**

- A. Purpose and applicability. The Single-Family Residential (SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City. The City is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree-lined streets and architecture of ~~harmonious~~ compatible proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment. The intent of the Code is to protect the distinctive character of the City, while encouraging excellent architectural design that is responsible and responsive to the individual context of the City’s diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest. In an SFR District no use other than these listed below shall be permitted. No buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for a use other than a single-family use as defined in this Code.
- B. ~~Permitted p~~Principal and accessory uses and structures. The following uses are permitted:
1. Principal uses buildings or structures as provided in Section 3-101, Uses Table Accessory dwelling.
  2. Accessory uses, buildings or structures as provided in ~~Article 4, Table No. 2.~~ Section 3-102 Accessory Uses Table. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within ~~the Table No. 2~~ Section 3-102 may be permitted subject to Development Review Official review and approval.

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

~~3. Family day care as required and defined pursuant to Florida Statutes.~~

~~4. Parks, City.~~

~~5. Single family dwellings.~~

~~6. Utility infrastructure facilities.~~

C. Conditional uses. ~~The following e~~Conditional uses ~~are shall be~~ permitted in the SFR District as ~~conditional uses per Article 3, Division 4 Section 3-101, Uses Table, and only if approved~~ under the provisions of ~~Article 3, Division 4 Section 14-203, Conditional Uses,~~ subject to the applicable standards in this Section and other applicable regulations in Article 5 this Code.

D. Performance standards. The following performance standards shall regulate design provisions for structures in the District. The Board of Architects shall have authority over the following performance standards and shall make any adjustments as required by compatibility with neighboring properties, site characteristics, and design goals in the Comprehensive Plan. The Board of Architects may deny any proposed project based on aesthetic design as applied to the unique conditions of each building site. 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 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, and a minimum building site area of five thousand (5,000) square feet. See also ~~Section 3-206~~ 14-202.6, Building site determination.

2. Density. One (1) principal building per building site. Each dwelling unit shall have a maximum square foot floor area for single-family residences as per Section 2-101, D (6) Ground area coverage.

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 3-905-14-210.5, Facing of lots and principal buildings.~~

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

a. Front setback.

i. Twenty-five (25) feet, except when otherwise permitted by the Board of Architects pursuant to the Best Practices Manual.

- ii. 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: Twenty (20%) percent of the total lot width, 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.
    - ii. Side street: Fifteen (15) feet.
  - c. Rear setback. Ten (10) feet.  
If compatible with the neighborhood character, ~~the Board of Architects may recommend approval of variances to~~ the Board of Adjustment or the Historic Preservation Board, as applicable, to may allow a rear setback of five (5) feet for one-story structures.
  - d. Uncovered steps and walkways may be located ~~at a lesser distance than~~ within the setback. All other structures, pool equipment, and mechanical systems shall comply with setback requirements.
  - e. 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.
5. Setback requirements for ~~auxiliary~~, accessory buildings or structures. Except as specifically prescribed herein, ~~auxiliary~~, accessory buildings or structures shall be governed by the same minimum setback requirements as provided for the 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.
  - b. In no case shall an ~~auxiliary~~ accessory 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.
  - c. One (1) story detached garages located in the rear yard area, with a floor area that does not exceed three hundred-and-fifty (350) square feet, may have a side setback of five (5) feet and a rear setback of five (5) feet.
- 6.8. ~~Ground area coverage.~~ Ground area coverage requirements shall be as per Section 2-100, Residential Districts Table and as follows:
- a. A maximum of thirty-five (35%) percent of the building site shall be covered by the main building and shall include cantilevered portions of the building except balconies. Also included are roof overhangs that are greater than five (5) feet. Auxiliary Accessory

buildings or structures may occupy additional ground coverage, but the total ground area occupied by the main building or structure and ~~auxiliary~~ accessory structures shall not exceed forty-five (45%) percent of the building site. To encourage historic designation, the Board of Architects shall have authority to grant a ten (10) percent increase of ground area coverage to accommodate historically designated structures in accordance with the design standards of that Board.

b. Maximum square foot floor area for single-family residences.

<i>Square feet of building site area</i>	<i>Maximum building floor area as a percentage of lot area</i>
5,000 sq. ft or less	48%
Next 5,000 sq. ft	35%
Remainder of the building site area	30%

c. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the areas of all the enclosed floors of the building or buildings, as measured from the interior facing of exterior walls and shall include any building area not specifically excluded by this section. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code."

The determination of a building's square foot floor area ~~ratio~~ shall also exclude the following:

- a. ~~Thickness of exterior walls, measured from the interior face of structure.~~
- b. Floor space in one (1) story roofed terraces, or breezeways, and one- or two-story porches with an average floor to ceiling height less than or equal to thirteen (13) feet ~~shall also be exempt~~, provided, a covenant is submitted stating that such roofed terrace, breezeway, or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
- c. ~~Detached one- and two-story carports and garages structures located in the rear yard, or where determined by the Board of Architects, that is less than or equal to four-hundred (400) square feet where the ground level is a carport or garage. The Board of Architects will approve the location and review compatibility with the surround area.~~ Any additional area will not be excluded.
- d. ~~Stacked or two (2) story porches, as approved by the Board of Architects.~~
- e. Upper volume of interior spaces or courtyards.
- f. Basements and attics within a pitched roof.

7. Open space requirements. Open Space Requirements shall be as per Section 2-100, Residential Districts Table, and as follows:

- a. Plantings and other requirements for open space shall be as per Article 6, Landscape.
- b. At least twenty (20%) percent of the required landscaped open space shall be located in the front yard area.
- c. All the required landscaped open space shall consist of landscape materials.

8.6. Height. The maximum permitted height shall be as per Section 2-100, Residential Districts Table, and as follows:

- a. Two (2) stories or twenty-five (25) feet, measured from finished floor to the tie-beam on the top floor, ~~excluding a raised floor of thirty (30) inches.~~ Finished floor may be elevated up to thirty (30) inches above the established grade.
- b. Height of residences in flood hazard areas ~~vulnerable to rising water.~~ Two (2) stories or twenty-five (25) feet, measured from the required base flood elevation, plus freeboard, to the tie-beam on the top floor, and shall be reviewed by the Board of Architects. Residence must meet the Federal Emergency Management Agency (FEMA) requirements. That portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height, and may be one (1) story in height, subject to the following conditions and restrictions:
  - i. That the elevation of the garage floor shall not be more than six (6) inches above grade.
  - ii. That the area of the garage shall not exceed a gross floor area of greater than six-hundred sixty (660) square feet or one-third (1/3) of the ground area of the main building on the premises, whichever is greater, including any service or storage, or access area located within the garage.

9.15. ~~Architectural style and design review.~~ Architecture requirements shall be as per Article 5, Architecture and as follows:

- a. Pursuant to ~~Article 5, Division 6~~ Section 5-100, “Design Review Standards,” the Board of Architects shall review applications for aesthetic design and compatibility. Board of Architects shall have the authority to deny proposed designs that do not comply with aesthetic standards. Applicants are required to submit and describe the proposed architectural style, with adequate documentation of precedents and aesthetic goals.

10. Parking, garages, carports and driveways. Parking, garages, carports and driveways requirements shall be as per Article 10, Parking and Access, and as follows:

- a. ~~11.~~ Garage facades. The full width of the garage façade shall be less than or equal to one-third (1/3) of the width of the front façade of the residence that faces upon a primary street. In the event a building site has fifty (50) feet of street frontage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street. On corner lots, garage facades shall



face the side street, when appropriate for consistency with the neighborhood character, and may not exceed one-half (1/2) of the width of the façade. In multiple car garages facing upon any street, each single garage door shall be separated by at least a sixteen (16) inch column.

- b. ~~12.~~ Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood compatibility. If the garage is turned or angled, the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects.
- c. ~~13.~~ Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. 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. An existing condition may require the need to allow driveways and curb-cuts within the public right-of-way to exceed eleven (11) feet in width as determined by the Board of Architects but in no case shall it exceed eighteen (18) feet in width. 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.
- d. Carport canopies are prohibited in SFR zoning districts. Existing carport canopies in SFR zoning districts shall be considered as nonconforming and are subject to the provisions in Article 6 13, Lawfully Existing Uses, Structures and Signs.

11. Utilities and services. All utilities and services facilities requirements shall be as per Section 5-600, Sanitation and Equipment Screening, and as follows:

- a. All new utilities on private property shall be installed underground.
- b. All other utilities and service facilities above ground, on the façade and on roofs, including mechanical and electrical facilities shall be concealed or screened to hide the facilities. Screening materials may include landscaping, walls, fencing, and other appropriate materials, and shall achieve 100% opacity. The type of screening shall be approved at time of site plan review.

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**Article 3 Uses**

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**Section 3-308. Swimming pool and/or spa.**

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**D. Setback:**

1. Minimum front, and side ~~and rear~~ setback. Same as requirements for a residence located on the parcel where pool is to be constructed provided, however, that in no case shall the pool be located closer to a front street line of a lot or building site than the main or principal building is located.
2. Minimum rear setback. Five (5) feet, including any necessary mechanical equipment.
3. ~~2.~~ Waterway / golf course setback. On a lot or building site abutting upon a canal, waterway, lake, bay, or golf course, five (5) feet from such canal, waterway, lake, bay, or golf course.
4. ~~3.~~ Measurement. All setbacks for swimming pools shall be measured from the water's edge of the pool to the nearest property line in question.

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- J. Patios and decks surrounding pools (other than wood decks governed by Section 5-114 310) may extend ~~five~~ three (53) feet closer to the rear property line, canal, waterway, lake, bay or golf course, than the pool itself, ~~provided that a minimum rear setback of five (5) feet is maintained.~~

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**Section 3-702. Docks, wharves and mooring piles - canals, lakes, or waterways.**

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- E. All mooring piles, docks and/or similar structures shall maintain the same minimum side setback from the adjacent owner's property line extended as established for the main structure permitted on each building site, unless otherwise permitted by Miami Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM) and the Board of Architects, except as described for specific properties and the Mahi Canal in Appendix A. ~~In no case shall a side setback be less than five (5) feet.~~

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


PASSED AND ADOPTED THIS TENETH DAY OF NOVEMBER, A.D., 2020.  
(Moved: Lago / Seconded: Mena)  
(Yeas: Lago, Mena, Fors, Jr., Keon, Valdes-Fauli)  
(Unanimous: 5-0 Vote)  
(Agenda Item: F-3)

APPROVED:



RAUL VALDES FAULI  
MAYOR

ATTEST:



BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:



MIRIAM SOLER RAMOS  
CITY ATTORNEY