

ARTICLE 5 – DEVELOPMENT STANDARDS

- B. The courtyard or patio of a residence, duplex or multi-family dwellings may exceed four (4) feet in height in residential districts.
- C. Walls used for screened enclosures in residential districts may exceed four (4) feet in height, provided such walls meet the setback requirements for screened enclosures, and provided that the enclosed ground area, the accessory buildings and the main buildings does not exceed forty-five (45%) percent of the enclosed area of the site.
- D. Subject to the approval of the Board of Architects, ornamental wrought iron, cast iron and/or aluminum fences may be erected on top of a masonry wall provided that the height of the masonry wall shall not exceed four (4) feet and the maximum height of the wrought iron, cast iron, aluminum and masonry wall shall not exceed six (6) feet.
- E. Columns in connection with a fence and wall may include a cap or architectural feature as a vertical extension of the column up to a maximum of four (4) inches above the maximum permitted fence or wall height.
- F. Where residential and commercial districts adjoin each other, a six (6) foot high wall shall be constructed along the property line between the commercial and residential properties. The wall shall be constructed and maintained by the commercial property owner; however, the abutting residential property owner may construct and maintain the wall.
- G. On buildings sites with less than seventy-five (75) feet of street frontage, solid walls located in the rear yard may exceed four (4) feet in height to a maximum of six (6) feet for increased privacy.
- H. Subject to the approval of the Board of Architects or Development Review Official, wall motifs and other architectural details may exceed the wall height.
- I. Access to rear yard garbage and recycling shall be accessible for authorized personnel.

Section 5-2404. Walls and fences in public utility easement areas.

Every permit for the erection of a wall or fence in any public utility easement of record shall provide that it is subject to revocation. Each such wall or fence shall be constructed subject to the conditions that the said wall or fence shall be removed by the owner at any time on request of utility company requiring the use of the space for utility purposes, and that if the owner of such property fails to so remove such wall or fence after request and notice, the utility company or the City may remove such wall or fence at the property owner's expense.

Division 25. Private Yacht Basin**Section 5-2501. Private yacht basin.**

A Private Yacht Basin may be permitted as a conditional use in the SFR, MF1, MF2 or C Districts only after a special ordinance granting permission for such use shall have been passed and adopted by the City Commission, after a public hearing before the Planning and Zoning Board at which all interested persons shall be accorded an opportunity to be heard, providing, however, that such use shall be subject to the following conditions and restrictions:

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- A. That any private yacht basin containing one-hundred (100) or more slips and/or berths shall be designated as a DRI (Development of Regional Impact) and as such shall require approval as provided for under Chapter 380 of the Florida Statutes.
- B. The following structures will be permitted on the premises as an auxiliary or accessory use:
1. A structure to be designated as a Control Center containing not more than three-thousand-five-hundred (3,500) square foot floor area with a height not exceeding two and one-half (2½) stories, providing however that the Control Center Tower shall not exceed an overall height of forty-nine (49) feet. The control center building shall be used to provide yacht basin control, security, gate keeper, security personnel, management staff, offices for Homeowners Association, general storage for control operation, toilet facilities and utility collection points.
 2. Structures to be designated as Auxiliary Buildings containing a total of not more than one-thousand five-hundred (1,500) square foot floor area with a height not exceeding one (1) story shall be limited to storage for maintenance equipment for operation of the yacht basin, remote storage buildings adjacent to docks and utility meter rooms.
 3. A structure to be designated as a Dockmaster's Building containing not more than two-thousand (2,000) minimum square foot floor area with a height not exceeding two and one-half (2½) stories. The dock master's building shall be used to provide waterside control for the yacht basin, as well as the center of operations for the boats moored in the yacht basin, radio communications to serve the yacht basin as well as the control center, space for the dock master and his staff, storage and toilet facilities.
- C. The following uses shall not be permitted in connection with the operation of a private yacht basin:
1. Clubhouse.
 2. Swimming pools.
 3. The storage or dispensing of fuels, unless in compliance with the minimum standards set forth in Ordinance No. 2932.
 4. Laundry facilities.
 5. Facilities for the dispensing of food and alcoholic beverages.
 6. Launching ramps and/or launching facilities.
 7. Parking and/or storage of boat trailers.
 8. Mooring of commercial vessels.
 9. Repair or overhauling of boats.
 10. Rental or lease of boats.
 11. Dry storage or stacking of boats.
 12. Bait and tackle shop.
 13. Retail sales facilities.
 14. Sightseeing crafts.

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15. Commercial fishing vessel.
 16. Charter boats.
 17. Yacht brokers.
 18. Marine insurance broker.
 19. Under no circumstances shall any boat, vessel, watercraft or by whatever name known be used as living or sleeping quarters.
- D. Bulkheads and retaining walls shall be provided in accordance with the provisions of the Zoning Code, Code of the City of Coral Gables, Subdivision Ordinance and all other applicable codes, ordinances and regulations. The use of rock rip-rap in lieu of bulkheads and retaining walls may be permitted subject to approval by the City Commission upon recommendation of the Public Works Department, Structural Engineer and Planning and Zoning Board.
- E. Off-street parking shall be provided at the rate of one (1) parking space for each slip or berth plus one (1) parking space for each three-hundred (300) square feet of gross floor area of any buildings located on the premises.
- F. The yacht basin shall be supplied with a potable water supply system and such water supply shall be protected by properly designed and located backflow preventers including the installation of a vacuum breaker on the discharge side and near the last valve for each water outlet to which a hose can be connected. Hoses used for potable water shall be blue or green or labeled and designated by use of a blue or green color code. The nozzle or outlet of the hose shall be protected from contamination, and hoses used for placing water in a sewage holding tank for flushing purposes shall be separate from hoses used for potable water and shall be red, yellow or brown.
- G. The yacht basin shall provide a facility capable of lifting sewage not less than twelve (12) feet under vacuum and delivering it to a receiving facility free from spillage and clogging. Equipment used in connection with the pump-out facility shall be designed to be easily serviced in case of clogging. Vacuum hoses used in connection with a pump-out facility shall be pliable, collapse-proof, non-kinking, and equipped with a connection or insert device, which will preclude leakage or spillage during the pump out operation.
- Sewage removed from a watercraft holding tank shall be handled in one of the following ways:
1. Discharged into a public or governmental sewer by means of a gravity line or a force main.
 2. Stored in an on-shore or dockside holding tank, which is watertight and so positioned, or moveable to such a site, that it can be easily serviced in a sanitary manner.
- H. The discharge of raw sewage from any boat or watercraft located within the yacht basin shall be prohibited.
- I. The yacht basin shall provide for the accumulation and removal of garbage and trash in accordance with the provisions of Chapter 15 of the Code of the City of Coral Gables as if the same were fully set forth herein.
- J. The setbacks for the yacht basin shall be established at the time the conditional use is approved.
- K. The yacht basin shall comply with the provisions for fire prevention as set forth under the Florida Building Code, the National Fire Prevention Association (NFPA) Publication No. 303-1975 entitled, "Fire Protection Standards for Marinas and Boatyards," and the National Fire Prevention Association

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(NFPA) Publication No. 87-1975 entitled, "Standards for the Construction and Protection of Piers and Wharves" and shall be subject to approval by the City of Coral Gables Fire Department.

- L. Not less than eighteen (18%) percent of the yacht basin site shall be devoted to landscaped open space. Such area shall be landscaped with trees, shrubbery, hedges and other acceptable landscaped material and such landscape material and such landscape area shall be maintained in a neat and orderly appearance.
- M. All parking areas shall be provided with a maintained minimum of one-third ($\frac{1}{3}$) foot-candle of light on the parking surface during the hours of operation and one-half ($\frac{1}{2}$) hour after closing. Any other outdoor lighting for the yacht basin shall not be permitted except under the following conditions:
 - 1. Detailed plans shall be submitted to the Building and Zoning Department showing the location, height, type of lights, intensity, shades, deflectors and beam directions.
 - 2. The Building and Zoning Department may issue a permit for such lighting if, after a review of the detailed plans therefore and after consideration of the adjacent area and neighborhood and its use and future development, the proposed lighting will be so located, oriented, adjusted and shielded that the lighting will be deflected, shaded and focused away from such adjacent property and will not be or become a nuisance to such adjacent property and providing, however, that in no case shall any light be mounted higher than twenty (20) feet above the finished grade of the ground.
- N. The waste water resulting from the periodic washing of impervious surfaces shall be channeled to natural filter or swale areas prior to soil infiltration.
- O. For the purpose of controlling noise pollution in the yacht basin, boats and watercraft operating under power shall be considered motor vehicles and shall be subject to the provisions of Chapter 19 of the Code of the City of Coral Gables entitled: Noises as if the same were fully set forth herein.
- P. The hours of operation of the supporting facilities, exclusive of security, shall be from 6:00 AM to 9:00 PM.
- Q. The responsibility for the maintenance of the yacht basin shall be borne by the developer, its successors or assigns, or an association consisting of owners and/or leaseholders of the lands, water, piers, docks, buildings, structures, mangroves, seawalls, rip-rap and any and all other improvements of whatsoever nature in the yacht basin.
- R. Applicants requesting approval of a conditional use for a Private Yacht Basin shall submit a detailed plan showing the complete layout of the yacht basin including retaining walls, bulkheading, docks, piers, slips, pilings, landscaping, off-street parking, buildings, structures, roads, drives, drainage, water supply and sewage facilities.

Division 26. Bed and Breakfast Establishments

Section 5-2601. Bed and breakfast establishments.

Bed and Breakfast (B & B) establishments may be permitted as a Conditional Use subject to the following restrictions:

- A. B & B establishments may be operated on property zoned MF2 within the district bounded by Southwest Eighth Street (Tamiami Trail) to the north, Navarre Avenue to the south, Douglas to the east, and LeJeune Road to the west.
- B. Structures shall be a locally designated historic landmark in order to be eligible for operation as a B & B.