



City of Coral Gables
CITY COMMISSION MEETING
March 29, 2022

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking," Section 10-110, "Amount of required parking" and Article 16, "Definitions," to clarify parking requirements related to single-family building alterations and to update the definition for a single-family residence regarding the use of covered open air walkways, and location of porte-coches and carports; 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 03.01.22 meeting recommended approval of the proposed zoning code text amendment (vote: 6-0).

BRIEF HISTORY:

The City is proposing Zoning Code text amendments clarify parking requirements related to single-family building alterations and update the definitions related to single-family residences, as summarized below:

- Require parking for changes of building types
- Clarify the separate parking exemptions for single-family / duplex residences from all other structures
- Update the definition for a single-family residence to clarify that a roofed (open-air) walkway satisfies the definition's requirement
- Update the definitions for carport and porte-cochere to clarify locations

Required on-site parking requirements were established in 1964. Therefore, buildings that predate March 11, 1964, are allowed to be exempt from these requirements if there is no more than 25% increase of floor area. However, there have been instances that a duplex building type that did not have parking was converted into a single-family building type, but on-site parking was not provided. Therefore, Staff is proposing to include a provision that requires parking for changes of building types for single-family residences or duplex buildings.

Related, the definition of a single-family residence requires that all living rooms to be accessible from each other from within the building. The definition is proposed to be updated to allow a roofed (open air) walkway to satisfy the requirement of a connection from within the house.

The draft Ordinance of the Zoning Code text amendments is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
02.18.22	March 1 PZB Legal Advertisement.
03.22.22	City Commission meeting agenda posted on City webpage.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Ordinance.
- B. 03.01.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpts from 03.01.22 PZB meeting.