

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, BY AMENDING ARTICLE 4, "ZONING DISTRICTS," SECTION 4-101, "SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT;" ARTICLE 5, "DEVELOPMENT STANDARDS," ARTICLE 8, "DEFINITIONS," AND APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS;" TO MODIFY AND CLARIFY PROVISIONS REGULATING SINGLE-FAMILY RESIDENTIAL STANDARDS RELATED TO GARAGES, FLOOR AREA HEIGHT (FAR) CALCULATIONS, BUILDING HEIGHT, FENCES AND WALLS, ACCESSORY USES, AND LOT COVERAGE; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Staff is proposing Zoning Code text amendments to the provisions that regulate Single-Family Residences that pertain to garages, FAR calculations and other accessory uses such as cabanas, docks, landscaping, walkways and walls;

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 follows¹:

ARTICLE 4 - ZONING DISTRICTS

Division 1. Single-Family Residential (SFR) District.

D. Performance standards. The following performance standards shall ~~govern~~ regulate design provisions for the general development of 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

¹ Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).

4. Setback requirements. To create high quality public spaces and promote neighborhood character, all buildings shall meet the following setback requirements. No building or structure, or any part thereof, including porches, projections, or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.
 - a. Front setback. ~~A front setback of \pm Twenty-five (25) feet shall be maintained and required on all building sites, except when otherwise permitted by the Board of Architects pursuant to the Best Practices Manual, that on existing building sites on platted lots less than seventy five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.~~
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:
~~Inside lots shall have minimum side setbacks, which total \pm Twenty (20%) percent of the total lot width, of the lot measured across the front setback line with a minimum total of ten (10) feet and with up to 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: ~~A minimum side setback of \pm Fifteen (15) feet, shall be required and maintained from any side line of a building site that abuts upon a street provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The required side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition on the property as determined by the Board of Architects. An existing contextual condition may include but shall not be limited to the location of tree(s), existing structures on the property, or existing non-conforming setback conditions. In no case shall a side setback be less than five (5) feet.~~
 - c. Rear setback. ~~A minimum rear setback of \pm Ten (10) feet, shall be maintained and required on all buildings~~ 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 allow a rear setback of five (5) feet for one-story structures.

Uncovered steps and walkways may be located at a lesser distance than the setback. All other structures, pool equipment, and mechanical systems shall comply with setback requirements.

5. Setback requirements for auxiliary, accessory buildings ~~and/or~~ structures. Except as specifically prescribed herein ~~to the contrary~~, auxiliary, accessory buildings ~~and/or~~ structures shall be governed by the same minimum setback requirements as provided for the ~~main or~~ 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 ~~or any part thereof~~.
 - b. In no case shall an auxiliary 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 ~~height that does not exceed sixteen (16) feet above established grade~~ and 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. Height: 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. ~~of single-family residence buildings and height of special-use buildings. No single-family building shall be constructed in the City that is more than two (2) stories in height. No subordinate or accessory building permitted by this code as an auxiliary use shall exceed in height the maximum height of the principal building on the building site. Except in Journey's End where single-family residences may have a permitted height of thirty-four (34) feet above established grade, said two (2) stories shall not exceed a height of twenty-nine (29) feet above established grade in all instances including domes, steeples, towers, cupolas, decorative features and such other similar structures and excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.~~

7. Height of residences ~~in flood hazard districts vulnerable to rising water.~~ Two (2) stories or twenty-five (25) feet, measured from the finished floor to the tie-beam on the top floor. Up to three (3) feet of freeboard and additional height below the finished floor may be allowed upon review by the Board of Architects. Residence must meet the Federal Emergency Management Agency (FEMA) requirements. ~~Single-family residences in flood hazard districts shall not exceed a height of two (2) stories or thirty-nine (39) feet above established grade including ridgeline, domes, steeples, towers, cupolas, decorative features and such other similar structures, and excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet. 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:~~
 - a. That the elevation of the garage floor shall not be more than six (6) inches above ~~established~~ grade.
 - b. That the area of the garage shall not exceed a gross floor area of greater than six-hundred ~~sixty (600)~~ (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.

8. Ground area coverage. A maximum of thirty-five (35%) percent of the building site shall be covered by the main building ~~Buildings or structures designed and constructed shall not occupy more than thirty five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building and shall include. C cantilevered portions of the building except balconies. above the ground floor or~~ Also included are roof overhangs that are greater than five (5) feet ~~shall be computed in the calculation of the ground area coverage of the principal building.~~ Auxiliary buildings or structures, ~~including swimming pools,~~ may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the building site. ~~upon which the structures are located. In no case shall the main building or structure exceed thirty five (35%) percent of the lot or lots composing the building site. Special Use buildings or structures which may be permitted by ordinance to be located in the SFR District subject to the same minimum ground area coverage as set forth for single family residences in the SFR District. 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.~~
9. Maximum square foot floor area for single-family residences. ~~The maximum square foot floor area permitted for single family residences shall be equal to forty eight (48%) percent for the first five thousand (5,000) square feet of building site area and thirty five (35%) percent for the next five thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder of the building site area.~~

<u>Square feet of building site area</u>	<u>Maximum FAR</u>
<u>5,000 sqft or less</u>	<u>48%</u>
<u>Next 5,000 sqft</u>	<u>35%</u>
<u>Remainder of the building site area</u>	<u>30%</u>

10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the ~~gross~~ areas of all the floors of the building or buildings, and shall include any building area not specifically excluded by this section. measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. 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 floor area ratio shall exclude the following:
- a. ~~In particular, gross floor area shall include the following:~~
- i. ~~All floor space used for dwelling purposes, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:~~
 - ii. ~~Elevator shafts and stairwells at each floor.~~

- ~~iii. The floor space in penthouses, interior balconies and mezzanines.~~
 - ~~iv. The floor space in auxiliary or accessory buildings.~~
 - ~~v. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.~~
 - ~~vi. The floor space in any garage and/or garage storage area shall be computed at three quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three hundred and fifty (350) square feet.~~
 - ~~vii. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.~~
 - ~~viii. The floor space in roofed terraces, breezeways, and porches located on the second floor.~~
 - ~~ix. The floor space in interior courtyards and if a portion of the interior court yard is created in whole or in part with a two (2) story portion of the residence then the interior court yard shall count twice.~~
- ~~b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein:~~
- ~~i. Thickness of exterior walls, measured from the interior face of structure.~~
 - ~~ii. Floor space in one (1) story roofed terraces, breezeways, and porches with an average floor to ceiling height less than or equal to that do not have an average floor to ceiling height that exceeds thirteen (13) feet shall also be exempt, provided, a covenant is submitted stating that such roofed terrace, ~~and~~ breezeway, or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.~~
 - ~~iii. Floor space in screen enclosures. Detached one- and two-story carports and garages 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. Any additional area will not be excluded.~~
 - ~~iv. Stacked or two (2) story porches, as approved by the Board of Architects.~~
 - ~~v. Upper volume of interior spaces or courtyards.~~
 - ~~vi. Carports that consist of a roofed structure, that is open on three (3) sides and attached to the main building, for the purpose of providing shelter for one (1) or more motor vehicles.~~
 - ~~vii. Basements and attics within a pitched roof.~~
- ~~11. Determination of maximum square foot floor area in flood hazard districts. The maximum square foot floor area of a single family residence in a flood hazard district shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. 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 in the carrying out of the provisions of this section of the "Zoning Code."

a. ~~In particular, gross floor area shall include the following:~~

- ~~i. All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building.~~
- ~~ii. Elevator shafts and stairwells at each floor.~~
- ~~iii. The floor space in penthouses, interior balconies and mezzanines.~~
- ~~iv. The floor space in auxiliary or accessory buildings.~~
- ~~v. Screened porches shall be computed at one half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.~~
- ~~vi. The floor space in any garage or garage and storage area.~~
- ~~vii. In those cases where the average floor to the bottom of the structural member of roof support height exceeds fifteen (15) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.~~

b. ~~The following areas or structures shall not be computed into the gross floor area of the building except as stated herein:~~

- ~~i. Floor space in roofed terraces, breezeways, and porches, provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.~~
- ~~ii. Floor space in screen enclosures.~~
- ~~iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.~~
- ~~iv. Basements.~~

1211. Garage facades. The full width of the garage facade ~~A garage that faces upon a street shall be less than or equal to not exceed~~ one-third (1/3) of the width of the front façade of the residence that faces upon a primary street and the remaining two third (2/3) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side street to provide a garage, 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.

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.

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. 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.
134. 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.
145. Architectural style and design review. See Pursuant to Article 5, Division 6, “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.

ARTICLE 5 – Development Standards

Division 1. Accessory Uses

Section 5-104. Cabana.

A cabana shall be permitted as an accessory use in a single-family district subject to the following conditions and restrictions:

- A. Such cabana is used by members of the family residing in the main residence.
- B. Such cabana shall be of masonry construction ~~with tile roof~~ and shall be designed so as to tie in architecturally with the main building.
- C. The area of such cabana shall not exceed one hundred (100) square feet.
- ~~D. The plumbing facilities shall be limited to shower and toilet facilities.~~
- E. The setbacks and ground coverage shall be in accordance with the underlying zoning district.
- F. The cabana shall not be used for living or sleeping quarters.

G. ~~Cabanas which are attached to the main building shall not be required to be inter connected with the main building.~~ Cabanas shall only be attached to the main building by use of breezeway or other open air connection.

Section 5-108. Swimming pool and/or spa.

A private swimming pool and spa is permitted as an accessory use in any district, subject to the following conditions and restrictions:

E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences. ~~and provided, further, that~~ ~~In all cases where a swimming pool is constructed which will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.~~

Section 5-114. Wood decks.

Wood decks shall be permitted as an accessory use in a single-family residential district or to a duplex subject to the following conditions and restrictions:

F. The setback for the wood decks shall be governed by the same minimum setbacks as required for the main or principal building, provided, however, that on waterfront property no rear setback shall be required for such wood decks and in no case shall a wood deck project over the waterway or extend beyond the property line.

Section 5-118. ~~Moveable p~~Pavers and walkways.

~~Moveable pavers~~ Walkways shall be permitted in the required setback area, but shall only be ~~allowed to serve as used for the function of a walkways, or approved driveways, and not for patios or off street parking.~~ A walkway is an aggregated width of pavers, stones, wood, or other permeable hardscape not exceeding ~~three (3) five (5)~~ feet in width in a setback area of up to ten (10) feet and a maximum width of five (5) feet in setback areas of ten (10) feet or greater. In all cases a minimum of eighteen (18) inches shall be provided between a walkway and the driveway, patio, or property line.

Division 6. Design Review Standards

Section 5-603. Architectural style.

- H. Specific Standards. ~~The owner shall require that his plans be designed in such a manner as to~~ designs shall enhance the overall architectural character of the city, neighborhood and street. Building systems and finishes should be consistent with the use and character of the natural material. Exterior materials shall have final approval by the Board of Architects.
All new buildings, alterations, additions or changes to the façade in any nature shall conform to the following regulations:

12. Windows shall be designed in accordance to the guidelines set forth in the Best Practices manual and appropriately to the style of the structure, as determined by the Board of Architects or the Development Review Official.

- a. Windows shall be oriented and proportioned in ways consistent with the architectural style of the structure.
- b. The glass color shall be clear or lightly-tinted, non-reflective, and allowed by the Florida Energy Efficiency Conservation Code.
- c. Window materials may include painted or stained solid wood, metal clad, or metal.
- d. Based on compatibility with the neighborhood, the Board of Architects may require casement windows to be placed on every façade of a single-family residence that faces a street.

13. All interior walls of garages and carports shall be stucco.

Division 8. Docks, Wharves, Mooring Piles and Watercraft Moorings

Section 5-802. Docks, wharves and mooring piles - canals, lakes, or waterways.

The construction, erection or installation of mooring piles and/or watercraft docks or similar landing facilities for watercraft, in any water body, or on land abutting thereon, shall be subject to the following conditions and restrictions:

- A. No dock, wharf or similar structure shall be constructed over or in any canal, waterway or lake ~~or~~ more than five (5) feet outward from the bank or seawall, whichever is most restrictive, except as described for specific properties and the Mahi Canal in Appendix A.
- H. No dock, wharf or similar structure shall be covered or multi-level, including platforms or balconies.

Division 11. Landscaping

Section 5-1104. General requirements.

A. The following are general requirements that are applicable to all rights-of-way (r.o.w.) and private properties within the City, unless exempted herein:

	Type	Minimum Requirements

6.	Plant materials.	vi. Lawn grass. All lawn areas shall be sodded. Sod shall be planted in species well adapted to localized growing conditions in Miami-Dade County and shall be clean and reasonably free of weeds and noxious pests or diseases. vii. <u>Artificial Turf. The Board of Architects or the Development Review Official may approve specific applications of limited areas of recyclable artificial turf at the ground-level within a building site based on the neighborhood compatibility.</u>

Division 13. Miscellaneous Construction Requirements

Section 5-1302. Sustainability Standards.

D. Solar Energy. The following provides guidance to property owners, architects, contractors and others who are using solar energy in their buildings.

1. Equipment shall be located and designed to be compatible with the aesthetics of the building.
2. The parapets on flat roofs shall be used to screen solar energy systems.
3. Solar panels or modules on pitched roofs may be permitted with the approval of the Board of Architects.
4. Solar shingles on pitched roofs shall minimize the visual contrast between materials.
5. All solar panels shall be mounted on the roof and not projecting from walls or other parts of structures.
6. The aesthetic design of solar panels shall be consistent with the properties of the materials.
7. Any battery storage or solar equipment shall be visually screened from view of a street with a wall or landscaping, or retain approval by the Board of Architects for aesthetic compatibility.

Division 14. Parking, Loading and Driveway Requirements

Section 5-1402. Geometric standards for parking and vehicular use areas.

5. Dimensions of garages and carports.

- a. Twelve (12) feet minimum is recommended, ~~T~~the minimum dimensions of garages, carports and porte-cocheres are as follows:

<i>Type</i>	<i>Interior Width</i>	<i>Interior Length</i>
One-car garage or carport	12 <u>10</u> feet	22 feet
Two-car garage or carport	22 <u>20</u> feet	22 feet
One-car carport	12 feet	22 feet
Two-car carport	22 feet	22 feet
Porte-cochere	12 <u>10</u> feet	22 feet

Division 16. Roofs

Section 5-1605. Pitched roofs, material.

~~Except in Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse Center, that part of the Industrial District and/or Mixed-Use District abutting South Dixie Highway (U.S. Route 1), and where plastic or glass translucent material is used as permitted elsewhere in this article,~~ Pitched roofs shall be constructed of:

K. Barrel Tile, provided that the tile is three (3) inches in depth and fire clay material.

L. Specific exceptions include: Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse Center, the Industrial District and/or Mixed-Use District abutting South Dixie Highway, and where plastic or glass translucent material is used as permitted elsewhere in this article.

Division 18. Screening

Section 5-1804. Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises.

A. Air-cooled condensing and/or compressor equipment which is a part of an air-conditioning system or a water cooling tower, and any other type of mechanical equipment or apparatus installed on or attached to premises shall meet setback requirements for the principal structure with the following conditions:

1. Air-conditioning units in the front yard are prohibited, unless approved by the Board of Architects when no other location is available and the proposed location is compatible with the neighborhood.
2. All air-conditioning units or equipment shall meet noise level requirements in the City Code, Chapter 38 Article II, Section 38-29 as amended.
3. Any air-conditioning unit or equipment, except for window wall units, shall be visually screened from view from a canal, waterway, lake, bay, golf course or street view with a wall or landscaping.
4. Air-conditioning units or equipment shall comply with required setbacks of the building site.

Division 24. Walls and fences.

Section 5-2403. Height of wall and fences.

~~No other W~~walls or fences in the front yard shall not exceed be permitted over four (4) feet in height high from the established grade, or over four (4) feet high from the actual ground level at such wall or fence, whichever is higher unless granted by the Board of Architects to a maximum of twelve (12) inches to account for topography, except in the following cases:

- A. Wing walls, hereby defined as a wall or walls which extend parallel from a building to or toward the property line, parallel to and in line with the front of said building, may exceed four (4) feet in height in residential districts, as approved by the Board of Architects. Gates may be incorporated into the wing wall.
- ~~B. Subject to the prior approval of the Development Review Official, concrete block, stuccoed or natural stone walls or chain link type wire fences may be erected to a maximum height of seven (7) feet upon property lines abutting Red Road of all lots facing or abutting upon Red Road from Coral Way to Southwest Eighth Street in cases where such walls or fences do not, in the opinion of the City Manager, create a hazard to pedestrian or vehicular traffic.~~
- B. Walls confined completely within The courtyard or patio a U shaped configuration 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 connection with residences, duplexes or multi-family dwellings in residential districts not included in subsection 3 above, may exceed four (4) feet in height, provided such walls meet the setback requirements for screened enclosures, and provided further that the enclosed ground area covered by the walls, the accessory buildings and the main buildings does not exceed forty-five (45%) percent of the enclosed area of the site.
- ~~D. Ornamental wrought iron, cast iron and/or aluminum fences may be erected to a maximum height of six (6) feet.~~
- 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. Residential gates and fence features may be erected to a maximum height of up to eight (8) feet on property in a residential district which has a street frontage of one hundred (100) feet or greater and when constructed with a masonry, or coral rock wall or wrought iron fence as permitted in this Division.~~
- 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.

ARTICLE 8 – Definitions

Basement is that portion of a building below the natural grade and/or floors of which at least one-half (1/2) of the gross surface area of the basement's exterior walls are below the established/existing natural grade. When facing any street, the height shall not exceed thirty (30) inches.

APPENDIX A – Site Specific Zoning Regulations

Section A-56 – Hammock Lakes.

D. Ground coverage. No single-family residence shall occupy more than ~~fifteen (15%)~~ twenty-five (25%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.

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 _____, 2018.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2018.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY