

**CITY OF CORAL GABLES**

**- MEMORANDUM -**

**TO:** HONORABLE CITY COMMISSION MEMBERS      **DATE:** SEPTEMBER 15, 2020

**FROM:** STAFF      **SUBJECT:** MAJOR AND MINOR UPDATES TO ZONING CODE

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To facilitate discussion, Staff has prepared this memorandum of proposed text amendments to the Coral Gables Zoning Code that are included in the second Ordinance of the Zoning Code Update (Exhibit B of the Commission Memo) that is being considered by the City Commission. The proposed text amendments as reviewed by Staff are summarized into two categories: Major and Minor.

The reorganized Zoning Code is proposed to have a series of updates that are recommended by the consultants, DPZ CoDesign. The updated Zoning Code is to be adopted with two Ordinances. The first Ordinance reorganizes all the existing sections of the Zoning Code, as well as transferring a few sections to the City Code and updating certain City Department names. No substantive changes are being made.

The second Ordinance amends the Zoning Map with new Zoning Districts, and makes a number of text amendments to the Zoning Code. The text amendments are the result of numerous meetings with the Working Group, Planning & Zoning Board, City Commission, and Staff. These meetings provided the consultants with feedback and direction to propose updates of various provisions related to open space, mixed-use development, multi-family redevelopment, small site / incremental development, and other miscellaneous changes.

**Major Amendments:**

1. Required Open Space.
  - Increasing required open space in Multi-family 2 and Multi-family 3 from 25% to 30% by requiring 5% on upper floors facing the street
  - Sections 2-100 & 6-105
2. Mandatory setbacks.
  - Mandating setbacks at ground level of 10 feet on Douglas and LeJeune, and 20 feet on US-1
  - Section 4-206
3. Mixed Use.
  - Replacing Commercial Limited, Commercial, and Industrial with Mixed Use 1, 2, and 3
  - Sections 2-200 & 2-201

4. Permitted mixed use.
  - Allowing a mix of uses including residential as-of-right for small- and medium-scaled sites
  - Section 2-201
5. Building heights.
  - Providing maximum heights consistency between Zoning and Land Use
  - Section 2-201
6. Miracle Mile and Giralda Open Space.
  - Exempting properties on Miracle Mile and Giralda from open space requirements
  - Section 2-201
7. Small mixed-use buildings open space.
  - Reducing required open space of small mixed-use properties from 10% to 5%
  - Section 2-201
8. Downtown District Overlay.
  - Clarifying the District Overlay and prohibiting parking to face Miracle Mile
  - Section 2-402
9. Design & Innovation District Overlay.
  - Creating the Design & Innovation District Overlay and expanding parking exemption for ground floor showrooms/art galleries and all low-rise buildings
  - Sections 2-406 & 10-110
10. Multi-Family 3 (MF3) and Multi-family 4 (MF4).
  - Separating MFSA into MF3 for low-rise and MF4 for high-rise buildings
  - Sections 2-104 & 2-105
11. Floor Area Ratio (FAR) in Multi-Family.
  - Removing FAR limitations for multi-family to be regulated by height and density
  - Sections 2-103; 2-104; 2-105
12. MF3 townhouses.
  - Allowing density bonus for MF3 of 25 du/ac with Mediterranean Bonus
  - Section 2-104
13. Small lot low-rise buildings.
  - Providing parking exemptions for low-rise multi-family and mixed-use in CBD
  - Section 10-110
14. Setbacks in Mixed Use.
  - Unifying setbacks of 0ft and stepbacks at 45ft for all mixed use
  - Sections 2-200 & 2-201
15. Miracle Mile.
  - Incorporating mandatory shopfronts of 90% min, parking setback of 60ft, and build-to-line of 0ft
  - Sections 2-201.D.9 & 4-206
16. Parking minimums.
  - Reducing parking minimums for multi-family to 1.5 spaces/2+ bedrooms; townhouses to 1 space/unit; offices to 1 space/ 500sf; and restaurants to 1/300sf
  - Section 10-110
17. Transfer of Development Rights (TDRs) in Industrial Section.
  - Allowing Design & Innovation District to be a TDR receiving site area
  - Section 14-204

18. Minor & Major approved site plan amendments.
  - Improving and clarifying minor/major amendments to approved site plans
  - Section 14-203.12
19. Structure of Zoning Code
  - Structuring and organizing the Zoning Code to allow for future amendments and additions, such as new Sustainability article and Urban Design article

### **Minor Amendments:**

1. Open Space.
  - Clarifying the distinction between landscaped and urban open space
  - Sections 2-100; 2-200; 6-105
2. Ground coverage.
  - Requiring a ground coverage maximum to apply for all multi-family lot sizes
  - Section 2-100
3. Front Yards.
  - Expanding the front yard landscaped open space requirement for multi-family (20%)
  - Section 2-100
4. Townhouse open space.
  - Allowing townhouses to include upper story landscaped terraces and requiring landscaped areas in rear setback
  - Sections 2-103 & 6-105
5. Car storage and access.
  - Requiring parking setbacks of 20ft min and garage entries and driveway maximums
  - Sections 2-100 & 10-102
6. Underground utilities.
  - Requiring all new utilities to be installed underground
  - Sections 2-101; 2-102; 2-103; 2-104; 2-105; 2-201
7. Urban Open Space.
  - Requiring open space to be accessible and visible to the public within Mixed Use zoned districts
  - Section 2-201
8. Multifamily setbacks.
  - Unifying front setbacks to be 10ft and stepbacks at 45ft for all multi-family lot sizes
  - Sections 2-103; 2-104; 2-105
9. Principal and Accessory Uses.
  - Streamlining permitted and conditional uses
  - Sections 3-101 & 3-102
10. Industrial uses.
  - Applying former Industrial zoning uses to new Design & Innovation District Overlay
  - Sections 3-207; 3-402; 3-404; 3-405; 3-406; 3-407; 3-606
11. Facing of buildings.
  - Refining the facing of buildings and lots to primary streets and corners
  - Sections 2-103; 2-104; 2-105; 2-201
12. Minimum Unit Size.
  - Updating minimum unit size to 400sf from 575 in MF2 and 650 in RIR
  - Sections 2-102; 2-103; 2-104; 2-105

13. Parking in rear.
  - Requiring parking lots and vehicular areas to be in the rear or side yard when applicable
  - Sections 2-102; 2-103; 2-104; 2-105; 2-201
14. Street-facing buildings.
  - Incorporating general architectural standards for street-facing buildings
  - Sections 2-102; 2-103; 2-104; 2-105; 2-201
15. Arcade design.
  - Limiting length of arcades, loggias and covered areas to 80%
  - Prohibiting arcades and loggias on retail priority streets such as Miracle Mile and Giralda
  - Section 2-201.D.9
16. Shopfronts.
  - Requiring min transparency of 60%, height of 15ft, and other storefront features
  - Section 2-201.D.9
17. Central Business District (CBD).
  - Further defining the regulations of the Central Business District Overlay
  - Section 2-401
18. Giralda District Overlay.
  - Refining regulations in Giralda District Overlay
  - Section 2-403
19. North Ponce MXD.
  - Incorporating North Ponce MXD and existing regulations as a separate section
  - Removing required 100ft stepback from Conservation District for buildings taller than 70ft
  - Section 2-407
20. Live/Work units.
  - Allowing Live / Work as a Conditional Use in all MX districts
  - Sections 3-101 & 3-209
21. Parking minimums.
  - Creating consistency between parking requirements of 1 space per 300sf
  - Section 10-110
22. Zoning Charts.
  - Incorporating a user-friendly summary chart of zoning requirements
  - Sections 2-100 & 2-200
23. Multifamily 2 (MF2).
  - Rearranging MF2 to be organized similar to other zoning districts
  - Section 2-103
24. Townhouses.
  - Allowing townhouse development in MF2, MF3, MF4, and MX1
  - Sections 2-103; 2-104; 2-105; 3-101
25. Multifamily purpose.
  - Clarifying the intent of the MF2 and other multi-family zoning district
  - Sections 2-103; 2-104; 2-105
26. Encroachments.
  - Allowing stoops and open balconies to encroach in the front setback 5ft in MFs
  - Sections 2-102; 2-103; 2-104; 2-105

27. North Ponce Conservation District.
  - Relocating additional uses from North Ponce Conservation District to updated Uses tables and updating regulations
  - Sections 2-404, 3-101 & 3-102
28. Residential Infill Regulations (RIR).
  - Updating Residential Infill Regulations with underlying MF2 zoning, 100ft height
  - Section 2-405
29. Remote parking
  - Allowing remote parking for new construction in CBD, Ponce de Leon, and Industrial Section, and clarifying process
  - Section 10-111
30. Payment in lieu.
  - Incorporating payment in lieu of parking to be consistent with City Code
  - Section 10-111
31. Floor area ratio (FAR) exclusions.
  - Streamlining FAR exclusions for all zoning districts
  - Sections 2-101; 10-110; Definitions
32. Pool setbacks.
  - Reducing rear setback for pools and equipment to 5ft
  - Sections 3-308; 5-606
33. Watercrafts.
  - Updating watercraft regulations pursuant to legal opinions
  - Sections 3-702 & 3-705
34. Rooftop dining.
  - Providing requirements for rooftop dining
  - Section 3-315
35. Telecommunications.
  - Updating telecommunications regulations & definitions
  - Sections 3-800 & Definitions
36. Definitions with regulations.
  - Moving various restrictions and allowances from Definitions into applicable sections
  - Sections 3-101; 3-102
37. Staff procedures.
  - Updating administrative procedures, submittal requirements, and renewals
  - Article 14 Process
38. Unusual uses.
  - Providing distance separation and allowed areas for former “problematic uses” as “unusual uses”
  - Section 3-504
39. Street design.
  - Updating street design standards to be consistent with the Comprehensive Plan, recent policy decisions, current practice, and existing conditions
  - Sections 4-104; 4-105; 10-102
40. Urban design.
  - Incorporating urban design best practices of block lengths, interconnected network of passages/paseos, vehicular areas, and streetscape design
  - Sections 4-104; 4-105; 4-205; 4-206; 10-102.E.

41. Parking Lifts.

- Revising vertical parking lift regulations to remove percentage maximums
- Sections 10-112.B.; 10-112.C.

42. Text amendments.

- Clarifying that text amendments are to be proposed only by the City or as directed by the Commission
- Section 14-212

43. Stories.

- Updating term "floor" to "story" throughout entire Zoning Code

44. Definitions.

- Defining art gallery, balcony, live/work, patio, showroom, stoop, floor, terrace, and transparency, and removing terms no longer used or that are repetitive
- Article 16 Definitions

45. Seawall / bulkhead.

- Increasing seawall / bulkhead maximum height to 6ft and structurally built for 7.5ft
- Section 3-706

46. Transfer of Development Rights (TDRs).

- Clarifying TDR approval process to be via Resolution
- Section 14-204

47. Planned Area Development (PAD).

- Updating various PAD regulations and language to be clearer
- Section 2-500