

## Background

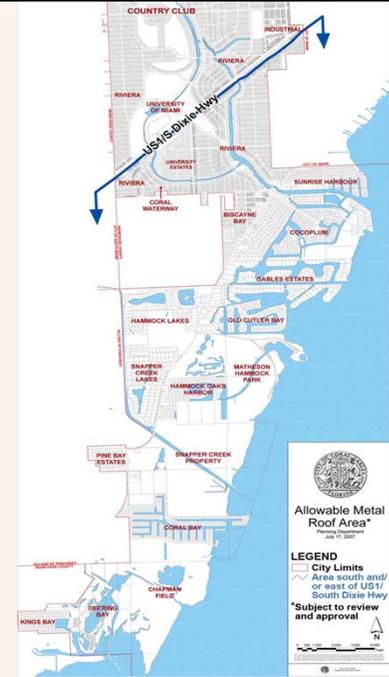
- 1929 Coral Gables Corporation Warranty Deed, Dade County Deed Book 1304.: “All buildings except as hereinafter specified shall be of Spanish, Venetian, Moorish, Italian or other similarly harmonious types of architecture. All pitched roofs shall be of tile.”
- 1951 Coral Gables Zoning Code, Section 12.(c) Roofs.: “All pitched roofs shall be of vitrified clay tile, or white concrete tile (607), or coral rock slabs laid shingle fashion.”

## Background

### ➤ 1965 Coral Gables Zoning Code, Section 9.06 Roofs.:

“Pitched Roofs shall be constructed of:

- Vitrified clay tile, white concrete tile, earth colored cement tile...
- Coral Rock slabs laid in shingle fashion.
- Thick butt variegated colored slate
- White Bermuda Roof
- Where there exists a pitched roof of other material that was previously approved, additions to or replacement to said building may use same material
- Roofs on accessory or auxiliary buildings shall conform to the roof requirements for the principal building...”



**In 2007**, the City Commission allowed metal roofs for single-family residences located east/south of US1 for a period of 90 days.

**In 2008**, the City Commission made a motion to permanently allow metal roofs on single-family houses southeast of US1. The motion failed on first reading and therefore did not proceed to second reading.

## Current Regulation

- In 2009, the City Commission approved a Zoning Code Text Amendment to allow copper roofs in its natural state as a roofing material.
- Section 5-1601. Roofs; general.

*“Except as provided for in this Division, all roofs for single-family residences, townhouses, duplexes, overnight accommodations and uses in a Special Use District shall be constructed of tile, coral rock slabs, slate or copper in its natural state and allowed to oxidize and patina.”*



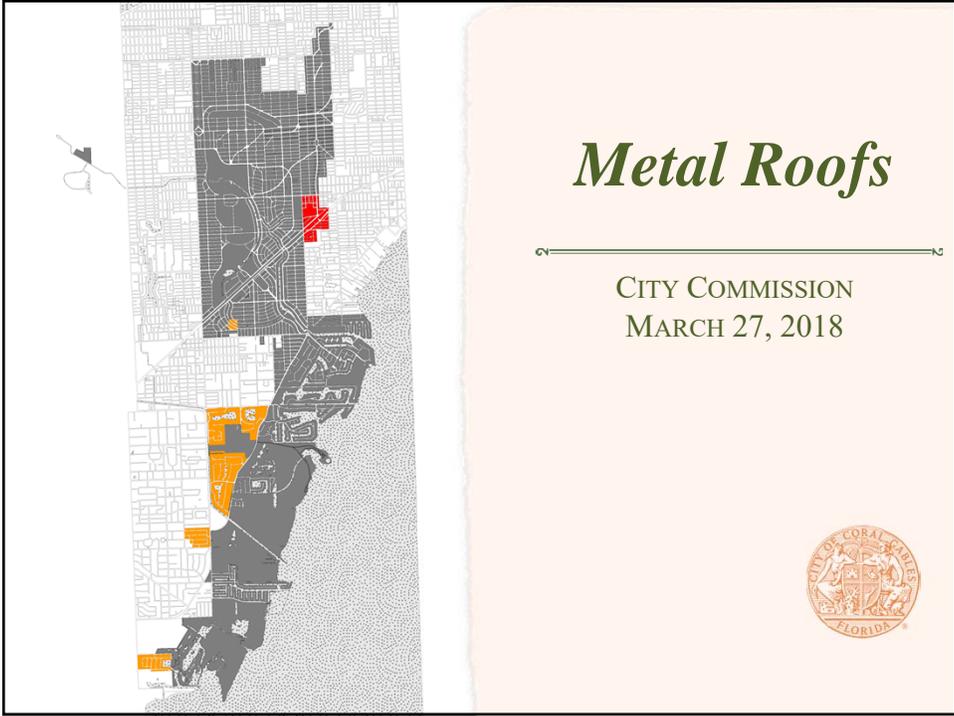
## Permitted Metal Roof Locations

### **■ Metal Roofs Originally Permitted:**

- Industrial Section
- Coconut Grove Warehouse Center
- MacFarlane Homestead
- Golden Gate Section

### **■ Annexed Areas with Pre-Existing Metal Roofs and Permitted Metal Roofs:**

- Coral Waterway
- Hammock Lakes
- Snapper Creek Lakes
- Pine Bay Estates
- King's Bay



# *Metal Roofs*

CITY COMMISSION  
MARCH 27, 2018

