

CITY OF CORAL GABLES

- MEMORANDUM -

TO: HONORABLE PLANNING & ZONING BOARD MEMBERS **DATE:** JULY 29, 2020

FROM: STAFF **SUBJECT:** SUMMARY OF PROPOSED
SUBSTANTIVE CHANGES TO
THE UPDATED ZONING CODE

Attached is a summary of the proposed substantive changes to the Zoning Code.

The following articles/items are being amended in the updated Zoning Code. The attached document expands on the proposed changes and categorizes into topics that were identified in the process:

- General Provisions – archiving Industrial, Multi-Family Special Area, Commercial Limited, and Commercial districts to transition to proposed Multi-Family 3, Multi-Family 4, Mixed-Use 1, 2, and 3;
- Zoning Districts - creating new zoning districts with heights, FAR, and density to embed existing limits allowed in the Comprehensive plan; and creating the Design District to replace the North and South Mixed-Use Design Districts
- Uses – updating certain uses to be allowed in new districts
- Urban Design and Public Improvement Standards – new article for public realm provisions
- Architecture – update certain mechanical equipment requirements
- Landscape – updating provisions and increasing certain requirements
- Parking – updating certain parking requirements, remote parking / payment-in-lieu, and exceptions for small lots
- Process – revising and clarifying processes for zoning applications
- Definitions – updating certain definitions

ZONING CODE UPDATE: SUMMARY OF SUBSTANTIVE CHANGES

7/21/2020

TOPIC	DESCRIPTION OF PROPOSED CHANGE TO ADDRESS CURRENT CONCERNS	NEW ARTICLES	NEW SECTIONS
OPEN SPACE	1 Clarifying the distinction between landscaped and urban open space	2 & 6	2-100; 2-200; 6-105
	2 Increasing landscaped open space for certain multi-family	2 & 6	2-100 & 6-105
	3 Requiring a ground coverage maximum to apply for all multi-family lots	2	2-100
	4 Expanding the front yard landscaped open space requirement for multi-family	2	2-100
	5 Allowing townhouses to include upper story landscaped terraces	2	2-103
	6 Requiring landscaped areas in rear setback of townhouses	2 & 6	2-103 6-105
	7 Encouraging front yards to be open for multi-family buildings	2	2-100
	8 Improving the public realm and streets with required parking setbacks	2	
	9 Providing more regularly spaced street tree plantings within multi-family districts with maximum driveway widths	2 & 10	2-100 10-102
	10 Requiring all new utilities to be installed underground	2	2-101; 2-102; 2-103; 2-104; 2-105; 2-201
	11 Allowing more public landscaped open space with encouraging shared or common driveways	2 & 10	2-104 & 10-108
	12 Requiring urban open space to be accessible and visible to the public within Mixed Use	2	2-201
	13 Mandating setbacks on the busy streets of Douglas, LeJeune, and US-1	4	4-206
	14 Updating landscape requirements to be consistent with proposed districts	6	6-105
	15 Allowing more side yard open space in multifamily by encouraging redevelopment of small lots	2 & 10	2-103 & 10-110
MIXED-USE	16 Replacing Commercial Limited, Commercial, and Industrial with Mixed Use 1, 2, and 3	2	2-200 & 2-201
	17 Allowing a mix of uses as-of-right and consistent with Comprehensive Plan	2	2-201
	18 Streamlining permitted and conditional uses	3	3-101 & 3-102
	19 Applying former Industrial zoning uses to new Design District Overlay	3	3-207; 3-402; 3-404; 3-405; 3-406; 3-407; 3-606
	20 Incentivizing small-scale redevelopment	2 & 10	2-201, & 10-110
	21 Unifying setbacks and stepbacks for all mixed use	2	2-200 & 2-201
	22 Providing consistency between Zoning and Land Use for maximum heights	2	2-201
	23 Encouraging retail-priority streets on Giralda, Miracle Mile, and Ponce de Leon	2	2-201
	24 Incorporating ground floor commercial uses on primary and secondary streets	2	2-201
	25 Refining the facing of buildings and lots	2	2-201
	26 Clarifying the urban open space requirements within the MX district provisions	2 & 6	2-201 & 6-105
	27 Defining a consistent urban space by exempting properties on Miracle Mile and Giralda from open space requirements	2	2-201
	28 Making redevelopment of small commercial properties feasible with reduction of open space	2	2-201
	29 Requiring parking lots and vehicular areas to be in the rear or side yard	2	2-201
	30 Incorporating general architectural standards for street-facing buildings	2	2-201
	31 Encouraging active building frontages with parking and garage entries setbacks	2 & 10	2-201 & 10-103
	32 Improving high-quality shopfront designs with general requirements	2	2-201
	33 Requiring parking setbacks for active frontages	2	2-201
	34 Hiding vehicular areas in alley for parking and loading areas	2	2-201
	35 Further defining the regulations of the Central Business District Overlay	2	2-401
	36 Clarifying the Downtown District Overlay and prohibiting parking to face Miracle Mile	2	2-402
	37 Refining regulations in Giralda District Overlay	2	2-403
	38 Creating of Design District Overlay that incorporates provisions of former North and South Mixed Use Districts and expands parking exemption	2 & 10	2-406 & 10-110
	39 Incorporating North Ponce MXD and existing regulations as a separate section	2	2-407
	40 Allowing Live / Work as a Conditional Use in all MX districts	3	3-101 & 3-209
	41 Allowing parking reductions for low- and mid-rise buildings on Giralda and Miracle Mile	10	10-110

ZONING CODE UPDATE: SUMMARY OF SUBSTANTIVE CHANGES

7/21/2020

TOPIC	DESCRIPTION OF PROPOSED CHANGE TO ADDRESS CURRENT CONCERNS		NEW ARTICLES	NEW SECTIONS
	42	Exempting parking for ground floor showrooms/art galleries and all low-rise buildings within the Design District	10	10-110
	43	Reducing and creating consistency between all parking requirements	10	10-110

ZONING CODE UPDATE: SUMMARY OF SUBSTANTIVE CHANGES

7/21/2020

TOPIC	DESCRIPTION OF PROPOSED CHANGE TO ADDRESS CURRENT CONCERNS	NEW ARTICLES	NEW SECTIONS
MULTI-FAMILY DISTRICTS	44 Incorporating a user-friendly summary chart of zoning requirements	2	2-100 & 2-200
	45 Separating MFSA into MF3 for low-rise and MF4 for high-rise buildings	2	2-104 & 2-105
	46 Allowing townhouse development in multiple zoning districts	2	2-103; 2-104; 2-105
	47 Rearranging MF2 to be organized similar to other zoning districts	2	2-103
	48 Incentivizing small-scale redevelopment	2	2-103; 2-104; 2-105
	49 Expanding ground coverage maximums to all lot sizes	2	2-102; 2-103; 2-104; 2-105
	50 Removing FAR limitations for multi-family	2	2-103; 2-104; 2-105
	51 Updating minimum unit size for multi-family	2	2-102; 2-103; 2-104; 2-105
	52 Unifying front setbacks and stepbacks for all multi-family lot sizes	2	2-103; 2-104; 2-105
	53 Clarifying the purpose of the MF2 and other multi-family zoning district	2	2-103; 2-104; 2-105
	54 Refining the facing of buildings and lots	2	2-103; 2-104; 2-105
	55 Allowing stoops and open balconies to encroach in the front setback	2	2-102; 2-103; 2-104; 2-105
	56 Encouraging natural surveillance of streets with ground floor pedestrian entrances	2	2-102; 2-103; 2-104; 2-105
	57 Requiring parking lots and vehicular areas to be in the rear or side yard	2	2-102; 2-103; 2-104; 2-105
	58 Incorporating general architectural standards for street-facing buildings	2	2-102; 2-103; 2-104; 2-105
	59 Encouraging active building frontages with parking and garage entries setbacks and driveway maximums	2 & 10	2-102; 2-103; 2-104; 2-105; 10-103
	60 Allowing density bonus for MF3 (townhouses)	2	2-104
	61 Relocating additional uses from North Ponce Conservation District to updated Uses tables and updating regulations	2 & 3	2-404, 3-101 & 3-102
	62 Updating Residential Infill Regulations to reference general MF2 requirements	2	2-405
SMALL SITE/ INCREMENTAL DEVELOPMENT	63 Relaxing setback requirements for low-rise multi-family	2	2-103; 2-104; 2-105; & 2-201
	64 Providing clear height regulations for low-rise multi-family	2	2-103; 2-104; 2-105; & 2-201
	65 Allowing smaller unit sizes	2	2-103; 2-104; 2-105; & 2-201
	66 Providing parking exemptions for low-rise multi-family	10	10-110
	67 Allowing less open space requirements for low-rise mixed use buildings	2 & 6	2-201 & 6-105
	68 Streamlining approval process for small mixed-use buildings	2	2-201
	69 Providing clear height regulations for low-rise mixed use buildings	2	2-201
	70 Allowing remote parking or payment in lieu for new construction	10	10-111
	71 Allowing redevelopment of low-rise multifamily with parking exemptions	10	10-110
	72 Providing parking exemptions for low-rise mixed-use buildings within the CBD, Giralda, and Miracle Mile	10	10-110

ZONING CODE UPDATE: SUMMARY OF SUBSTANTIVE CHANGES

7/21/2020

TOPIC	DESCRIPTION OF PROPOSED CHANGE TO ADDRESS CURRENT CONCERNS	NEW ARTICLES	NEW SECTIONS
MISCELLANEOUS	73 Transitioning from MFSA, CL, C, and I to MF3, MF4, MX1, MX2, and MX3	All	-
	74 Streamlining FAR exclusions for all zoning districts	2 & 10 & 16	2-101; 10-110; Definitions
	75 Clarifying general language such as the use of "including but not limited to" and "etc" and "harmonious" and "and/or"	All	-
	76 Updating Uses table with all existing uses and applying to new Zoning Districts	3	3-101 3-102
	77 Making various uses consistent with Florida Statutes	3	3-204.C.
	78 Removing unnecessary references to Comprehensive Plan for heights and FAR	All	-
	79 Reducing rear setback for pools and equipment	3 & 5	3-308.D.2 5-606.A.4
	80 Updating watercraft regulations	3	3-702 & 3-705
	81 Providing requirements for rooftop dining	3	3-315
	82 Updating telecommunications regulations & definitions	3 & 16	3-800 & Definitions
	83 Incorporating various use restrictions and allowances from Definitions into applicable section	3	3-101 3-102
	84 Updating administrative procedures, submittal requirements, and renewals	All	-
	85 Providing clearer regulations and distance separation for former "problematic uses" as "unusual uses"	3	3-504
	86 Updating street design standards to be consistent with the Comprehensive Plan, recent policy decisions, current practice, and existing conditions	4 & 10	4-104; 4-105; 10-102
	87 Incorporating urban design best practices of block lengths, interconnected network of passages/paseos, vehicular areas, and streetscape design	4 & 10	4-104; 4-105; 4-205; 4-206; 10-102.E.
	88 Updating payment in lieu and remote off-street parking standards to be consistent with provisions	City Code & 10	10-109
	89 Revising vertical parking lift regulations	10	10-112.B. 10-112.C.
	90 Improving and clarifying minor/major amendments to site plans	14	14-203.12
	91 Clarifying proposed text amendment process and review standards	14	14-212
	92 Updating State department names	14	14-213.10
	93 Updating term "floor" to "story"	All	-
	94 Defining art gallery, balcony, live/work, patio, showroom, stoop, floor, terrace, and transparency, and removing terms no longer used or repetitive	16	Definitions