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## REQUESTS:

1. REORGANIZATION OF ZONING CODE
2. TEXT AND MAP AMENDMENTS  
(UPDATED PROVISIONS)

2

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## PUBLIC PROCESS

### 1. WORKING GROUP

- COMMUNITY MEMBERS
- CITY STAFF
- CITY CONSULTANT, DPZ CoDESIGN

### 2. PLANNING AND ZONING BOARD

- SEPTEMBER 21, 2018, PUBLIC WORKSHOP
- OCTOBER 17, 2018, FEBRUARY 13, 2019 AND OCTOBER 16, 2019, MEETINGS

### 3. CITY COMMISSION WORKSHOPS

- JUNE, 14, 2019, DOWNTOWN TOPICS
- SEPTEMBER 4, 2019, MULTI-FAMILY DISTRICTS, OPEN SPACE
- MARCH 5, 2020, DRAFT OF PROPOSED UPDATE

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## 1. REORGANIZATION

### 1. REORGANIZING THE EXISTING TEXT OF MULTIPLE ARTICLES AND SECTIONS INTO NEW ARTICLES AND NEW SECTION NUMBERS

### 2. TRANSFERRING THE FOLLOWING TO THE CITY CODE:

- WILD ANIMALS AND REPTILES
- DOMESTIC ANIMAL AND FOWL
- POSSESSION, HARBORING, SHELTERING OR KEEPING OF CATS & DOGS
- STANDARDS FOR SUBDIVISION IMPROVEMENTS
- UNDERGROUND UTILITIES

### 3. UPDATING THE FOLLOWING DEPARTMENT NAMES:

- PUBLIC WORKS LANDSCAPE DIVISION (FROM PUBLIC SERVICE DEPT.)
- DEVELOPMENT SERVICES (FROM BUILDING & ZONING DEPT.)
- PLANNING & ZONING DIVISION (FROM PLANNING DEPT.)

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## 2. TEXT AMENDMENTS (UPDATED PROVISIONS)

### 1. AMENDING TEXT IN THE FOLLOWING NEW ARTICLES:

- ART 1: REPLACING MFSA, CL, C, I, MXD, AND NORTH/SOUTH INDUSTRIAL OVERLAYS WITH NEW ZONING DISTRICTS MF3, MF4, MX1, MX2, MX3, AND DESIGN/INDUSTRIAL DISTRICT OVERLAY
- ART 2: ADDING REGULATIONS FOR NEW ZONING DISTRICTS
- ART 3: ALLOWING USES IN NEW ZONING DISTRICTS
- ART 4: REFINING PUBLIC REALM REQUIREMENTS
- ART 5: UPDATING WITH NEW ZONING DISTRICTS
- ART 6: INCREASING OPEN SPACE REQUIREMENTS
- ART 10: UPDATING PARKING REQUIREMENTS
- ART 14: REVISING AND CLARIFYING ZONING PROCESSES
- ART 16: UPDATING AND ADDING NEW DEFINITIONS

### 2. AMENDING THE ZONING MAP WITH NEW ZONING DISTRICTS TO BE CONSISTENT WITH THE FUTURE LAND USE MAP

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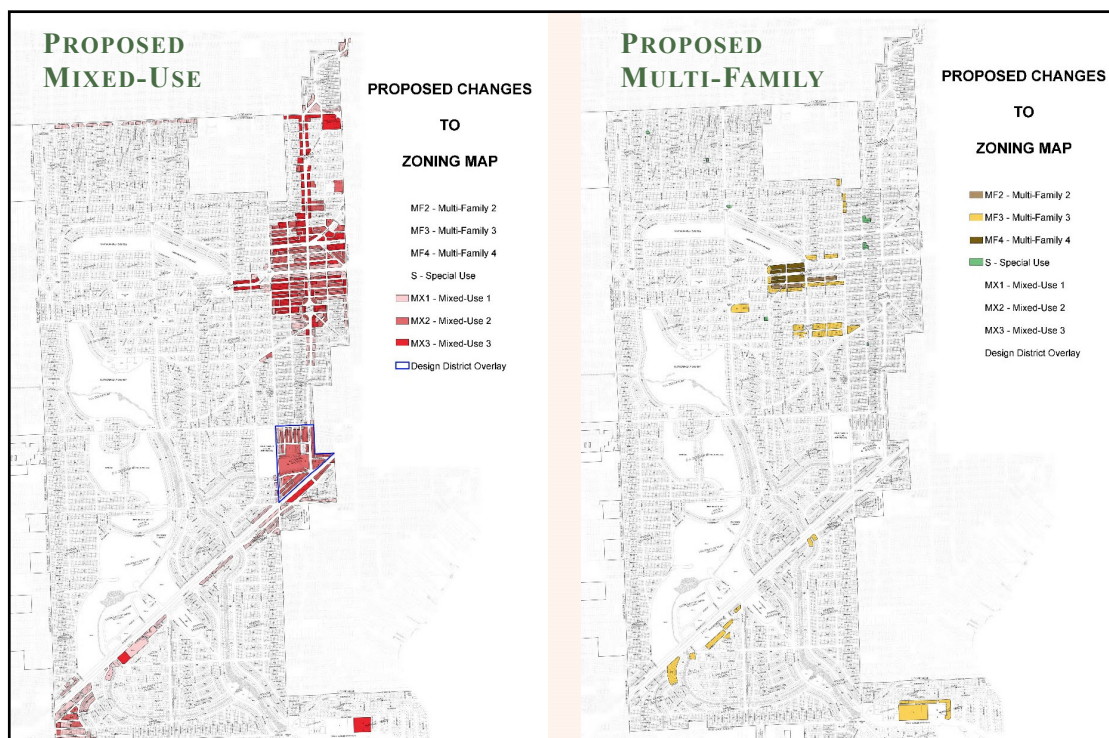
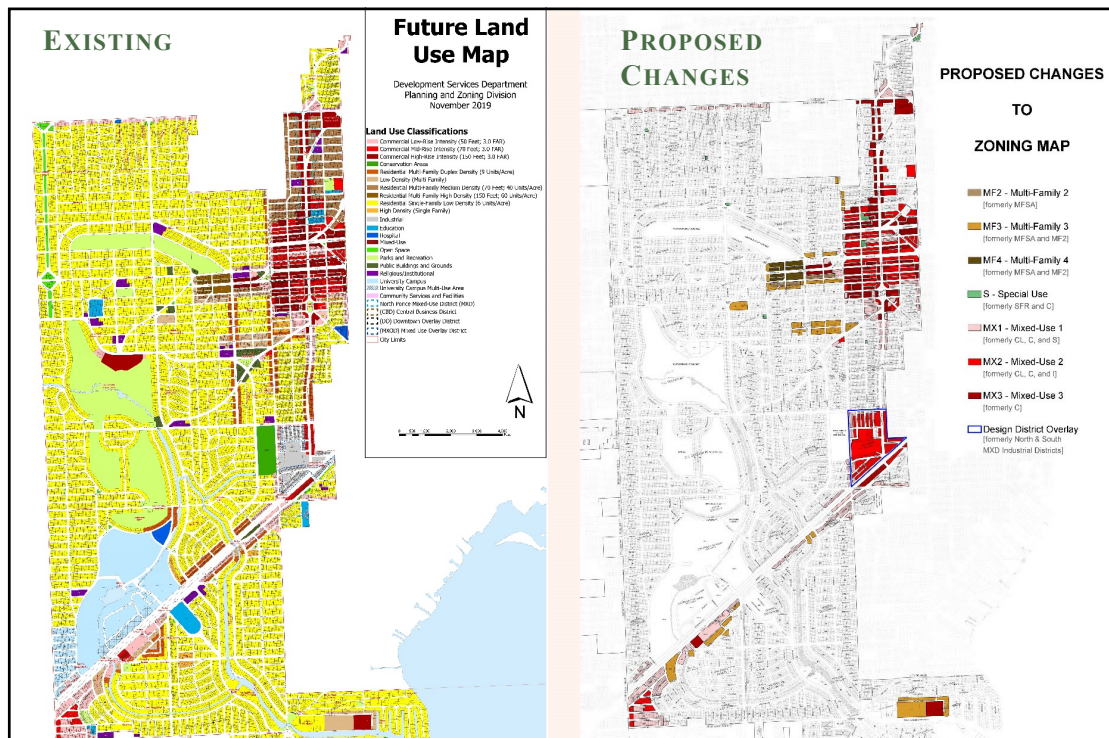
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## 2. TEXT AMENDMENTS (UPDATED PROVISIONS)

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

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PUBLIC NOTIFICATION	
9 TIMES	<b>WEBSITE POSTING</b>  PZB WORKSHOP; PZB OCTOBER 2018; PZB FEBRUARY 2019; COMMISSION WORKSHOP JUNE 2019; COMMISSION WORKSHOP 2019; PZB SEPTEMBER 2019; PZB OCTOBER 2019; COMMISSION WORKSHOP 2020; PZB JULY 2020
6 TIMES	<b>NEWSPAPER ADVERTISEMENT</b>  PZB WORKSHOP; PZB OCTOBER 2018; PZB FEBRUARY 2019; PZB SEPTEMBER 2019; PZB OCTOBER 2019; PZB JULY 2020
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REQUEST 1: REORGANIZATION
<p><b><u>STAFF RECOMMENDATION:</u></b></p> <p>STAFF RECOMMENDS <b><u>APPROVAL</u></b> OF THE            REORGANIZATION OF THE ZONING CODE.</p>
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## REQUEST 2: TEXT & MAP AMENDMENTS

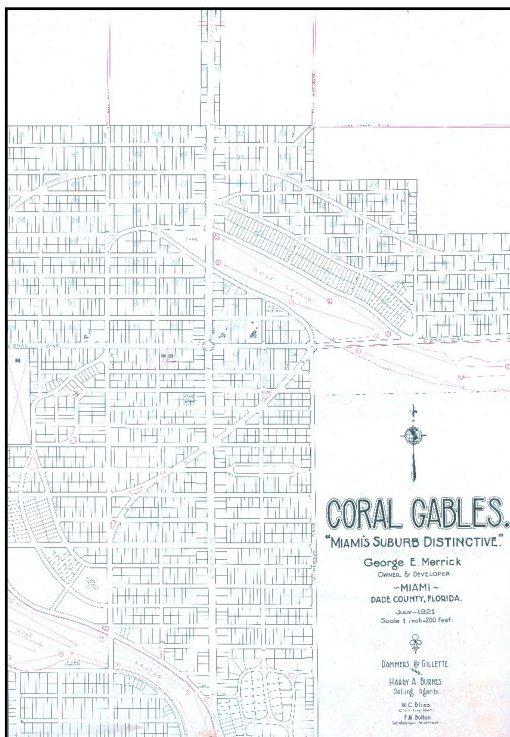
### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF THE PROPOSED TEXT AND MAP AMENDMENTS OF THE ZONING CODE.

THE STANDARDS IDENTIFIED IN ZONING CODE SECTION 3-1407 FOR ZONING CODE TEXT AND MAP AMENDMENTS ARE SATISFIED.

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## *Update of Zoning Code*

### REORGANIZATION AND UPDATED PROVISIONS

PLANNING & ZONING BOARD  
JULY 29, 2020



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# REORGANIZATION AND UPDATED ZONING CODE

PLANNING & ZONING BOARD

JULY 29, 2020

**DRAFT**



City of Coral Gables Zoning Code Update

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**DPZ**  
CODESIGN

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& LAWFULLY EXISTING USES  
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Appendix B. Foundation Map  
Appendix C. Mediterranean Village Planned  
Area Development



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ARTICLE 13. LAWFULLY EXIST. USES, LOTS, STRUCTURES & SIGNS  
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Appendix A. Site Specific Regulations  
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Appendix C. Mediterranean Village Planned Area Development  
Appendix D. University Campus District (UCD)  
Appendix E. Business Improvement Overlay District (BIOD)



City of Coral Gables Zoning Code Update

2

**DPZ**  
CODESIGN

## SUMMARY OF CHANGES

### Overall

- New Articles structure – separating and aggregating for logical locations
- Content updating – for consistency, to simplify, to aggregate, for best practices

### Article 1 – General Provisions

### Article 2 – Zoning Districts

- SFR and MF1 maintained
- MF2, MF3, MF4 – FAR removed (no reduction in capacity – density, form and parking control)
- MF2 minor adjustments – small lot parking exemptions, large lot ground coverage for more open space
- MFSA now MF3 (townhouse and low-rise residential) and MF4 high rise residential)
- CL, C, I now MX1, MX2, MX3 (no reduction in capacity)
- Smaller unit sizes
- Overlay districts aggregated - relocating some requirements to Zoning Districts
- Standards for street-facing buildings - vehicular areas to be concealed, shopfront percentages

### Article 3 - Uses

- Uses updated, with table applying to new Zoning Districts



## SUMMARY OF CHANGES

### Article 4 – Urban Design and Public Improvement Standards

- Urban design best practices aggregated - block lengths, interconnected network of passages/paseos, vehicular areas, and streetscape design
- Street design standards updated to be consistent with current policy

### Article 5 – Architecture

- Mediterranean Standards clarified

### Article 6 – Landscape

### Article 7 – Sustainability and Resilience

### Article 8 – Historic Preservation

### Article 9 - Art in Public Places

### Article 10 – Parking and Access

- Remote parking or payment in lieu for new construction
- Parking quantity requirements updated
- Parking exemptions – small lots MF and MX



## SUMMARY OF CHANGES

### Article 11 – Signs

### Article 12 – Ambience Standards

### Article 13 – Lawfully Existing Uses, Structures and Signs

### Article 14 – Process

- Administrative procedures, submittal requirements, and renewals

### Article 15 -Notices

- Article 16 – Definitions
- Relocating regulatory elements (use restrictions) into Zoning Districts
- FAR exclusions streamlined for MX

### Appendices

Appendix A – Site Specific Zoning Regulations

Appendix B – Foundation Map

Appendix C – Mediterranean Village Form-Based Planned Area Development

Appendix D – University Campus District (formerly in Article 5)

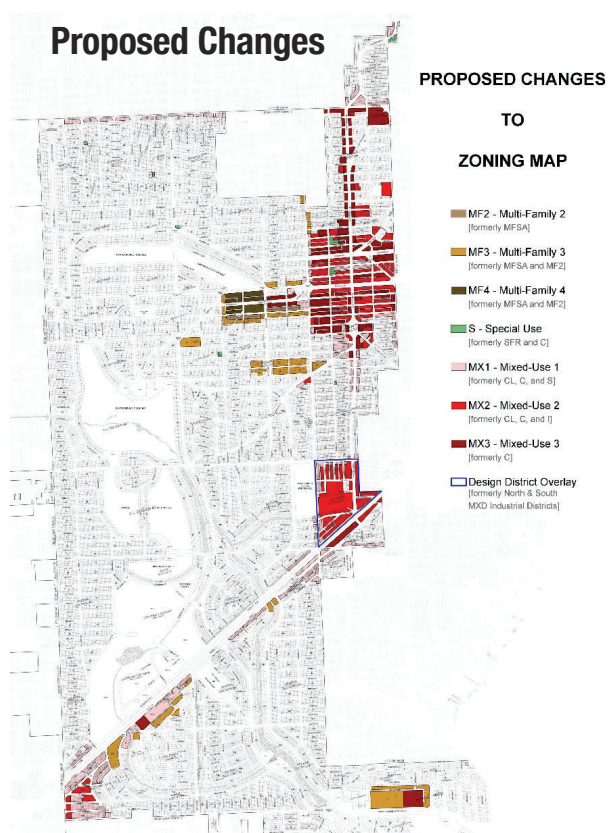
Appendix E – Business Improvement Overlay District (operations - formerly Article 5)



### Existing



### Proposed Changes







## PROPOSED CHANGES

TO

## ZONING MAP

- MF2 - Multi-Family 2**  
[formerly MFSA]
- MF3 - Multi-Family 3**  
[formerly MFSA and MF2]
- MF4 - Multi-Family 4**  
[formerly MFSA and MF2]
- S - Special Use**  
[formerly SFR and C]
- MX1 - Mixed-Use 1**  
[formerly CL, C, and S]
- MX2 - Mixed-Use 2**  
[formerly CL, C, and I]
- MX3 - Mixed-Use 3**  
[formerly C]
- Design District Overlay**  
[formerly North & South  
MXD Industrial Districts]



## PROPOSED CHANGES

TO

## ZONING MAP

- MF2 - Multi-Family 2**  
[formerly MFSA]
- MF3 - Multi-Family 3**  
[formerly MFSA and MF2]
- MF4 - Multi-Family 4**  
[formerly MFSA and MF2]
- S - Special Use**  
[formerly SFR and C]
- MX1 - Mixed-Use 1**  
[formerly CL, C, and S]
- MX2 - Mixed-Use 2**  
[formerly CL, C, and I]
- MX3 - Mixed-Use 3**  
[formerly C]
- Design District Overlay**  
[formerly North & South  
MXD Industrial Districts]



## ARTICLE 2. ZONING DISTRICTS

### 2-100. Residential Districts

- 2-100. Residential Districts Table
- 2-101. Single-Family Residential (SFR) District
- 2-102. Multi-Family 1 Duplex (MF1) District
- 2-103. Multi-Family 2 (MF2) District
- 2-104. Multi-Family 3 (MF3) District
- 2-105. Multi-Family 4 (MF4) District

### 2-200. Mixed Use Districts (MX)

- 2-200. Mixed Use Districts Table
- 2-201. Mixed Use 1, 2 and 3 (MX1, MX2 and MX3) Districts

### 2-300. Special Use and Preservation Districts

- 2-301. Special Use (S) District
- 2-302. Preservation (P) District

### 2-400. District Overlays

- 2-401. Central Business District Overlay (CBD)
- 2-402. Zain/Friedman Miracle Mile Downtown District Overlay (DO)
- 2-403. Giralda Plaza District Overlay
- 2-404. North Ponce Neighborhood Conservation District Overlay (NPCO)
- 2-405. Residential Infill Regulations District Overlay (RIR)
- 2-406. Design District Overlay
- 2-407. North Ponce Mixed Use District Overlay

### 2-500. Planned Area Development



## ARTICLE 2 - ZONING DISTRICTS

### Section 2-100. Residential Districts [formerly Article 4, Division 1]

2-100. Residential Districts Table							
	Use categories	SFR	MF-1	MF-2	MF-3	MF-4	
<b>A Lot occupation</b>							
1	Building Site Area Minimum (square feet)	5,000	5,000	5,000	10,000	5,000	10,000
2	Building Site Width Minimum (feet)	50	50	50	100	50	100
3	Ground Coverage	35% / 45%	35% / 45%	60%	60%	80%	70%
4	Open Space Minimum	40%	40%	30%	30%	25%	25%
<b>B Density</b>							
1	Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20
2	Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25
3	Unit Size Minimum (Square feet)	NA	400	400	400	400	400
4	Floor Area Ratio (FAR)	NA	NA	NA	NA	NA	NA
<b>C Setback minimums (feet)</b>							
1	Principal Front	25	25	10	10	10	20
2	Side Interior	20% / 5 ft	20% / 5 ft	10	10	0 / 5	5
3	Side Street	15	15	10	10	10	10
4	Rear	10	10	10	10	10	10
5	Rear at Alley	5	5	5	5	5	5
6	Waterway	35 ft	35	35	35	35	35
<b>D Setback (feet)</b>							
1	Stepback Front	0	0	0	10	0	0
2	Stepback Side	0	0	0	10	0	10
3	Stepback Side Street	0	0	0	10	0	10
4	Stepback Rear	0	0	0	10	0	10
5	Stepback Rear at Alley	0	0	0	10	0	10
<b>E Building height maximums (stories/feet)</b>							
1	Principal Building	2 stories / 25	2 stories / 25/30	3 stories / 45	6 stories / 70	3 stories / 45	3 stories / 45
2	Accessory Building	1 story	1 story	NA	NA	2 stories	2 stories
3	Mediterranean Bonus I	NA	NA	5 stories / 63.5	7 stories / 83.5	NA	NA
4	Mediterranean Bonus II	NA	NA	6 stories / 77	8 stories / 97	NA	NA

#### General Notes:

- Additional requirements may apply according to Section 6-105, Landscape Requirements for Zoning Districts or other regulations in Article 6.
- Additional requirements and exceptions may apply according to Section 2-400, Overlay Districts or other regulations in Article 2.
- Requirements for accessory buildings, structures and uses shall apply according to this Article and Article 3, Uses.
- The provisions in this table shall apply to the applicable residential zoning district unless a contrary provision is expressly provided elsewhere in this Article.

### Section 2-200. Mixed Use Districts (MX). [formerly 4-201]

2-200 Mixed Use Districts Table							
	Use categories	MX1	MX2	MX3			
<b>A Lot occupation</b>							
1	Building Site Area Minimum (square feet)	2,500	10,000	2,500	10,000	2,500	10,000
2	Building Site Width Minimum (feet)	25	100	25	100	25	100
3	Ground Coverage Minimum	NA	NA	NA	NA	NA	NA
4	Open Space Minimum	10%	10%	10%	10%	5%	10%
<b>B Density</b>							
1	Density (DU/Acre)	125	125	125	125	125	125
2	Unit Size Minimum (square feet)	400	400	400	400	400	400
3	Floor Area Ratio (FAR)	3.0	3.0	3.0	3.0	3.0	3.0
4	FAR Med. Bonus I	3.2	3.2	3.2	3.2	3.2	3.2
5	FAR Med. Bonus II	3.5	3.5	3.5	3.5	3.5	3.5
<b>C Setback minimums (feet)</b>							
1	Principal Front	0	0	0	0	0	0
2	Side Interior	0	0	0	0	0	0
3	Side Street	0	0	0	0	0	0
4	Rear	10	10	10	10	10	10
5	Rear at Alley	5	5	0	0	0	0
6	Waterway	35	35	35	35	35	35
<b>D Setback minimums (feet)</b>							
1	Stepback Front	NA	10	10	10	10	10
2	Stepback Side	NA	15	15	15	15	15
3	Stepback Side Street	NA	10	10	10	10	10
4	Stepback Rear	NA	10	10	10	10	10
5	Stepback Rear at Alley	NA	3	3	3	3	3
<b>E Building height maximums (stories/feet)</b>							
1	Principal Building	3 stories / 45	3 stories / 45	3 stories / 45	6 stories / 70	3 stories / 45	6 stories / 70
2	Mediterranean Bonus I	NA	5 stories / 63.5	5 stories / 63.5	7 stories / 83.5	5 stories / 63.5	7 stories / 83.5
3	Mediterranean Bonus II	NA	6 stories / 77	6 stories / 77	8 stories / 97	6 stories / 77	8 stories / 97

#### General Notes:

- Additional requirements may apply according to Section 6-105, Landscape Requirements for Zoning Districts or other regulations in Article 6.
- Additional requirements and exceptions may apply according to Section 2-201, and Section 2-400, Overlay Districts or other regulations in Article 2.
- There shall be no density limitation in the CBD and Design District Overlays.



## ARTICLE STRUCTURE

### 2-100. Residential Districts & 2-200. Mixed Use Districts

- A. Purpose and applicability
- B. Principal and Accessory uses and structures
- C. Conditional uses
- D. Performance standards
  1. Building site
  2. Density
  3. Facing of lots and buildings
  4. Setback and stepback
  5. Setbacks required for auxiliary and accessory buildings and structures
  6. Ground area coverage
  7. Open space requirements
  8. Height
  9. Architecture
  10. Parking, garages, driveways, and carports
  11. Utilities and services



## ARTICLE 2 - ZONING DISTRICTS

2-100. Residential Districts Table								
	Use categories	SFR	MF-1	MF-2	MF-3	MF-4		
<b>A Lot occupation</b>								
1	Building Site Area Minimum (square feet)	5,000	5,000	5,000	10,000	5,000	10,000	10,000
2	Building Site Width Minimum (feet)	50	50	50	100	50	100	100
3	Ground Coverage Maximum	35% / 45%	35% / 45%	60%	60%	80%	70%	60%
4	Open Space Minimum	40%	40%	30%	30%	25%	25%	30%
<b>B Density</b>								
1	Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20	60
2	Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25	75
3	Unit Size Minimum (Square feet)	NA	400	400	400	400	400	400
4	Floor Area Ratio (FAR)	NA	NA	NA	NA	NA	NA	NA
<b>C Setback minimums (feet)</b>								
1	Principal Front	25	25	10	10	10	10	20
2	Side Interior	20% / 5 ft	20% / 5 ft	10	10	0 / 5	5	10
3	Side Street	15	15	10	10	10	10	10
4	Rear	10	10	10	10	10	10	10
5	Rear at Alley	5	5	5	5	5	5	5
6	Waterway	35 ft	35	35	35	35	35	35
<b>D Stepback (feet)</b>								
1	Stepback Front	0	0	0	10	0	0	0
2	Stepback Side	0	0	0	10	0	0	10
3	Stepback Side Street	0	0	0	10	0	0	10
4	Stepback Rear	0	0	0	10	0	0	10
5	Stepback Rear at Alley	0	0	0	10	0	0	10
<b>E Building height maximums (stories/feet)</b>								
1	Principal Building	2 stories/ 25	2 stories/ 25/30	3 stories /45	6 stories /70	3 stories /45	3 stories /45	13 stories /150
2	Accessory Building	1 story	1 story	NA	NA	2 stories	2 stories	NA
3	Mediterranean Bonus I	NA	NA	5 stories /63.5	7 stories /83.5	NA	NA	14 stories /163.5
4	Mediterranean Bonus II	NA	NA	6 stories /77	8 stories /97	NA	NA	16 stories /190.5

#### General Notes:

- Additional requirements may apply according to Section 6-105, Landscape Requirements for Zoning Districts or other regulations in Article 6.
- Additional requirements and exceptions may apply according to Section 2-400, Overlay Districts or other regulations in Article 2.
- Requirements for accessory buildings, structures and uses shall apply according to this Article and Article 3, Uses.
- The provisions in this table shall apply to the applicable residential zoning district unless a contrary provision is expressly provided elsewhere in this Article.





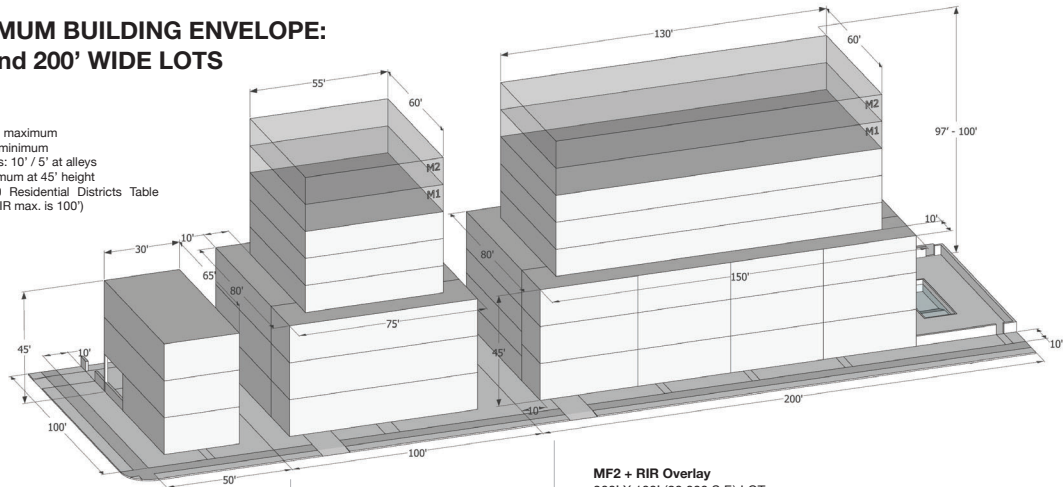
## 2-100. RESIDENTIAL DISTRICTS – MF2 ANALYTICAL DIAGRAMS

### MF2 MAXIMUM BUILDING ENVELOPE:

#### 50', 100', and 200' WIDE LOTS

#### REQUIREMENTS:

- Lot Coverage: 60% maximum
- Open Space: 30% minimum
- Setbacks - All Sides: 10' / 5' at alleys
- Stepback: 10' minimum at 45' height
- Height: See 2-100 Residential Districts Table (MF2 max. is 97', RIR max. is 100')



#### KEY

- Building Envelope
- Additional Stories (Mediterranean Bonus)

#### MF2

##### 50' X 100' (5,000 S.F.) LOT

- 4.5 to 5.7 max. units permitted.
- 4 units allocated
  - 2 Br (2 units @ 1,050 s.f.)
  - 1 Br (2 units @ 620 s.f.)
- No off-street parking required. 3 parking spaces provided on surface lot under building.
- Total Building Area = 5,250 s.f. (excluding parking)
- Open space: 3,050 s.f. = 61%
- Lot coverage: 1,950 s.f. = 39%

#### MF2

##### 100' X 100' (10,000 S.F.) LOT

- 9.18 - 11.47 max. units permitted.
- 11 units allocated
  - 3 Br (11 units @ 1,800 s.f.)
- No off-street parking required for buildings that do not exceed 45' in height.
- 16 parking spaces in building at ground level.
- Total Building Area = 30,000 s.f. (excluding parking)
- Open space: 4,000 s.f. = 40%
- Lot coverage: 6,000 s.f. = 60%
- Three level liner: Lobby and Units

#### MF2 + RIR Overlay

##### 200' X 100' (20,000 S.F.) LOT

- 18 - 23 or 46 max. units allowed with RIR
- 33 units allocated
  - 1 Br (8 units @ 650 s.f.)
  - 2 Br (24 units @ 970 s.f.)
  - 3 Br Townhouses (3 units @ 1,800 s.f.)
- 50 spaces in parking structure (4 levels). Screened by 3-story liner townhouses.
- Total Building Area = 48,000 s.f. (excluding parking)
- Open space: 8,000 s.f. = 40%
- Lot coverage: 12,000 s.f. = 60%
- Three level liner: Lobby and Units



## ARTICLE 2 - ZONING DISTRICTS

### Section 2-200. Mixed Use Districts (MX). [formerly 4-201]

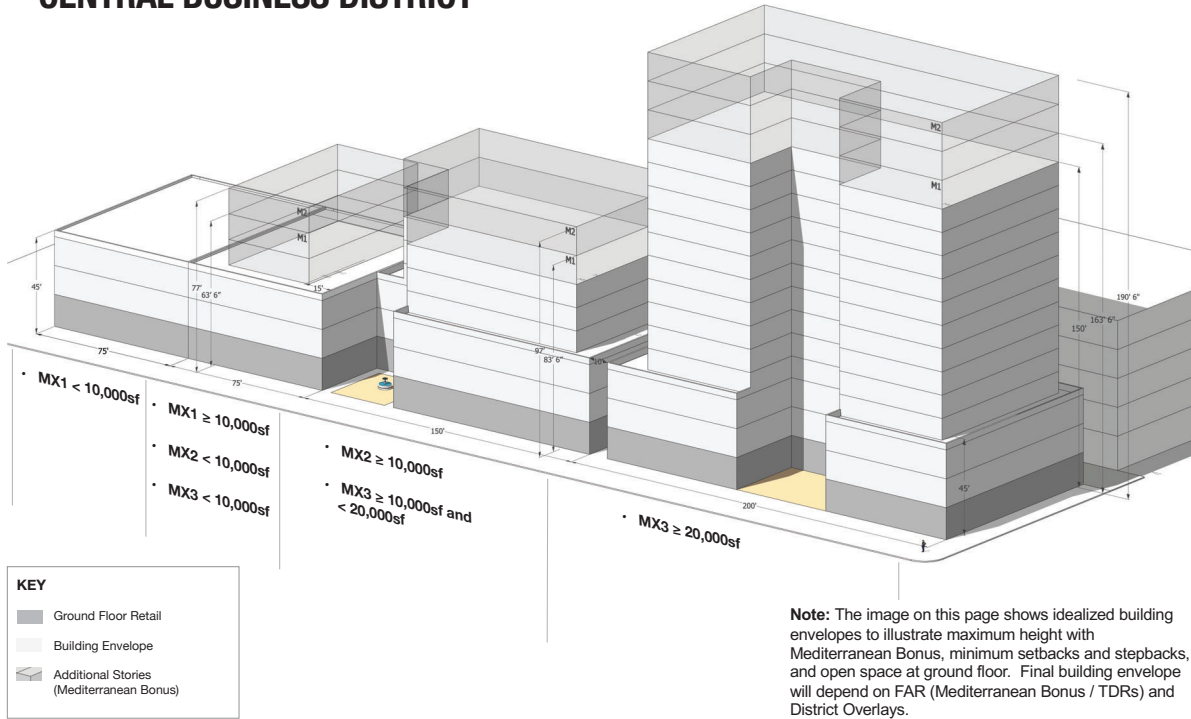
2-200 Mixed Use Districts Table								
Use categories		MX1		MX2		MX3		
A	Lot occupation							
1	Building Site Area Minimum (square feet)	2,500	10,000	2,500	10,000	2,500	10,000	20,000
2	Building Site Width Minimum (feet)	25	100	25	100	25	100	200
3	Ground Coverage Minimum	NA	NA	NA	NA	NA	NA	NA
4	Open Space Minimum	10%	10%	10%	10%	5%	10%	10%
B	Density							
1	Density (DU/Acre)	125	125	125	125	125	125	125
2	Unit Size Minimum (square feet)	400	400	400	400	400	400	400
3	Floor Area Ratio (FAR)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4	FAR Med. Bonus I	3.2	3.2	3.2	3.2	3.2	3.2	3.2
5	FAR Med. Bonus II	3.5	3.5	3.5	3.5	3.5	3.5	3.5
C	Setback minimums (feet)							
1	Principal Front	0	0	0	0	0	0	0
2	Side Interior	0	0	0	0	0	0	0
3	Side Street	0	0	0	0	0	0	0
4	Rear	10	10	10	10	10	10	10
5	Rear at Alley	5	5	0	0	0	0	0
6	Waterway	35	35	35	35	35	35	35
D	Stepback minimums (feet)							
1	Stepback Front	NA	10	10	10	10	10	10
2	Stepback Side	NA	15	15	15	15	15	15
3	Stepback Side Street	NA	10	10	10	10	10	10
4	Stepback Rear	NA	10	10	10	10	10	10
5	Stepback Rear at Alley	NA	3	3	3	3	3	3
E	Building height maximums (stories/feet)							
1	Principal Building	3 stories /45	3 stories /45	3 stories /45	6 stories /70	3 stories /45	6 stories /70	13 stories /150
2	Mediterranean Bonus I	NA	5 stories /63.5	5 stories /63.5	7 stories /83.5	5 stories /63.5	7 stories /83.5	14 stories /163.5
3	Mediterranean Bonus II	NA	6 stories /77	6 stories /77	8 stories /97	6 stories /77	8 stories /97	16 stories /190.5

#### General Notes:

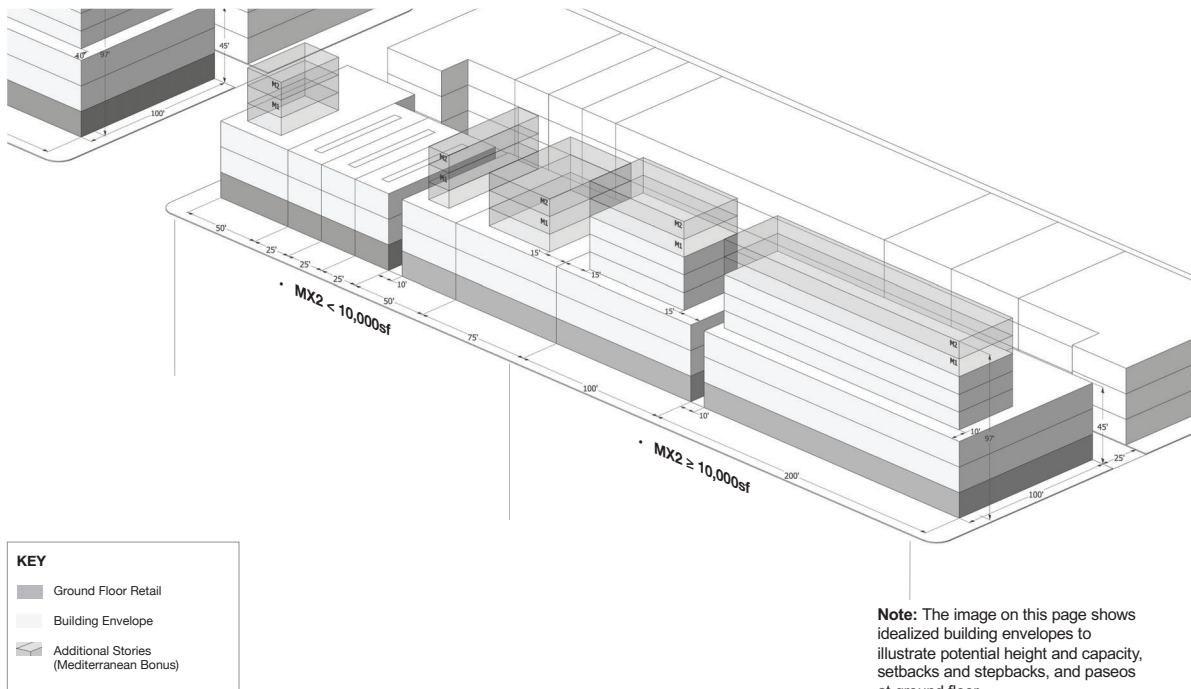
1. Additional requirements may apply according to Section 6-105. Landscape Requirements for Zoning Districts or other regulations in Article 6.
2. Additional requirements and exceptions may apply according to Section 2-201, and Section 2-400, Overlay Districts or other regulations in Article 2.
3. There shall be no density limitation in the CBD and Design District Overlays.



## ARTICLE 2-200. MIXED USE DISTRICTS (MX) CENTRAL BUSINESS DISTRICT



## ARTICLE 2-200. MIXED USE DISTRICTS (MX) MX2 - MIRACLE MILE





## DISTRICT OVERLAYS

### 2-400. District Overlays

- 2-401. Central Business District Overlay (CBD)
- 2-402. Zain/Friedman Miracle Mile Downtown District Overlay (DO)
- 2-403. Giralda Plaza District Overlay
- 2-404. North Ponce Neighborhood Conservation District Overlay (NPCO)
- 2-405. Residential Infill Regulations District Overlay (RIR)
- 2-406. Design District Overlay
- 2-407. North Ponce Mixed Use District Overlay



## ARTICLE 2 - ZONING DISTRICTS



### **Section 2- 401. Central Business District Overlay (CBD).**

#### A. Purpose and applicability

1. The purpose of the Central Business District is intended to promote the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved within the CBD. These standards are provided for the continuance and enhancement of the downtown as the functional and symbolic center of the City.
2. The district is established in order to maintain the aesthetic and urban character of Downtown Coral Gables, to promote pedestrian activities through appropriate densities of mixed uses as per **Section 2-201.D.2**, and to protect property values through quality control.
2. Applicability. The District applies to the area bounded by Navarre Street on the north, Douglas Road on the east, and Almeria St. on the south, and Lejeune Road on the west. Unless otherwise provided in this Code, all provisions of the MX districts affecting individual property in this district shall control use and development.

#### B. Regulations.

1. There shall be no density limitation in the CBD.





## ARTICLE 2 - ZONING DISTRICTS

### Section 2-402. Zain/Friedman Miracle Mile Downtown District Overlay (DO). [formerly 4-203]

#### A. Purpose and applicability.

1. The purpose of the Zain/Friedman Miracle Mile Downtown District Overlay (DO) District is to promote the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved within the Miracle Mile area. These standards are provided for the continuance and enhancement of the historic downtown area as the functional and symbolic center of the City.
2. The district is established in order to maintain the following objectives:
  - a. Maintain the aesthetic, physical, historic and environmental character of Downtown Coral Gables.
  - b. Provide continued protection for residential neighborhoods from incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.
  - c. Promote and encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of mixed use development and pedestrian-friendly design alternatives.
  - d. Limit building height, bulk, mass and intensity on Miracle Mile of large scale developments to promote compatibility with the existing low-rise scale of development in Downtown Coral Gables as it presently exists.
  - e. Generate pride and confidence in the Downtown area.
  - f. Protect property values through quality control.
3. Applicability. The District applies to the area bounded by the following streets: Douglas Road (SW 37 Avenue) on the East, LeJeune Road (SW 42 Avenue) on the West, Aragon Avenue and Merrick Way on the North, and Andalusia Avenue on the South.

Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations ~~the MX2 District~~ affecting individual property in this district shall control use and development.

#### B. Regulations.

1. ~~The properties shall be designated High-Rise Intensity Commercial Land Use on the Comprehensive Plan Map from the right-of-way line of Miracle Mile north to Aragon Avenue and the right-of-way line of Miracle Mile south to Andalusia Avenue.~~

1. 2-The building height of the development of the properties shall be limited to not more than six (6) stories or seventy (70) feet of building height or, whichever is less, for properties from Miracle Mile to the centerline of the alley to the north or south of Miracle Mile.
2. 3-A minimum of ninety (90%) percent of the lot front facing Miracle Mile, at ground level, shall be storefronts limited to retail, restaurant, art galleries, personal services, courtyards and building entries.
3. 4-Except for pedestrian building entrances and pedestrian courtyards, there shall be a mandatory zero (0) foot setback along the Miracle Mile frontage and there shall be no side setbacks along Miracle Mile to ensure a continuous pedestrian scale façade, ~~up to a maximum height of forty-five (45) feet, with a ten (10) foot setback above forty-five (45) feet.~~
4. ~~No parking garage shall be allowed within sixty (60) feet of the Miracle Mile frontage. Surface parking shall be allowed with a sixty (60) foot setback from the Miracle Mile frontage.~~
5. ~~In order to ensure consistency with these regulations and to ensure that the development as proposed will be compatible with and further the development of the pedestrian character and scale of Miracle Mile, all such projects shall be subject to site plan review by the Planning and Zoning Board with recommendation to the City Commission.~~
5. 6- Alterations, expansions, renovations, and similar improvements of existing structures shall, to the extent feasible, conform to the requirements of this section and other applicable provisions of these regulations.
6. ~~8- Within the DO District, abutting or adjacent property owners having more than two-hundred (200) feet of frontage on Miracle Mile, and containing more than twenty-thousand (20,000) square feet of combined lot area, and designated Commercial High-Rise Intensity pursuant to the Coral Gables Comprehensive Plan, shall be required to submit submission to the Planning and Zoning Board, an application for site plan review and City Commission approval, as provided below, and the subject properties shall be considered as if they were a single building site for all purposes under these regulations and such application shall be subject to the following requirements.~~
7. ~~6- Where the designated site or project is subject to multiple ownership, as part of the application for site plan review, the Planning and Zoning Board may allow the Owners of the property to may submit a Covenant in Lieu of Unity of Title in accordance with the provisions of Article 6, Division 23 Section 14-205.~~



## ARTICLE 2 - ZONING DISTRICTS

### Section 2-403. Giralda Plaza District Overlay. [formerly 4-209]

#### A. Purpose and applicability.

1. The purpose of the Giralda Plaza Overlay District Overlay is to promote the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved for those properties facing Giralda Plaza between Ponce de Leon Boulevard and Galiano Street. These standards are provided for the continuance and enhancement of Restaurant Row as a pedestrian-friendly area, well-suited for restaurants and similar compatible uses.
2. The district is established in order to maintain the following objectives:
  - a. Maintain the human scale and pedestrian-oriented character of Restaurant Row.
  - b. Limit building height, bulk, mass, and intensity of large scale developments to promote compatibility with the existing low-rise scale of development as it presently exists for those properties facing Giralda Plaza.
3. The Giralda Plaza Overlay District Overlay ~~is an optional overlay and~~ applies to the 100 Block of Giralda Plaza, the area legally described as Lots 21-37, Block 29, and Lots 3-24, Block 33, Section L.
4. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property in this district shall control use and development.

#### B. Regulations.

1. Maximum site area: Ten-thousand (10,000) square feet.
2. Maximum height: Three (3) stories and forty-five (45) feet, ~~whichever is less.~~
3. A minimum of ninety (90%) percent of the lot front facing Giralda Plaza, at ground level, shall be storefronts limited to retail, restaurant, art galleries, personal services, courtyards, and building entrances.
4. Except for pedestrian building entrances and courtyards there shall be a mandatory zero (0) foot setback along the Giralda Plaza frontage and there shall be no side setbacks along Giralda Plaza to ensure a continuous pedestrian scale façade.
5. ~~A building setback from Giralda Plaza shall be provided above the first (1<sup>st</sup>) floor.~~
5. ~~6- All uses provided for in the underlying Commercial-Zoning MX District shall be permitted. In addition, residential, boutique hotel (10 – 30 rooms), restaurant, retail, or office shall be permitted above the ground floor.~~

6. 7- Required parking. Properties that develop pursuant to these regulations shall be exempt from parking requirements.
7. ~~8- Building design. Mediterranean Architectural Design Level 2 is required in accordance with Section 5-604 200 of the Zoning Code, for aesthetic review only. No additional height or floor area ratio (FAR) will be applied.~~
8. ~~9- Curb cuts. No curb cuts shall be permitted on Giralda Plaza from Ponce de Leon Boulevard to Galiano Street.~~
10. ~~10- Balconies. Cantilevered open balconies may project into the public right-of-way a maximum of six (6) feet.~~
9. ~~11- Where the designated site or project is subject to multiple ownership as part of the application for site plan review, the City Commission may allow the Owners of the property to submit a Covenant in Lieu of Unity of Title in accordance with the provisions of Article 6, Division 23 Section 14-205.~~

Alterations, expansions, renovations, and similar improvements of existing structures shall, to the extent feasible, conform to the requirements of this section and other applicable provisions of these regulations.





## ARTICLE 2 - ZONING DISTRICTS

### Section 2-404. North Ponce Neighborhood Conservation District Overlay (NPCO). [formerly 4-207]

#### A. Purpose and Applicability.

1. ~~Purpose.~~ The purpose of ~~the~~ the North Ponce Neighborhood Conservation District is to preserve and enhance the garden apartment character of the North Ponce neighborhood's ~~Multi-Family-2 zoned residential neighborhood~~ properties.
2. ~~B. Applicability.~~ The North Ponce Neighborhood Conservation Overlay District applies to properties that meet all of the following standards:
  - a. Multi-Family 2 (MF2) or Special (S) Zoning District.
  - b. Generally located in the area bounded by Navarre Avenue to the south, Douglas Road to the east, LeJeune Road to the west, and SW 8th Street to the north.
  - c. Identified as "North Ponce Neighborhood Conservation Overlay District" on the official Zoning Map.

#### B. Regulations.

1. ~~C. Uses.~~ All uses provided for in the underlying MF2 Zoning District shall be permitted in the North Ponce Neighborhood Conservation Overlay District. Additional uses shall be permitted for locally-designated historic buildings as provided ~~herein~~ in Section 4-207.D., and buildings constructed prior to 1964 as provided in Section 4-207.E. 2-404.D.
  - a. Additional Permitted Uses.
    - i. Home Office.
      - ~~i. A Home Office shall be defined as a space and activity within a dwelling unit devoted to a non-retail business activity carried on by a permanent domiciliary resident thereof, which use is secondary to the use of the dwelling for dwelling purposes as customarily found in the home, that does not alter the exterior of the property or affect the residential character of the neighborhood, and that meets all legal requirements of the business.~~
      - ~~ii. Home Office shall not include personal services, medical uses, retail uses, repair or service, or manufacturing uses.~~
      - ~~iii. The Home Office shall not exceed twenty-five percent of the gross floor area of the dwelling unit.~~
      - ~~iiii. No additional on-site parking shall be permitted for the Home Office.~~
      - ~~v. The resident shall not receive clients/customers at the residence in order to conduct business.~~
      - ~~vi. The resident is not advertising the residence as the place of business.~~
      - ~~vii. The resident is not receiving material amounts of business-related deliveries at the residence.~~
    - ii. Live-work.
  - b. Additional Conditional Uses for locally-designated historic properties.
    - i. Bed and Breakfast Establishments.
    - ii. Museum.
    - iii. School.

#### C. ~~D.~~ Historic Preservation Benefits Program.

1. Purpose. The purpose of the Historic Preservation Benefits Program is to provide incentives for property owners to reinvest in historic buildings in order to preserve and enhance the character of the neighborhood. The Historic Preservation Benefits Program incentivizes the preservation and rehabilitation of existing garden apartment buildings.
2. Applicability. The Historic Preservation Benefits Program is available for locally-designated historic properties that are zoned MF2.
3. ~~Uses.~~ Uses shall be as per Article 3 Uses, and Article 9 Historic Preservation.
4. Parking Incentive Program for Properties Designated Historic.
  - a. The Historic Preservation Board shall have the authority to grant a Variance to reduce or waive parking requirements for historically-designated MF2 ~~and S~~ properties, in accordance with Section 3-1113.8-114 of the Zoning Code.
  - b. Irrespective of the provisions provided in Section 6-1408.B.10-108.B of the Zoning Code, historically-designated properties shall be eligible to use payment in lieu and remote parking within 1000' of the subject property, if the location of the parking area is zoned Commercial MX or S District, subject to approval by the Development Review Official.
  - c. Historically designated properties shall be eligible to lease evening parking spaces in City-owned ~~or City-operated~~ parking lots.
5. Economic Incentive Program.
  - a. Transfer of Development Rights. In accordance with Section 14-204.2. 3-1004 of the Zoning Code, historically-designated properties shall be eligible to sell unused development rights in order to fund the on-going maintenance and preservation of the property.
  - b. Tax Exemptions.
    - i. Ad Valorem Tax Exemption for Rehabilitation. In accordance with Section 3-1118.A. 8-118 of the Zoning Code, historically-designated properties shall be eligible for tax exemptions of 100% of the assessed value of appropriate improvements.
    - ii. Ad Valorem Tax Exemption for Commercial and Non-Profit Properties. In accordance with Section 3-1118.B. 8-118 of the Zoning Code, historically-designated commercial or non-profit properties (such as a rental apartment building, bed and breakfast, museum, or school) shall be eligible for a tax exemption of 50% of the assessed value of the property.
6. Signage.
  - a. Free-standing commercial signs shall be permitted for schools, bed and breakfast establishments, live-work, and museums, in accordance with the following standards:
    - i. Maximum sign area shall be 3 square feet.
    - ii. Maximum height, measured from the sidewalk elevation to the top of the sign, shall be 3 feet.
    - iii. A Certificate of Appropriateness shall be required for all signs in accordance with Section 3-1106.8-106 of the Zoning Code.
    - iv. All signs are subject to Board of Architects approval.



## ARTICLE 2 - ZONING DISTRICTS

#### D. ~~G.~~ Garden Apartment Conservation ~~Benefits~~ Program.

1. Purpose. The purpose of the Garden Apartment Conservation Program is to protect and provide incentives for property owners to reinvest in pre-1964 garden apartment buildings that are not currently locally designated as a historic property, but contribute to the overall character and urban fabric of the North Ponce neighborhood. The Program offers methods of preserving and appropriately expanding these properties to enhance the unique character of the neighborhood. The Garden Apartment Conservation Program is offered as an economic incentive for the preservation and rehabilitation of existing garden apartment buildings.
2. Applicability. The Garden Apartment Conservation Program applies to all properties that were constructed prior to 1964 and that are zoned MF2.
3. Additional Uses. Uses shall be as per Article 3. Uses and Article 9. Historic Preservation.
4. ~~5.~~ Staff Review. All permits for additions, exterior alterations, site work, and demolition of buildings constructed prior to 1964 shall be approved by the Historic Preservation Officer or designee. Applications shall be reviewed for appropriateness to the original style and character of the subject property, as well as neighborhood compatibility, with emphasis on those facades and those portions of the site that are visible from the street, including:
  - a. Exterior Architectural Features: Roofs, Windows, Doors, Porches, Stucco, Decorative Features
  - b. Open Space: Courtyards, Exterior Stairs, Breezeways, Porches, Patios
  - c. Site Work – Landscape, Hardscape, Driveways, Walkways, Parking areas, Fences, and Walls
5. ~~6.~~ Conservation Incentive Program – Rear and Side Additions; Variances.
  - a. Rear and side additions and new construction of ~~auxiliary~~ accessory buildings at the rear and side of the property shall be permitted subject to approval by the Historic Preservation Officer or designee.
    - i. Density, ~~floor-area-ratio~~, open space percentages, and setback requirements for approved additions and new construction of ~~auxiliary-accessory~~ buildings may be modified from the underlying MF2 Zoning, as a Variance subject to the provisions of Section 3-806.14-207. Variances for building height shall not be permitted.
    - ii. Variances granted for density and floor area ratio shall comply with applicable Comprehensive Plan requirements.
    - iii. Additional required parking for approved additions and new construction of auxiliary accessory buildings shall be provided where applicable as per Article 10, Parking and Access.
    - iv. In lieu of providing all required parking on site, a parking management plan may be provided, subject to approval by the Development Review Official.

#### E. ~~D.~~ New Construction – Multi-Family 2 District.

New construction shall be in accordance with MF2 District regulations, Section 2-103.D.

1.—Large-scale new construction. Performance Standards for parcels of 20,000 square feet or greater shall be in accordance with Section 4-103.D.

2.—Small-scale new construction. Performance Standards for parcels of less than 20,000 square feet shall be modified from the underlying MF2 Zoning District as follows.—Performance Standards not specifically addressed below shall be in accordance with Section 4-103.D.

#### i.—~~Setback requirements:~~

- ~~1.—Front Setback.—Ten (10) feet.~~
- ~~2.—Side Street Setback.—Ten (10) feet.~~

#### ii.—~~Ground Area Coverage:~~

- ~~1.—There shall be no maximum ground area coverage.~~

#### iii.—~~Building Height:~~

- ~~1.—Maximum building height shall be three (3) stories and forty-five (45) feet.~~

#### F. ~~E.~~ Landscape Standards.

1. Purpose. The purpose of the Landscape Standards is to preserve and enhance the existing landscaped "garden district" character of North Ponce, by requiring open lawns in the front yard, requiring the planting of trees in the front yard for new construction projects to provide a more comfortable pedestrian experience in the neighborhood, preserving existing specimen trees, and locating driveways, parking areas, and paved areas to the side and rear of the property.
2. Applicability. The Landscape Standards shall be mandatory for all properties in the North Ponce Neighborhood Conservation Overlay District, whether existing buildings or new construction.
3. Front Yards and Courtyards. The Front Yard shall be defined as that area located between the front facade of the building and the front property line, and extending the entire width of the property.
  - i. No fences, walls, or hedges are permitted in the Front Yard, unless a contributing feature of a historically-designated property.
  - ii. Front Yards shall be landscaped with the exception of driveway areas and walkways.
  - iii. Open-air, landscaped courtyards that front the street are encouraged.
  - iv. A minimum of one (1) shade tree shall be planted in the Front Yard for every fifty (50) feet of street frontage.
4. Tree Protection.
  - a. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
  - b. Removal of trees shall be subject to Chapter 82 of the City Code.
5. Driveway / Parking Placement.
  - a. A maximum of twenty (20) percent of the front setback may be used for driveway placement. For instance, for 50 (fifty) foot wide lot, a maximum of one (1) ten (10) foot wide driveway may be provided through the front yard.
  - b. For corner lots, driveways shall be located off of the side street.
  - c. Off-street parking shall be set back a minimum of forty (40) feet from the front property line and shall be screened with habitable liner space or landscaping.







## ARTICLE 2 - ZONING DISTRICTS

### Section 2-405. Residential Infill Regulations Overlay District (RIR). [formerly 4-208]

#### A. Purpose and applicability.

1. The purpose of the Residential Infill Regulations (RIR) is to promote the goals, objectives, an policies of the City's Comprehensive Plan by encouraging greater housing opportunities with close proximity to transit, employment centers, parks and schools.
2. The regulations are established in order to maintain the following objectives:
  - a. Provide greater housing opportunities in strategic areas of the City that are in close proximity to transit, employment centers, parks, and schools, and that are not in environmentally vulnerable or sensitive areas.
  - b. Promote and encourage pedestrian activity by requiring pedestrian-oriented building design and site planning.
  - c. Protect and promote a garden-like feeling in Coral Gables' multi-family residential district through clear and unified landscape standards.
  - d. Encourage harmonious compatible and engaging streetscapes that support the Coral Gables Mediterranean brand, through mandatory Mediterranean Architecture Design Standards.
3. Applicability.
  - a. Properties with a zoning designation of Multi-Family 2 (MF2) District located north of Navarre Avenue, south of SW 8<sup>th</sup> Street, east of LeJeune Road and west of Douglas Road may apply for conditional use review and approval pursuant to the RIR provisions provided herein.
  - b. The site specific standards of this Code shall not apply to properties seeking approval pursuant to these Residential Infill Regulations. It is provided; however, that underlying site specific regulations shall remain applicable for properties that are not developed in accordance with the RIR standards.
  - c. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property shall control use and development.
  - d. If an Applicant chooses to use the Density and Floor Area Ratio bonuses provided in this section, all of the standards provided below shall be mandatory.

#### B. Regulations Performance Standards.

1. Minimum Building Site Area. Twenty-thousand (20,000) square feet.
2. Maximum density. The maximum density provided in the Comprehensive Plan shall be according to MF2 or, with architectural incentives, shall be a maximum one-hundred (100) units per acre.
3. Maximum FAR. 2.0 or 2.5, with architectural incentives.
4. Maximum Height. Seventy (70) feet. Maximum height shall be according to MF2 or, with architectural incentives, may be one-hundred (100) feet maximum with architectural incentives.

6. Minimum unit size. Six hundred and fifty (650) square feet.

#### 64. Architecture Standards.

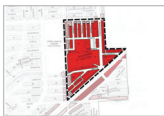
- a. Coral Gables Mediterranean Architecture Design, as set forth in Zoning Code Section 5-200 606 shall be required for all buildings.
- b. All development shall comply with Article 5- Division 6 Section 5.201 for residential uses which are set out in Coral Gables Mediterranean Style Design Standards including all Table 1 of Division 6 requirements and five (5) of ten (10) of the standards in Table 2 of Division 6.

#### 75. Landscape Standards.

- a. Purpose. The purpose of the Landscape Standards is to preserve and enhance the existing landscaped "garden district" character of Coral Gables, by requiring open lawns in the front yard, requiring the planting of trees in the front yard for new construction projects to provide a more comfortable pedestrian experience in the neighborhood, preserving existing specimen trees, and locating driveways, parking areas, and paved areas to the side and rear of the property.
- b. Applicability. The Landscape Standards shall be mandatory for all properties developed pursuant to the Residential Infill Regulations.
- c. Front Yards and Courtyards. The Front Yard shall be defined as that area located between the front facade of the building and the front property line, and extending the entire width of the property.
  - i. No fences, walls, or hedges are permitted in the Front Yard, unless a contributing feature of a historically-designated property.
  - ii. Front Yards shall be ten (10) feet in depth and landscaped with the exception of driveway areas and walkways.
  - iii. Open-air, landscaped courtyards that front the street are encouraged.
  - iv. A minimum of one (1) shade tree shall be planted in the Front Yard for every fifty (50) feet of street frontage.
- d. Tree Protection.
  - i. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
  - ii. Removal of trees shall be subject to Chapter 82 of the City Code.
- e. Driveway / Parking Placement.
  - i. For corner lots, driveways shall be located on the side street.
  - ii. For interior lots that do not have a side street frontage, a maximum of twenty (20%) percent of the front setback may be used for driveway placement. For instance, for a fifty (50) foot wide lot, a maximum of one (1) ten (10) foot wide driveway may be provided through the front yard.
  - iii. Off-street parking shall be set back a minimum of thirty (30) feet from the front property line and shall be screened with habitable liner space or landscaping. Off-street parking is prohibited in the front setback.
- f. Open Space.
  - i. Additional open space at the ground level shall be required to achieve the maximum allowed height and FAR.



## ARTICLE 2 - ZONING DISTRICTS



### Section 2-406. Design District Overlay. [formerly part of 4-201 North and South Industrial Mixed Use Districts]

#### A. Purpose and applicability.

1. The purpose of the Design District Overlay is to promote high-quality retail and to encourage effective and proper development of the former Industrial Section for local employment in protected residential neighborhoods with the goals, objectives, and policies of the City's Comprehensive Plan.
2. Applicability. The Design District Overlay applies to all properties within the area bounded by the following streets: Ponce de Leon Boulevard both sides on the east, Blue Road on the south, both sides of Le Jeune Road (SW 42<sup>nd</sup> Avenue) on the west, and Bird Road (SW 40<sup>th</sup> Street) on the north, as shown on the Zoning Map.
3. The District regulations are established in order to maintain the following objectives:
  - a. Enhance the aesthetic, physical, and environmental character of the District.
  - b. Encourage development and redevelopment of buildings through coordinated design and development standards, including provisions for parking, sidewalk frontage and land use consistent with the vision of high-quality storefronts for showrooms in the Design District.
  - c. Promote and encourage pedestrian, bike, and transit activities in the District by promoting the concepts of an urban city center with mixed use development and pedestrian-friendly design alternatives.
  - d. Foster the activation of public areas and generate streets with a consistent design intent regarding, but not limited to, street trees, bike infrastructure, public lighting fixtures, furnishing, sidewalks, crosswalks, or any other elements in the public right of way.
  - e. Generate pride and confidence in the District.
4. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property in this district shall control use and development.

#### B. Regulations.

1. Uses.
  - a. All uses provided in the underlying zoning District shall be permitted. Additional uses may be permitted in the Design District Overlay as in Section 3-400 Other Use Restrictions and Section 3-500 Distance Requirements for Certain Uses.
  - b. For MX2 properties in the Design District Overlay, fifty (50%) percent of the linear ground floor building frontage shall be storefronts and include retail sales and services, office, or restaurant, gallery, and showroom uses or public realm land area (e.g. plazas, courtyards, and other public uses).

#### 2. Density.

- a. There shall be no density limitation in the Design District.

#### 3. Setbacks and Stepbacks.

- a. Front: Up to forty-five (45) feet in height: none. Above forty-five (45) feet in height, or four (4) stories: a setback of ten (10) feet.
- b. Side: Interior side up to forty-five (45) feet in height: none. Above forty-five (45) feet in height, or four (4) stories: a setback of fifteen (15) feet. Side street: Up to forty-five (45) feet in height: none. Above forty-five (45) feet in height, or four (4) stories: a setback of ten (10) feet.
- c. Rear: Abutting a dedicated alley or street: none. Not abutting dedicated alley or street: ten (10) feet.
- d. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.

#### 4. Height.

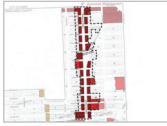
- a. MX2 Lots in the Design District shall be at a maximum height of ninety-seven (97) feet and eight (8) stories.
- b. Height of architectural elements may exceed the maximum height in the Design District by a maximum of twenty-five (25) feet. Ground floor storefronts shall have a minimum floor height of seventeen (17) feet and a maximum floor height of twenty-five (25) feet.
- c. Design District maximum height of habitable space pursuant to Section 2-201 with City Commission approval to a maximum of one-hundred and twenty (120) feet and ten (10) stories, provided, that the increased residential ceiling heights enhance the aesthetics of the building and the surrounding area, and does not result in increased density or floor area.
- d. Properties that are adjacent to single-family and duplex residential districts shall be limited to a maximum habitable height of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for rooftop architectural elements that enhance the building's aesthetics and the aesthetics of the surrounding area, and such additional height will not have a negative impact on adjacent residential uses.

#### 5. Architecture.

- a. Section 5-202 Coral Gables Mediterranean Architecture is mandatory within the Design District.
- b. Ground floor frontage. Ground floor storefronts shall have a minimum floor height of seventeen (17) feet and a maximum floor height of twenty-five (25) feet.
- c. Arcades are discouraged facing Ponce de Leon Boulevard.



## ARTICLE 2 - ZONING DISTRICTS



### Section 2-407. North Ponce Mixed Use District Overlay [formerly part of Section 4-201]

#### A. Purpose and applicability.

- The purpose of the North Ponce Mixed Use District Overlay is to implement the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved within the North Ponce area. These standards are provided for the continuance and enhancement of North Ponce de Leon Boulevard (Boulevard) area as one of the City's main commercial corridors.
- The district is established in order to maintain the following objectives:
  - Enhance the aesthetic, physical, and environmental character of North Ponce de Leon Boulevard.
  - Provide continued protection for adjacent residential neighborhoods from incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.
  - Promote and encourage pedestrian activities along the Boulevard by promoting the concepts of mixed use development and pedestrian-friendly design alternatives.
  - Foster consistent design intent including building massing, and the relationship and transitions to adjacent residential neighborhoods.
  - Generate pride and confidence in the North Ponce area.
  - Protect property values through quality control.

#### 3. Applicability. The District applies to the properties zoned MX3 facing North Ponce de Leon Boulevard.

#### B. Regulations.

- Uses.
  - For properties in the MX3 District, a minimum of twenty (20%) percent of the linear ground floor of each building facing onto a secondary street shall be a storefront.
  - For properties in the MF2 District, a minimum of eighty (80%) percent of the linear ground floor of each building facing onto a secondary street shall be residential uses. A ten (10) foot landscaped setback shall be provided, with open lawn or low ground cover. Fences, walls, and hedges may not be located within the landscaped setback area. Shade trees shall be planted a minimum of every fifty (50) feet. Operable pedestrian entrances shall be provided with direct access from the sidewalk a minimum of every fifty (50) feet. A stoop with an optional cantilevered roof, canopy or awning may encroach into the landscaped setback a maximum of three (3) feet, as part of an operable pedestrian entrance.

#### 2. Setbacks.

- Ponce de Leon Boulevard: Up to ninety-seven (97) feet in height: none. If over ninety-seven (97) feet in height: thirty (30) feet.
- Interior side abutting MX District: none.
- Interior side abutting MF2 District: fifteen (15) feet.
- Side street: none, unless within forty (40) feet of the North Ponce Conservation District: ten (10) feet.
- Rear abutting Commercial Zoning: none.
- Rear abutting a dedicated street: ten (10) feet.
- Rear abutting the North Ponce Conservation District: up to seventy (70) feet in height: twenty (20) feet. If over seventy (70) feet in height: one-hundred (100) feet.
- Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.

Applicants in the North Ponce de Leon District Overlay may not seek relief or reduction in building setbacks or setbacks.

#### 3. Parking.

- Ground floor and surface parking shall be setback from Ponce de Leon Boulevard a minimum of sixty (60) feet. Parking on the second floor and above shall be setback from Ponce de Leon Boulevard a minimum of twenty (20) feet.
- Ground floor and surface parking shall be setback from secondary or side streets a minimum of twenty (20) feet.
- Ground floor and surface parking shall be setback from North Ponce Neighborhood Conservation District Overlay (NPCO) a minimum of forty (40) feet. Parking on the 2nd floor and above shall be setback from NPCO and RIR a minimum of forty (40) feet.
- Restricting or assignment of off-street parking spaces for individual tenant for users with the use of signage, pavement, markings, and similar identification are permitted.
- If valet parking is provided, valet parking drop-off areas shall be on private property, or on side streets.

#### 4. Landscape.

- North Ponce de Leon Boulevard MXD: A Landscaped Pedestrian Via shall be provided along the rear of the property and shall provide a direct linear connection through the block. The Landscaped Pedestrian Via shall have a minimum width of twenty (20) feet and shall be open to the sky. Residential balconies and stoops may encroach into the Landscaped Pedestrian Via a maximum of six (6) feet. A linear paved pedestrian path of five (5) to ten (10) feet in width shall be provided with landscaping on both sides. The paseo will be activated through the site plan review process in order to maximize pedestrian activity and landscaping and promote compatibility with neighboring properties.



## ARTICLE 3. USES

### 3-100. Uses Tables

### 3-200. Principal Uses

### 3-300. Accessory Uses

### 3-400. Other Uses Restrictions

### 3-500. Distance Requirements for Certain Uses

### 3-600. Temporary Uses

### 3-700. Docks, Wharves, Mooring Piles, Watercraft Moorings, and Yacht Basins

### 3-800. Telecommunications and Equipment

#### Section 3-100. Uses.

Uses apply to zoning districts according to the tables and text of Article 3. Uses, and Article 2. Zoning Districts. Uses have parking requirements as per Article 10. Parking.

A. Use specific limitations. Use specific limitations are categorized as Principal and Accessory Uses, other use restrictions can be found in Section 3-400 Other Uses Restrictions, Section 3-500 Distance Requirements, Section 3-600 Temporary Uses, Section 3-700 Docks and Wharves, and Section 3-800 Telecommunications.

B. Change of use. Change of use shall be reviewed and approved by the Development Review Official.

#### Section 3-101. Principal Uses Table, [formerly Article 4]

The chart on the preceding page This Table is a summary of the uses permitted in the zoning districts. The letter "P" indicates that the use is a permitted use in the district subject to approval as set out in Article 3 and, in compliance with the standards in the district and Article 6 2, of these regulations Zoning Districts and of this Article, and subject to approval as set out in Article 14, Process. The letter "C" indicates that the use is permitted in the district as a conditional use in accordance with the procedures set out in Article 3-Division-4 Section 14-203 and the standards in these regulations Article 3. The letters "AR" indicates the use is permitted in the district only according to regulations in Sections 3-200, 3-400 and 3-500.

Principal Uses Table											
Use categories	Zoning Districts										
	SFR	MF1	MF2	MF3	MF4	MX1	MX2	MX3	S	P	
<b>Residential uses</b>											
Single-family dwellings	P	P	P	P	P						
Duplex dwellings		P	P	P	P						
Multi-family dwellings			P	P	P	P	P	P			
Townhouse dwellings			P	P	P						
Live-work			P*	P	P	P	P	P			
Home Office	AR	AR	P*	AR	AR	AR	AR	AR			
Family day care	P	P	P	P	P						
<b>Non-residential uses</b>											
Adult uses							C				
Alcoholic beverage sales							P	P	P		
Animal grooming or boarding							P	P	P		
Art Gallery							P	P	P		
Assisted living facilities			C	C	C	C	C	C			
Auto service stations						C	C	C			
Bed and breakfast			C*								
Blood and plasma center								AR			
Body Piercing								AR			
Botanical gardens										P/C	
Camps						P	P	P	C		

P: Permitted Use

C: Conditional Use

AR: Additional Regulations

\* Additional Permitted and Conditional Uses as per Article 2-404 North Ponce Neighborhood District Overlay (NPCO)

\* Only if not adjacent to SFR, MF1, or MF3 Districts





## ARTICLE 10 - PARKING AND ACCESS

### Section 10-109. Payment in lieu and remote off-street parking.

- A. Parking allowed off-site via Payment in lieu shall be as set forth in Chapter 74 Sec. 74-172(d) of the City Code.

For new construction exercising the remote off-street parking option as set forth in this section, a minimum of twenty-five (25%) percent of the required parking shall be provided as a public benefit via Payment in lieu as set forth in Section 74-172(d) of the City Code.

- B. Remote off-street parking. As an alternative to, or in conjunction with providing required parking onsite or through payment in-lieu of providing required parking pursuant to City Code Section 74-201(d), an applicant may apply to use remote off-street parking to meet the off-street parking requirements of the Zoning Code. The ability to use remote parking may be granted in the reasonable discretion of the City in compliance with the terms of this subsection.

1. Applicability.

- a. Applications for remote parking shall be reviewed by Staff when the location of project and of remote parking spaces are both within the CBD and Design District, and for properties located within one-hundred (100) feet of the Ponce de Leon right of way, south of SW 8<sup>th</sup> Street. When project and remote parking spaces are outside of these designated areas, an applicant can request a Waiver from the City Commission pursuant to subsection B above. The remote parking spaces must always be located in the City.

- b. Distance. The remote parking spaces must be located within one thousand (1,000) feet of the applicant's project site. The distance shall be measured using airline measurement from the property line of the project site to the property line of the off-street parking facility(ies) containing the remote parking spaces.

- c. The remote parking facility(ies) shall not be located in a single-family zoning district.

- d. The applicant may request to use remote parking spaces for up to one-hundred (100%) percent of the project's off-street parking requirement.

- e. Remote off-street parking for new construction shall be subject to a Conditional Use approval as set forth in Article 14-203.2 of the Zoning Code.

- f. Documentation certifying that where the remote parking spaces will be located:

- i. Are either owned, licensed, or leased;
- ii. Are in excess of those parking spaces required to serve any onsite development at the desired remote location(s);

2. Covenants. The application property owner(s) shall also be accompanied by submit an appropriate restrictive covenant(s) which shall run with the land and declaration of restrictions for the remote or parking easement agreement(s) spaces, executed by the owner of the property containing the remote parking spaces, and the applicant, as applicable in recordable form acceptable to the City Attorney and acceptable in substance to the Director of Development Services, including at least all of the following.

- a. The restrictive covenant(s) or parking easement agreement(s) shall provide for the continued use of the remote parking until such time as the City Manager or designee releases the obligation of the restrictive covenant(s) or parking easement agreement(s).

### Section 10-110. Amount of required parking. [formerly 5-1409]

- A. The following are exempt from parking.

1. Central Business District Overlay;

- a. Ground floor retail, residential, and restaurants that are located within the Central Business District Overlay shall be exempt from the parking requirements.

- b. Buildings that are located within the Central Business District Overlay (CBD) that have a maximum lot width of one-hundred (100) feet and a maximum height of forty-five (45) feet and three (3) floors are not required to provide off-street parking for any uses.

2. MX-1 fronting Giralda Plaza, and MX-2 facing Miracle Mile;

- a. Buildings that have a maximum lot width of one-hundred (100) feet and of a maximum height of forty-five (45) feet and three (3) floors, off-street parking shall not be required.

- b. Buildings exceeding a height of forty-five (45) feet, fifty (50%) percent parking requirement reduction for retail, restaurant, and office use.

- c. Parking requirements may be fulfilled by shared or remote parking, or by payment in lieu, as per Section 10-109, or by shared parking as per Section 10-111.

3. MX2 Design District Overlay;

- a. First-floor showrooms and art galleries shall be exempt from the parking requirements.

- b. Buildings of (4) floors or less, off-street parking shall not be required.

4. MF-2 District buildings that have a maximum lot width of one-hundred (100) and a maximum height of forty-five (45) feet, shall not be required to provide off-street parking.

5. Building Alterations.

- a. Any building or structure which existed as of March 11, 1964, may be altered -- including renovations, remodels, repairs, and changes in use -- without providing off-street parking facilities or additional off-street parking facilities if there is no more than a twenty-five (25%) percent total increase in floor area, based on conditions as of March 10, 1964, and if there is no change in zoning to a zoning district requiring more off-street parking than the existing zoning district.

- b. Any building or structure, other than single-family residences or duplexes, which is increased in size more than twenty-five (25%) percent of the gross floor area as it existed as of March 11, 1964, shall provide off-street parking for the added portion as outlined hereinafter but will not be required to provide additional parking facilities for the presently existing portion unless required by a change of zoning.



## ARTICLE 10 - PARKING AND ACCESS

### B. Calculation of parking requirements.

1. Required parking shall be provided for each use on a building site, according to the following table:

Use	Minimum parking requirements
<b>Residential</b>	
Detached Single-family dwellings.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Duplex.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Live work.	One (1) space per unit, plus one (1) space per three-hundred-and-fifty (350) square feet of work area.
Multi-family dwellings.	Efficiency and one (1) and bedroom units – 1.0 space per unit. Two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit.
Single-family.	<del>One (1) parking space consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.</del>
Townhouses.	Two (2) parking spaces per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage or carport, or porte-cochere.
<b>Non-residential</b>	
Adult uses.	One (1) space per <del>two three-hundred and fifty (250 300)</del> square feet of floor area.
Alcoholic beverage sales.	One (1) space per <del>two three-hundred and fifty (250 300)</del> square feet of floor area.
Animal grooming/boarding.	One (1) space per <del>two three-hundred and fifty (250 300)</del> square feet of floor area.
Assisted living facilities.	One (1) space per full-time employee equivalent (FTE); plus two (2) spaces <del>five (5) beds ALF units</del>
Auto service stations.	One (1) space per <del>two three-hundred and fifty (250 300)</del> square feet of floor area.
Bed and breakfast.	One (1) space, <del>plus one (1) space</del> per <del>three (3)</del> sleeping rooms.
Camp.	One (1) space per FTE, plus one (1) space per four (4) students aged sixteen (16) years or older based on maximum capacity.
Cemeteries.	If services provided in a building, one (1) space per <del>four five (45)</del> fixed seats plus one (1) space for each <del>forty thirty (40 30)</del> square feet of floor area used for temporary seating.
Community center.	One (1) space per <del>two three-hundred and fifty (250 300)</del> square feet of floor area.

Use	Minimum parking requirements
Congregate care.	One (1) space per FTE, plus <del>two (2) spaces</del> one (1) space per <del>five four (5 4)</del> beds.
Day care.	Day care for children: One (1) space per <del>one-hundred (100)</del> square feet of floor area FTE plus one (1) space for each <del>ten (10)</del> visitors. Day care for adults: One (1) space per <del>three-hundred (300)</del> square feet of floor area FTE plus one (1) space for each <del>ten (10)</del> visitors.
Educational facilities.	One (1) space per student station.
Funeral homes.	One (1) space per <del>four five (4 5)</del> fixed seats plus one (1) space for each <del>forty fifty (40 50)</del> square feet of floor area used for temporary seating.
Golf or tennis grounds.	Four (4) spaces per hole (golf). Three (3) spaces per court (tennis). One (1) space per eighteen (18) linear feet of bleachers.
Group homes.	One (1) space per FTE, plus one (1) space per <del>three four (3 4)</del> beds.
Heliport and helistop.	One (1) space per tie-down.
Hospitals.	Two (2) spaces per patient bed.
Indoor recreation / entertainment.	The greater of one (1) space per five (5) fixed seats or one (1) space per three-hundred (300) square feet of floor area.
Manufacturing.	One (1) space per three-hundred (300) square feet office floor area, plus one (1) space per one-thousand (1,000) square feet of all other floor area.
Marinas and marina facilities.	One (1) space per marina slip, plus one (1) space per three-hundred-and-fifty (350) square feet of floor area of <del>indoor</del> marina facilities.
Medical clinic.	One (1) space per FTE plus one (1) space per two-hundred (200) square feet of floor area, <del>FTE plus one (1) space per</del>
Medical Marijuana Retail Center.	One (1) space per <del>450 square feet of floor area</del> , plus one (1) space per FTE and one (1) space for every two (2) PTEs, <del>plus one (1) space per 150 square feet of floor area</del>
Mixed use or multi-use.	Parking shall be provided for each use in the mix of uses in correlation with the requirements of this table.
Nursing homes.	One (1) space per FTE, plus one (1) space per <del>three four (3 4)</del> beds.
Offices.	One (1) space per three hundred (300) square feet of floor area.
Outdoor recreation / entertainment.	One (1) space per four (4) visitors during estimated peak use periods.
Outdoor retail sales, display and/or storage.	One (1) space per three hundred and fifty (350) square feet of land area delineated or put to such use.
Overnight accommodations.	One <del>and one-eighth (1 1/8)</del> spaces per <del>three (3)</del> sleeping rooms.
Private club.	One (1) space per <del>two three-hundred and fifty (250 300)</del> square feet of floor area.
Private yacht basin.	Three (3) spaces per four (4) yacht slips.
Public transportation facility.	One (1) space per one hundred (100) square feet of terminal and station area.



## ARTICLE 10 - PARKING AND ACCESS

Use	Minimum parking requirements
Religious institution.	One (1) space per five (5) fixed seats plus one (1) space per fifty (50) square feet of assembly room area without fixed seats ( <del>not including classrooms</del> ).
Research and technology uses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Restaurants.	<del>Twelve (12)</del> One (1) spaces per <del>one thousand three hundred (1,000 300)</del> square feet of floor area.
Restaurants, fast food.	<del>Twelve (12)</del> One (1) spaces per <del>one thousand three hundred (1,000 300)</del> square feet of floor area.
Retail sales and services.	One (1) space per <del>two three-hundred and fifty (250 300)</del> square feet of floor area.
Sales and/or leasing offices.	One (1) space per three-hundred (300) square feet of floor area.
Schools.	One (1) space per FTE, plus one (1) space per <del>four five (4 5)</del> students aged sixteen (16) years or older based on maximum capacity.
Self-storage warehouses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (10,000) square feet all other floor area.
Telecommunications towers.	Zero (0) spaces.
TV / radio studios.	One (1) space per three-hundred (300) square feet of floor area, plus one (1) space per three (3) studio audience members at maximum capacity.
Utility / infrastructure Facilities.	Zero (0) spaces.
Utility substations.	Zero (0) spaces.
Vehicle sales / displays.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per six-hundred (600) square feet of showroom floor area, plus one (1) space per five (500) square feet of all other floor area.
<del>Vehicle sales/displays, major.</del>	<del>One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.</del>
Vehicle service, major.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per five hundred (500) square feet all other floor area.
Veterinary offices.	One (1) space per <del>two three-hundred and fifty (250 300)</del> square feet of floor area.
Wholesale / distribution / warehouse facility.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Post office.	One (1) space per <del>two three-hundred (250 300)</del> square feet of floor area.

2. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up ~~down~~ to the next whole number.



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