



## City of Coral Gables Planning and Zoning Staff Recommendation

<b>Applicant:</b>	City of Coral Gables
<b>Application:</b>	Comprehensive Plan and Zoning Code Text Amendments – Townhouse/Rowhouse Provisions
<b>Public Hearing - Dates/Time/ Location:</b>	Planning and Zoning Board May 14, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

### Application Request.

The City of Coral Gables is requesting review and consideration of the following:

- 1. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 1, "Residential Districts", Section 4-102, "Multi-Family 1 Duplex (MF1) District", by adding townhouses/row houses as a conditional use within an MF1 zoning district, and establishing development standards for such MF1 uses; providing for severability, repealer, codification, and an effective date.*
- 2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses", pursuant to large scale amendment procedures subject to ss. 163.3184 as amended, Florida Statutes, amending the maximum density permitted for the Land Use Classification "Multi-Family Duplex Density" from nine (9) units per acre to eighteen (18) units per acre; providing for severability, repealer, codification and an effective date.*

### Background Information.

City Staff is requesting a Zoning Code text amendment to allow for the development of the townhouse/row house building typology within the Multi-Family 1 Duplex (MF1) District, which is currently not permitted. Such development is proposed to be regulated in a manner similar to the relevant regulations of townhouse/row house buildings (hereinafter referred to as "townhouse") in the Multi-Family Special Area (MFSA) District, and will also have to meet additional performance standards and design requirements to assure the compatibility of such development in the MF1 zoning district.

At its meeting of 4.9.14, the Planning and Zoning Board had the following comments regarding the proposed code amendment, with staff's responses:

Staff Recommendation

Board's Comment	Staff's Response
1. The townhouse unit width should be wider than 22 feet due to the city's garage width requirement of 22 feet.	The unit width has been increased to 23 feet, which is in line with the attached Table that demonstrates unit widths of 23 feet or more. (Sec. 4-102 E.1.)
2. The townhouse front setback should be reduced from 10 feet to 5 feet.	The front setback has been revised accordingly, which is also consistent with the projects in the attached Table. (Sec. 4-102 E.4.a.)
3. The back-out alley should be 20 feet in width.	The original dimension of the back-out alley was 20 feet and has not changed. (Sec. 4-102 E.10.a.i.)
4. The design cannot accommodate four-sided architecture when zero side setbacks are proposed.	The façade articulation will apply to side facades only when there is a side setback proposed. The Board of Architects' review of the façades treatment will ensure façade articulation meets code intent.
5. The Floor Area Ratio (FAR) should be reduced from the proposed 2.0.	The FAR has been reduced to 1.5, consistent with the projects in the attached Table. (Sec. 4-102 E.7.)
6. Consider reducing the proposed 5-foot-wide landscape buffer at the rear property line when adjacent to a single family home.	Based on the present code requirement and input from the Public Services Director, a 5-foot-wide landscape buffer is the absolute minimum to maintain a healthy landscape buffer. (Sec. 4-102 E.10.a.ii.)
7. Mediterranean Style should not be mandated.	References to Mediterranean Architecture have been removed. The review criteria that apply city-wide would be applicable to townhouse projects as well. (Sec. 4-102 E.9)
8. The townhouse product will not be able to be built in MF1 areas that do not have central sewer service.	A central sewer service requirement has been included as the areas where there is central sewer service vary for different sections of the city. (Sec. 4-102 C.2.)
9. There is some uncertainty if the adjacent property owner who wants to develop a townhouse project does not want to consent to the cross access easement.	Modified language has been included to add certainty and clarity that a cross access easement will be continued through if and when the subsequent adjacent developer wants to develop a townhouse product. A covenant requiring the cross access agreement will be recorded in the County Records, which will apply to the Homeowners Association, and unit owners' assigns and successors. The City Attorney's Office will approve the legal instrument that would be recorded in the County Records for legal form and sufficiency, but the City will not be a party to any cross access agreement. (Sec. 4-102 E.10.c.)
10. The idea of creating new alleys should have Public Safety input.	The Police Department has been consulted and has no issues with respect to creating new alleys since they are on private property and will be treated similar to a private driveway. The Fire Department has indicated that adequate fire access can be achieved from the front.
11. MF1 areas may not be suitable for townhouse typology, specifically Sequoia Avenue or Ponce de Leon.	Staff recognizes that a cookie cutter regulation may not fit within the context of a particular area and feels confident that the criteria contained as part of the conditional use review pertaining to compatibility with the existing and planned uses in the area, adjacent uses, and character of the neighborhood and the City can address the contextual issue. The conditional use review requires public hearings before the Planning and Zoning Board and the City Commission where specific mitigation measures such as increased setbacks, proposal for walls or fences, adjustments to the building height and improved landscaped buffers can be considered. (Conditional Use Criteria, Sec. 3-408)
12. New additions and changes by staff.	A side setback of 5 feet is included if the project is adjacent to an existing single family structure; or an existing townhouse project has a 5-foot side setback. (Sec. 4-102 E.4.b.ii.)
	A rear setback of 25 feet from another property line; balconies may encroach up to 6 feet. (Sec. 4-102 E.4.c.)

The townhouse building typology is currently permitted within the Multi-Family 2 (MF2) District and the Multi-Family Special Area (MFSA) District. Staff based the proposed ordinance on the MFSA zoning district as well as some of the existing and proposed townhouse projects in the City. The MFSA zoning district is mapped in areas that have public alleys; in order to allow this type of development on properties zoned MF1, the regulations require projects to provide a private rear alley if a public alleyway is not available. The current maximum density for duplexes and townhouse uses is 9 dwelling units per acre, which is the density for a single family high density zoning district. As a result, staff proposes a maximum proposed density for a townhouse use to be 18 units per acre, which will require a companion amendment to the Comprehensive Plan for the Multi-Family Duplex Density Land Use Designation.

The requirements for townhouses in the MF1 zoning district that are derived or modified from the MFSA zoning district include:

- Designed in a townhouse building typology oriented towards the street. All units shall have their primary pedestrian entrance facing and visible from a street, with off-street parking accessed from the rear of the property from the alley.
- Required streetscape improvements per MFSA Section 4-104.D.9.b.-h. The Development Services Director shall determine whether the urban or suburban streetscape is applicable, based on the location of the project.
- Must comply with the generally applicable design requirements in Sections 5-601 – 5-603 and 5-606 – 5-611 of the Zoning Code.
- Must consolidate all vehicular entrances into one curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way, and must up-light landscaping within and/or adjacent to sidewalks.
- Maximum floor area ratio (FAR) of 1.5, excluding unenclosed private balconies, off-street parking garages, and open stairwells.
- Maximum height of 3 floors and 35 feet.
- Minimum building site depth of 100 feet, or such other depth that the Development Services Director deems adequate.
- Minimum frontage of 100 feet.
- Minimum townhouse unit width of 23 feet.
- Setbacks.
  - Front setback of 5 feet shall also be a build-to line on the ground floor.
  - Side setback of 10 feet abutting a public street; otherwise, no side setback is required. When an existing adjacent single family house or townhouse exists with a 5-foot setback, a 5-foot setback is required.
  - Rear setback of 25 feet from another property line; balconies may encroach up to 6 feet. Rear setback of 5 feet from a public alleyway.

Staff also proposes the following additional standards for townhouses in MF1, designed in part to assure compatibility with abutting duplex or single family development:

- A minimum of 3 townhouses would be required for each development.
- Where a rear public alleyway is not available, a rear private alley of 20-foot minimum width would be required for vehicular access, with required covenant to assure continued private maintenance and control of alley and any other common areas. Also, a minimum 5-foot-wide enhanced landscaping and buffering along the rear property line would be required to assure compatibility with any abutting single family and duplex development, recognizing that the side yards of such development may face the private alley. (For a 100 foot deep lot configuration, a net of 70 feet would result in the townhouse unit length, considering the front setback now being reduced to 5 feet.)
- Agreement by first applicant, at time of approval, to provide a cross access agreement to enable abutting property owners to continue the rear alley-based pattern of development in the future if requested. Agreement by second applicant to accept and provide a cross access agreement with the first townhouse project, at the time of approval.
- Fully finished architectural treatment of the front and rear façades of all structures, and any side façades with at least a five foot setback.
- Enhanced design requirements for façades, materials, massing and details.
- Processed as a conditional use in accordance with the requirements of Article 3, Division 4.

**Proposed Zoning Code Amendments.**

The proposed Zoning Code text amendment is shown in ~~strike-through~~/underline format in the draft Ordinance provided as Attachment A.

**Public Hearing Timetable.**

Consideration of the proposed Zoning Code and Comprehensive Plan text amendments by the City Commission is tentatively scheduled for Tuesday, 06.10.14.

**Public Notification.**

The following has been completed to provide notice of the request:

**Public Notice**

Type	Date
Legal advertisement	05.01.14
Posted agenda on City web page/City Hall	05.09.14
Posted Staff report on City web page	05.09.14

**Staff Recommendation.**

The Planning and Zoning Division recommends approval of the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 1, "Residential Districts", Section 4-102, "Multi-Family 1 Duplex (MF1) District", by adding townhouses/row houses as a conditional use within an MF1 zoning district, and establishing development standards for such MF1 uses; providing for severability, repealer, codification, and an effective date.*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses", pursuant to large scale amendment procedures subject to ss. 163.3184 as amended, Florida Statutes, amending the maximum density permitted for the Land Use Classification "Multi-Family Duplex Density" from nine (9) units per acre to eighteen (18) units per acre; providing for severability, repealer, codification and an effective date.*

**Attachments.**

- A. Draft Zoning Code Amendment Ordinance in ~~strike-through~~/underline format indicating changes made since last hearing
- B. Draft Comprehensive Plan Amendment Ordinance
- C. Table: Summary Data on Existing and Proposed Townhome Projects Within the City's Multifamily Special Area District (MFSA)
- D. Maps: Areas that have MF1 Zoning
- E. Relevant Code Provisions Cited
- F. Relevant Townhouse/Row House Code Analysis for Multi-family Districts in Coral Gables
- G. Draft Powerpoint

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

**Staff Recommendation**

Zoning Code Text Amendment – MF1 Townhouse Regulations  
May 14, 2014

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Trias". The signature is fluid and cursive, with a long horizontal stroke at the end.

**Ramon Trias**  
**Director of Planning and Zoning**  
**City of Coral Gables, Florida**

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 4, "ZONING DISTRICTS", DIVISION 1, "RESIDENTIAL DISTRICTS", SECTION 4-102, "MULTI-FAMILY 1 DUPLEX (MF1) DISTRICT" BY ADDING TOWNHOUSES/ROW HOUSES AS A CONDITIONAL USE WITHIN THE MF1 ZONING DISTRICT, AND ESTABLISHING DEVELOPMENT STANDARDS FOR SUCH MF1 USES, ~~AND REQUIRING ALL SUCH MF1 USES TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS AND PERFORMANCE STANDARDS FOR TOWNHOUSE/ROW HOUSE DEVELOPMENT SPECIFIED IN SECTION 4-104, MULTI-FAMILY SPECIAL AREA (MFSA) DISTRICT<sup>1</sup>;~~ PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff is requesting a Zoning Code text amendment to permit the townhouse/row house building typology within the Multi-Family 1 Duplex (MF1) Zoning District as a conditional use, with development standards derived from the relevant regulations for townhouse/row house buildings in the Multi-Family Special Area (MFSA) Zoning District; and,

**WHEREAS**, the proposed changes also include additional performance standards necessary to ensure the compatibility of such development in the MF1 zoning district; and,

**WHEREAS**, after notice duly published, ~~a~~ public hearings ~~were~~ held before the Planning and Zoning Board on April 9 and May 14, 2014, at which hearings all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the Board was presented with the text amendments to the Official Zoning Code, and after due consideration, recommended (approval/denial) (vote: \_ - \_) of the text amendments; and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on \_\_\_\_\_, 2014, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on \_\_\_\_\_

<sup>1</sup> Changes to the April draft of this ordinance are shown in ~~double strike through~~ and double underline.

First Reading (vote: \_\_ - \_\_).

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

**SECTION 1.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows (changes in ~~strike-through~~ / underline format):

***ARTICLE 4. Zoning Districts***

***Division 1. Residential Districts***

***Section 4-102. Multi-Family 1 Duplex (MF1) District.***

- A. *Purpose and applicability.* The Multi-Family 1 Duplex (MF1) District is intended to accommodate low density, duplex dwelling units with adequate yards and open space and townhouses/row houses to characterize a residential environment. In an MF1 District no buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used, for a use other than uses permitted in the district.
- B. *Permitted principal uses and structures.* The following uses are permitted in the MF1 district:
1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
  2. Duplex dwellings.
  3. Family day care as required and defined pursuant to Florida Statutes.
  4. Single-family dwellings that conform to the standards for single-family residences in an SFR District.
  5. Utility infrastructure facilities.
- C. *Conditional uses.* The following uses are permitted in the MF1 District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Private yacht basins.

2. Townhouse/row house dwellings, if hooked up to central sewer services.

D. *Performance standards.* The following performance standards shall govern the general development of structures in the District, other than townhouse/row house buildings and related structures, which are governed by Subsection E. below. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).

1. *Building sites.* Buildings and structures constructed in this District shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet.

2. *Density.* Maximum density of two (2) units and one (1) principal building per building site.

3. *Facing of lots and buildings.* Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in Section 3-905.

4. *Setback requirements.* No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.

a. *Front setback.* A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites, except that on building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.

b. *Side setbacks.* Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition. In no case shall a side setback be less than five (5) feet.

c. *Rear setback.* A minimum rear setback of ten (10) feet shall be maintained and required on all buildings.

*d. Setback from canal, waterway, lake or bay.* On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.

*5. Setback requirements for auxiliary and accessory buildings or structures.* Except as specifically prescribed herein to the contrary, auxiliary and accessory buildings or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:

a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof.

b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building.

*6. Height of duplex buildings and accessory buildings.* Maximum heights are as follows:

a. Two (2) floors;

b. Twenty-nine (29) feet for the first fifty (50) feet or half of the lot depth, whichever is less, abutting SFR properties, as measured from the SFR property line;

c. Thirty-four (34) feet for the remaining portions of the property; and

d. Maximum height includes ridgelines, domes, steeples, towers, cupolas, decorative features and such other similar structures, excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.

*7. Height of single-family buildings.* Single-family buildings and accessory buildings shall satisfy all applicable SFR requirements.

*8. Ground area coverage.* Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building above the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the calculation of the ground area coverage of the principal building. Auxiliary buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the site upon which the structures are located.

*9. Minimum dwelling unit floor area.* Each dwelling unit shall have a minimum floor area

of five hundred seventy-five (575) square feet.

10. *Architectural style.* See Article 5, Division 6.

E. *Performance standards for townhouse/row house buildings and structures.* The following performance standards shall govern the general development of townhouse/row house buildings and related structures in the District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).

1. *Building sites.* Buildings and structures shall be constructed or erected upon a building site containing at least one (1) platted lot. Each townhouse/row house unit shall be at least ~~twenty-two (22)~~ twenty-three feet wide. The building site shall have a minimum street frontage of one hundred (100) feet, and a minimum depth of one hundred (100) feet, or such other depth that the Development Services Director deems adequate. A minimum of three (3) townhouse/row house units shall be required for each building site.

2. *Density.* Maximum eighteen (18) units per acre.

3. *Facing of lots and buildings.* Every townhouse/row house lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which the townhouse/row house has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in Section 3-905. Townhouse/row house units shall be designed in a row house building typology that is oriented towards the street. All units shall have their primary pedestrian entrance facing and visible from a street, with off-street parking accessed from the rear of the property.

4. *Setback requirements.* No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site.

a. *Front setback.* The front setback shall be ~~five (5)~~ ten (10) feet, which shall also serve as the ~~be a~~ build-to line for the ground level of any townhouse/row house building.

b. *Side ~~and rear~~ setbacks.*

- i. ~~i.~~ Interior property line adjacent to a vacant lot or a townhouse/row house with an existing zero side setback ~~and abutting alley setback.~~ None.
- ii. Interior property line adjacent to an existing single family dwelling unit or a townhouse/row house with a minimum five (5) foot setback. Five (5) feet.

iii. Abutting a public street or alley ~~or property line~~. Ten (10) feet.

c. Rear setback.

i. ~~i.~~ Abutting another property line. Twenty-five (25) feet. However, balconies may encroach a maximum of six (6) feet into the rear setback.

ii. Abutting a public alley. Five (5) feet.

d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.

5. Height. No taller than three (3) floors and thirty five (35) feet. The maximum height is measured from the established grade to the flat roof deck and when there is no flat roof deck the height shall be to the tie-beam on the top floor of the building.

6. Streetscape standards. The developer, successors and assigns of all new residential buildings shall be responsible for the improvement of the area between the front setback and edge of pavement as an urban or suburban streetscape in accordance with Section 4-104.D.9.b.-h. Based on its location, the Development Services Director shall specify whether the project shall follow the standards for an urban streetscape or for a suburban streetscape, as established by Section 4-104.D.9.b.-h. of the Zoning Code. Any improvements constructed within the public right-of-way shall be dedicated to and maintained by the City. The maintenance of any landscaping within the right-of-way is subject to Chapter 62, Article IV of the City Code. All parking spaces shall be ground or basement level.

7. FAR. Maximum floor area ratio of ~~1.52=0~~.

8. Determination of maximum square foot floor area or FAR. The total floor area of a building or buildings on a building site divided by the area of the site. The total floor area shall include the gross horizontal area of the several stories of any building or buildings on the site, as measured from the exterior face of exterior walls (not the windows or doors in the exterior walls), and shall include any building area not specifically excluded by this section as floor area excluded from computing the FAR of a building or buildings. The floor area of a building that is excluded from the determination of a building's floor area ratio in this District shall include the following:

a. Unenclosed private balconies.

b. Off-street parking garages.

c. Open stairwells.

9. ~~Coral Gables Mediterranean Style~~ Design requirements. Townhouse/row house projects shall comply with Sections 5-601 – 5-603 and ~~5-6065-605 – 5-611~~ of the Zoning Code, and shall also comply with the following:

a. ~~Access points.~~ The project shall consolidate all vehicular entrances into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.

b. ~~Landscape lighting.~~ The project shall uplight landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.)~~comply with Numbers 5 (consolidated curb cut) and 6 of Table 2 of Article 5, Division 6, is not required to comply with Table 1, and shall comply the remainder of Article 5, Division 6.~~

10. ~~Additional design requirements.~~ ~~Required Coral Gables Mediterranean Architecture design elements and style shall include:~~

c. ~~Building façades.~~ All building façades (front, rear and any side façade with at least a five foot setback) shall be fully finished, and shall be proportioned and composed with ~~Mediterranean Architecture~~ design elements in a form and style that enhance the appearance of the building and its vicinity, and the overall aesthetic quality of the City. Design elements such as recessed windows with articulated sills and lintels; piers and arches; moldings and cornices; pilasters, engaged columns and columns; texture and color of materials, shall be used in ways consistent with the high standards of architecture established by historical building precedents of the City of ~~Coral Gables Mediterranean Architecture~~.

d. ~~Building materials.~~ High quality natural and energy efficient materials and architectural embellishments such as ceramic tile, decorative planters, and stonework shall be used throughout the building. Special care shall be taken to contribute to the overall design, scale and quality of the pedestrian public space of the City.

e. ~~Building massing.~~ The mass of a building shall rely upon proportions accentuating vertical elements, decorative use of roofline, and variation in roof heights. Structures shall be designed at the scale of the pedestrian. Roof top decorative structures and features shall be proportioned and detailed to enhance the City.

f. ~~Building details.~~ Building details shall include the use of functional balconies with brackets, decorative railings, balustrades and related relief elements; pedestrian area detailing for private courtyards, paseos and arcades; proportioned and quality materials for fenestration; wall articulation and texture; and other three dimensional aesthetic features that enhance the appearance of the building. ~~Only details characteristic of Coral Gables Mediterranean Architecture shall be used, which range from the classical orders of City Hall and the Biltmore to the vernacular features of Douglas Entrance, and provide an ample and cohesive palette of architectural expression.~~ Proportions, finishes and scale shall be reviewed for appropriateness and correctness. All visible exterior surfaces,

including floors, walls and ceilings, shall be detailed in ways consistent with their Coral Gables Mediterranean Architecture design elements and style.

10. H. Alley and other common areas.

a. Alley. A private alley shall be constructed along the rear property line, if none exists, as a common area or with cross access agreements, as the exclusive means of vehicular access to the townhouse/row house units. The design of the alley shall comply with the following:

i. Width. The right-of-way width of the alley shall be not less than twenty (20) feet, and shall provide adequate turning areas at changes in angles.

ii. Buffering. Enhanced landscaping and buffering shall be provided along the rear property line at a minimum of five (5) feet in width, ~~on the far side of the alley,~~ to assure compatibility with abutting residential development, recognizing that the side yards of such development may face the alley.

~~Property owners who seek approval of a townhouse/row house pattern of development must agree to provide a cross access agreement to allow the continuation of this pattern of development, and a continuous and functional rear alley, on an abutting property if proposed in the future.~~

b. Maintenance and control of alley and any other common areas. Land utilized for the private alley, and any other proposed common areas, shall be restricted by appropriate legal instrument satisfactory to the City Attorney as common areas in perpetuity in accordance with the provisions of Section 5-2303. Such instrument shall be submitted to the Coral Gables City Attorney's Office for recording in the Miami-Dade County, Florida Clerk of the Courts, recorded in the Public Records of Miami-Dade County and shall be binding upon the developer, property owners association, successors, and assigns and shall constitute a covenant running with the land assuring continued function and private maintenance and control of the alley and any other common areas.

c. Cross access agreements to assure a continuous rear alley. ~~Expansion of existing or approved townhouse/row house pattern of development.~~

i. Property owners who seek approval of a townhouse/row house pattern of development must agree, if requested, to provide a cross access agreement to allow the future continuation of this pattern of development, and a continuous and functional rear alley, on an abutting property.

ii. If an abutting property owner proposes to continue an existing or approved townhouse/row house pattern of development, ~~that owner of the abutting property~~ shall obtain from and provide to the owner of the existing or approved development cross access easements, so that the private rear alley can be continuous.

iii. If the approval for the abutting property to continue the townhouse/row house pattern of development expires or is otherwise invalidated prior to issuance of a building permit, the affected property owners may rescind the cross access agreement.

iv. These cross access easements shall be recorded in the Public Records of Miami-Dade County, and a copy submitted to the City Clerk's Office as part of the approval of the continuation of the townhouse/row house development pattern on the abutting property.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective \_\_\_\_\_, 2014.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN

CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING AN AMENDMENT TO THE TEXT OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, POLICY FLU-1.1.2, "TABLE FLU-1. RESIDENTIAL LAND USES", PURSUANT TO LARGE SCALE AMENDMENT PROCEDURES SUBJECT TO SS. 163.3184 AS AMENDED, FLORIDA STATUTES, AMENDING THE MAXIMUM DENSITY PERMITTED FOR THE LAND USE CLASSIFICATION "MULTI-FAMILY DUPLEX DENSITY" FROM NINE (9) UNITS PER ACRE TO EIGHTEEN (18) UNITS PER ACRE; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff is requesting an amendment to the Comprehensive Plan's Future Land Use Element in order to increase the maximum permitted density for the land use classification "Multi-Family Duplex Density"; and,

**WHEREAS**, this amendment is being proposed in conjunction with a Zoning Code text amendment to permit the townhouse/row house building typology within the Multi-Family 1 Duplex (MF1) Zoning District as a conditional use; and,

**WHEREAS**, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and,

**WHEREAS**, in advance of public hearing consideration, the City's staff analysis, recommendation and Findings of Fact are available for inspection at City of Coral Gables Planning and Zoning Division and City Clerk's office and available on the City's Web page at [www.coralgables.com](http://www.coralgables.com) for public review; and,

**WHEREAS**, after notice being duly published, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) on May 14, 2014 at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, at a public hearing held on May 14, 2014, the Local Planning Agency (Planning and Zoning Board) meeting, the Board recommended (approval/denial) (vote: \_\_\_ - \_\_\_) of the text amendment; and,

**WHEREAS**, pursuant to the provisions of ss. 163.3184 as amended, Florida Statutes, the City Commission held a public hearing on \_\_\_\_\_, 2014, at which hearing all interested persons were afforded an opportunity to be heard and the text amendment was (approved/denied) on first reading (vote: \_\_\_ - \_\_\_); and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on \_\_\_\_\_, 2014, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: \_\_-\_\_); and,

**WHEREAS**, amendments to the text of the Comprehensive Plan as defined by State Statutes are considered large scale amendments, and are required to be transmitted to the Department of Economic Opportunity, Division of Community Development and the South Florida Regional Planning Council (SFRPC) for review prior to consideration by the City Commission on second reading; and,

**WHEREAS**, the City has provided a Comprehensive Plan Citizen Courtesy Information List as a part of the public record at the public hearings to allow interested parties the opportunity to receive information concerning the date of publication of the Notice of Intent by the Department of Economic Opportunity, Division of Community Development.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The text of the Comprehensive Plan of the City of Coral Gables is hereby amended as follows (changes in ~~strike-through~~ / underline format):

***Comprehensive Plan***

***Future Land Use Element***

***Goals, Objectives and Policies:***

***Goal FLU-1.*** *Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.*

***Objective FLU-1.1.*** *Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).*

**Policy FLU-1.1.1.** *The City’s Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.*

**Policy FLU-1.1.2** *Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):*

<i>Table FLU-1. Residential Land Uses.</i>			
<i>Classification</i>	<i>Description</i>	<i>Density / Intensity</i>	<i>Height</i>
<i>Single-Family Low Density.</i>	<i>Single-family detached homes.</i>	<i>Maximum 6 units/acre.</i>	<i>Per the Zoning Code.</i>
<i>Single-Family High Density.</i>	<i>Single-family detached and attached homes, including townhouses.</i>	<i>Maximum 9 units/acre.</i>	<i>Per the Zoning Code.</i>
<i>Multi-Family Duplex Density.</i>	<i>Duplex homes, including townhouses.</i>	<i>Maximum 9 <u>18</u> units/acre.</i>	<i>Per the Zoning Code.</i>
<i>Multi-Family Low Density.</i>	<i>Multi-family residential of low height and density.</i>	<i>Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.</i>	<i>Up to 50’ maximum (no limitation on floors), or up to 77’ maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.</i>
<i>Multi-Family Medium Density.</i>	<i>Multi-family residential of medium height and density.</i>	<i>Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.</i>	<i>Up to 70’ maximum (no limitation on floors), or up to 97’ maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.</i>
<i>Multi-Family High Density.</i>	<i>Multi-family residential of high height and density.</i>	<i>Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.</i>	<i>Up to 150’ maximum (no limitation on floors), or 190.5’ maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.</i>

**SECTION 3.** The City Commission, pursuant to First Reading approval of the Ordinance authorizes transmittal of the request, as required by State Statutes, to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading.

**SECTION 4.** All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

**SECTION 5.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 6.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 7.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 8.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 9.** This Ordinance shall become effective \_\_\_\_\_, 2014.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY

PROJECT	Townhouse Units	Unit Size (SF)	Floor Area Ratio	Density (DU/Acre)	Lot Depth	Townhouse Width	Front Setback	Interior Side Setback	Street Side Setback	Rear Setback	Building Height	# of Stories	# Bedrooms	Rear Public Alley	Courtyard	Notes
Valencia Townhomes 432-442 Valencia	3	3,684	1.34	16	110'	25'	5'	0	NA	5'	32' 7"	2	3	Y	Y	Built 2013-14
Valencia Village Phase I 530 Valencia	6	3,597	1.31	16	110'	23' 2"	5'	5' 3" 5' 1"	NA	5' 1"	40'	2	3	Y	Y	Built 2007; has attic & game room
Valencia Village Phase II 550 Valencia	4	3,597	1.42	15	110'	23' 2"	5'	2' 7"	10'	5'	34' 2"	2	3	Y	Y	Built 2013; has attic & game room
Almeria Row Phase I 645-653 Almeria	5	3,305	1.08	14	110'	23' 8"	5'	0	10'	5'	44'	2	4	Y	Y	Built 2010
Almeria Row Phase II 635 Almeria	5	3,305	1.25	16	110'	23' 8"	5'	0 2'	NA	5'	44'	2	4	Y	Y	Under permit review
Anastasia Townhomes 511-525 Anastasia	10	3,300 2,940	1.25	18	100'	25'	5'	0	NA	20'	40'	3	3	N	Y	Under construction
Santander Townhomes 625 Santander	10	2,795	1.19	17	100'	23' 10"	6'	0	10'	20'	40' 5"	2	3	N	Y	Under permit review

**Attachment C**

**Table: Summary Data on Existing and Proposed Townhome Projects  
Within the City's Multifamily Special Area District (MIFSA)**

Source: City of Coral Gables, Development Services Department, April 2014

Attachment D  
Maps of Areas that have  
MF1 Zoning

# MIAMI-DADE COUNTY



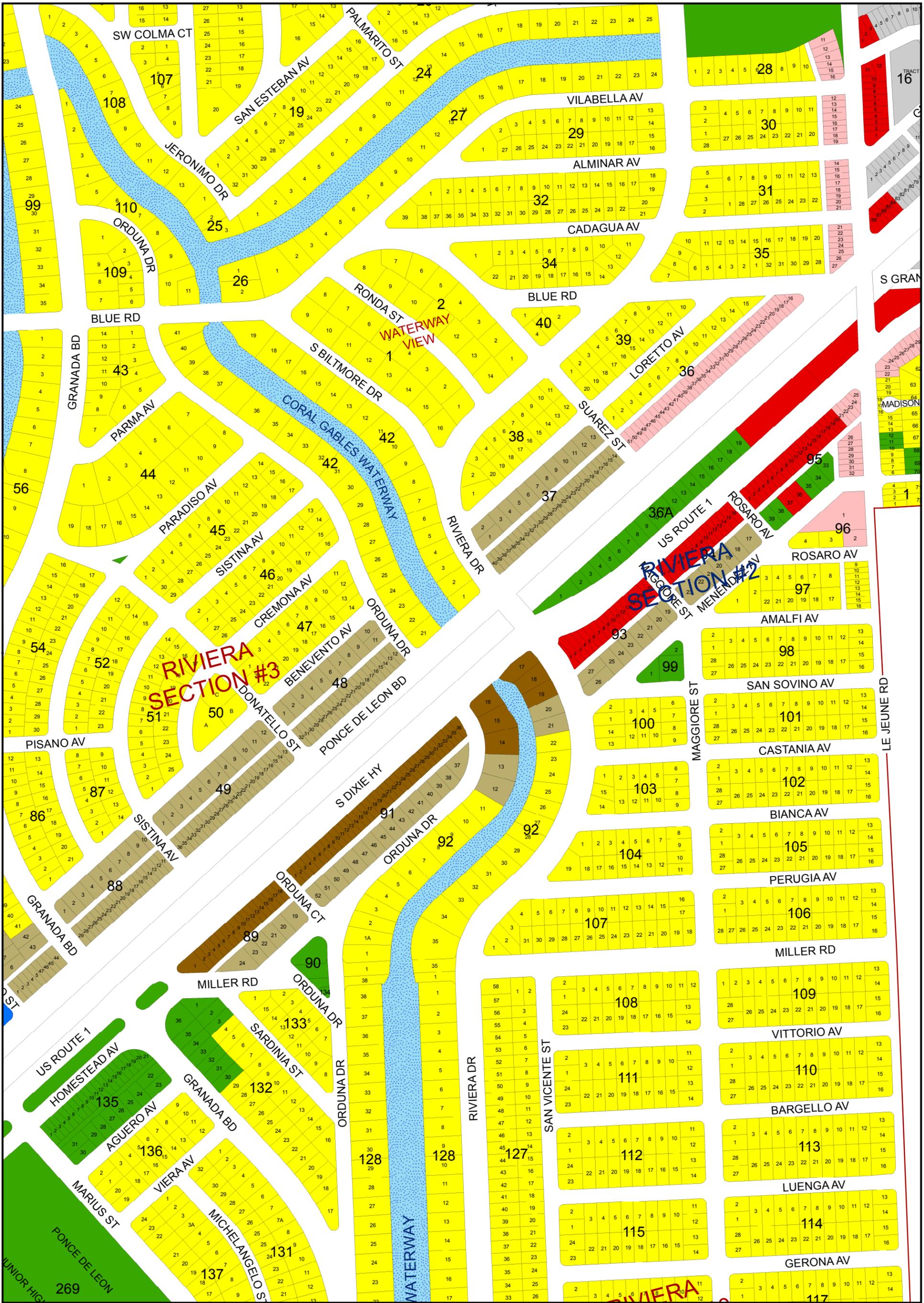
## Zoning Districts

- |  |  |  |
|--|--|--|
|  (SFR) Single-Family Residential District  |  (UCD) University Campus District |  (CL) Commercial Limited District |
|  (MF1) Multi-Family 1 Duplex District      |  (S) Special Use District         |  (C) Commercial District          |
|  (MF2) Multi-Family 2 District             |  (P) Preservation District        |  (I) Industrial District          |
|  (MFSA) Multi-Family Special Area District |  |  |



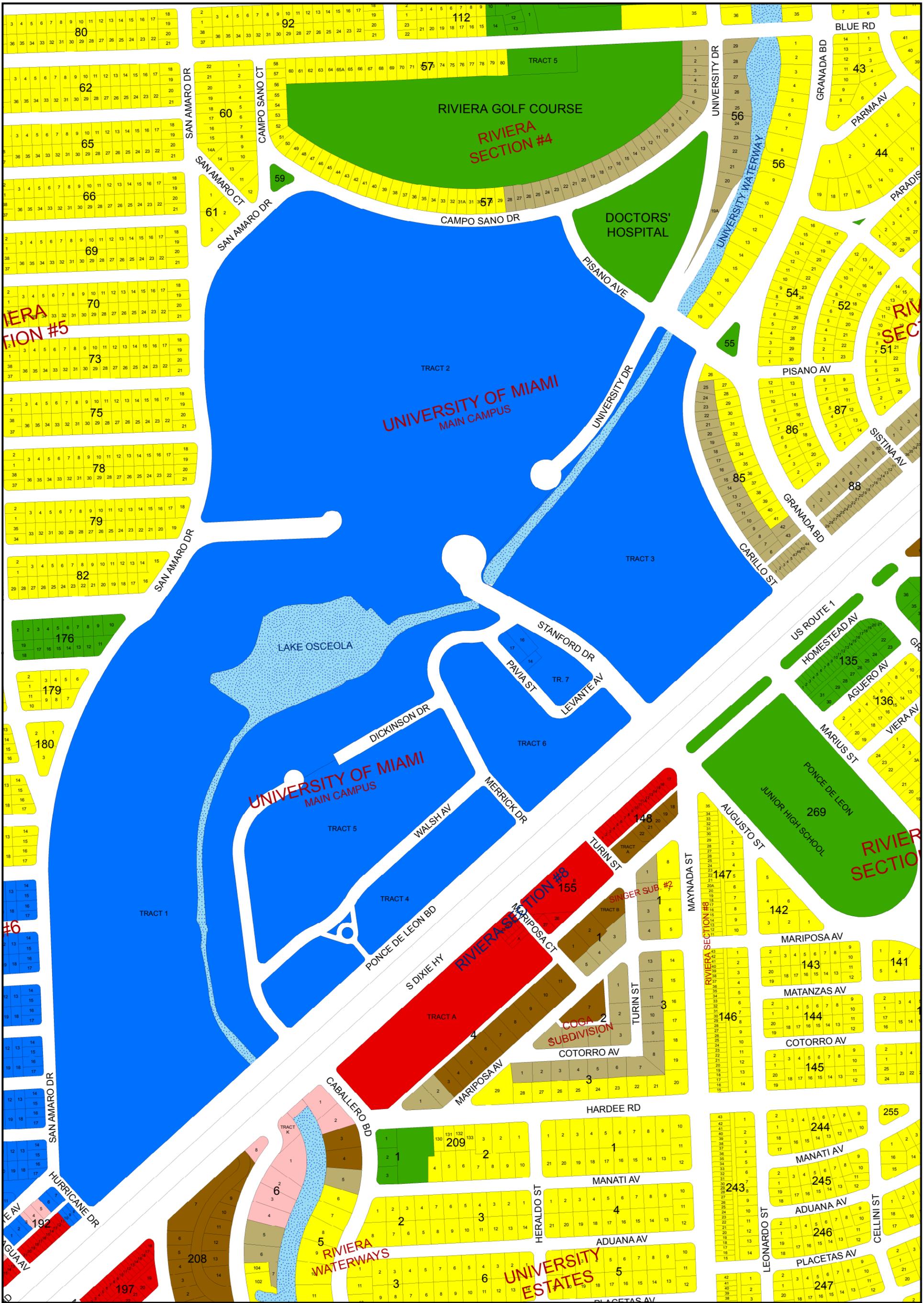
### Zoning Districts

- |  |  |  |
|--|--|--|
|  (SFR) Single-Family Residential District  |  (UCD) University Campus District |  (CL) Commercial Limited District |
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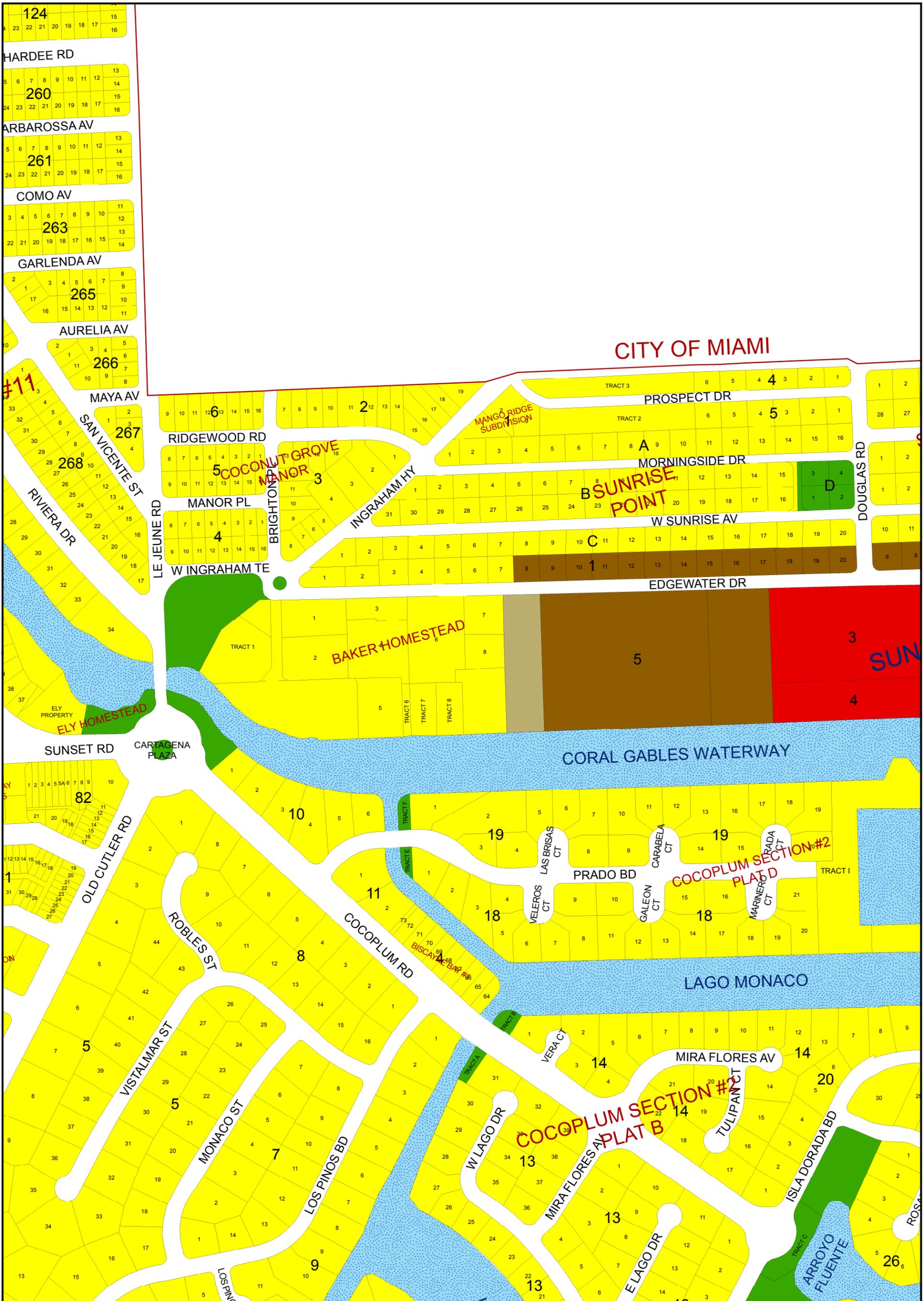
### Zoning Districts

- |  |  |  |
|--|--|--|
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### Zoning Districts

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### Zoning Districts

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|  (MF1) Multi-Family 1 Duplex District      |  (S) Special Use District         |  (C) Commercial District          |
|  (MF2) Multi-Family 2 District             |  (P) Preservation District        |  (I) Industrial District          |
|  (MFSA) Multi-Family Special Area District |  |  |

# Attachment E: Relevant Code Provisions Cited

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Provision	Page
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**CITY CODE: CHAPTER 62 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES**

**ARTICLE IV. MAINTENANCE OF SIDEWALKS AND SWALE AREAS**

**Sec. 62-129. Definition.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Swale area* means that area between the property line and the back of the street curb or the edge of the paved roadway.

(Code 1958, § 28-37(a); Code 1991, § 22-131; Ord. No. 2782, § 1, 5-24-1988)

**Sec. 62-130. Persons liable.**

In the case of rental property, the occupant shall be held jointly and severally liable for compliance with the duties and obligations imposed by this article upon the owner of such property.

(Code 1958, § 28-37(b); Code 1991, § 22-132; Ord. No. 2782, § 1, 5-24-1988)

**Sec. 62-131. Streets, alleys, swale areas and rights-of-way to be kept clean and mowed.**

All owners of unimproved property and occupants, or occupants and owners of improved property shall maintain their property in a clean, litter-free and mowed condition, including sidewalks, grass strips, alleys up to and including the median point of the alley, curbs, swale areas, or rights-of-way up to the edge of pavement of any public street. Maintenance shall include but not be limited to mowing the grass and performing general edging, trimming and cleanup activities. Property owners or their designees are prohibited from trimming trees and performing other activities within the city right-of-way except in accordance with the provisions outlined in section 82-1 and as may otherwise be regulated by this Code. The city may, upon the approval of the city manager, mow selected areas of right-of-way when doing so is found to serve a public interest.

(Code 1958, § 28-37(c); Code 1991, § 22-133; Ord. No. 2782, § 1, 5-24-1988; Ord. No. O-2004-38, § 2, 9-28-2004; Ord. No. 2007-25, § 2, 8-28-2007)

**Sec. 62-132. Maintenance of area next to sidewalk.**

- (a) Whenever there is an unpaved area between the sidewalk and the curb, or between the sidewalk and the property line, it shall be the responsibility of the owner and/or occupant of the property to make sure that there are no holes or hidden dangers in the unpaved areas.
- (b) Whenever the city shall discover that unpaved areas are not kept in good condition, it shall be the duty of such employees of the city, as the city manager shall designate to enforce this section, to notify the owner and/or occupant of the existing condition. The person so notified shall have ten days in which to rectify the condition. If the owner and/or occupant fails to comply with such notice, the city shall then perform the necessary work and shall assess the cost of such work against the property. Such assessment, if not paid, shall become a lien against the property.

**CITY CODE: CHAPTER 62 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES**

(Code 1958, § 28-37(d); Code 1991, § 22-134; Ord. No. 2782, § 1, 5-24-1988; Ord. No. 2007-25, § 2, 8-28-2007)

**Sec. 62-133. Removal of obstructions.**

- (a) Written notice shall be given to the owner of the abutting property to remove any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city. If the owner of the abutting property fails to comply with such removal of trees, shrubbery, or obstruction within ten days of receipt of the written notice, the city shall then perform the necessary removal operations and shall assess the cost of said removal against the property. Such assessment, if not paid, shall become a lien against the property.
- (b) If any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city creates an emergency situation involving potential danger to the health, safety, and welfare of the community, the city shall perform removal operations immediately, thus eliminating the emergency, and shall assess the cost of such removal against the property. Such assessment, if not paid, shall become a lien against the property.

(Code 1958, § 28-37(e); Code 1991, § 22-135; Ord. No. 2782, § 1, 5-24-1988)

**Sec. 62-134. Issuance of notices restricted.**

The notices sent to property owners, as set forth above, shall provide that only one notice will be sent for a period of one year from the date sent. Any and all other violations occurring under this article shall be remedied by the city without further notice.

(Code 1958, § 28-37(f); Code 1991, § 22-136; Ord. No. 2782, § 1, 5-24-1988)

**Sec. 62-135. Private right of action.**

Any person, including the city, that is injured, aggrieved or against whom a civil action for damage, injunction or other relief is brought, to recover for injuries or damages arising out of a violation of this chapter, or to correct a condition in violation of this chapter, may bring a civil action in any court of competent jurisdiction against the adjacent or abutting property owner, occupant or agent of such property, or third party, who contributed to the violation of this chapter, for damages according to the percentage that the property owner, occupant, agent or third party's violation, negligence or wrongful acts or omissions contributed to any alleged injuries or damages. The city may assert as a defense to any action that a violation of this chapter caused or allowed to be caused by an adjacent or abutting property owner, occupant or agent of such property, or third party reduces the city's liability in whole or in part by such property owner, occupant or agent of such property, or third party's violation, negligence or wrongful acts or omissions.

(Ord. No. 2007-25, § 2, 8-28-2007)

**Secs. 62-136—62-151. Reserved.**

# ZONING CODE: ARTICLE 3 - DEVELOPMENT REVIEW

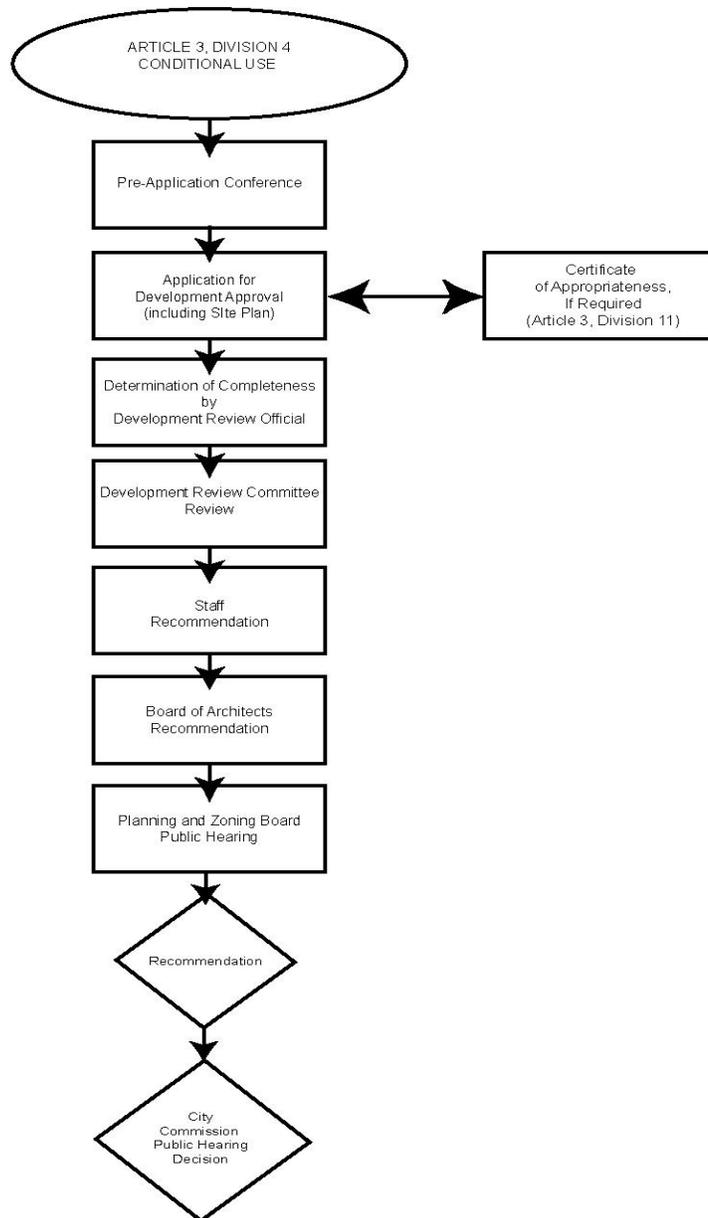
## Division 4. Conditional Uses

### Section 3-401. Purpose and applicability.

The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.

### Section 3-402. General procedures for conditional uses.

The following graphic summarizes the procedures required to obtain conditional use approval:



## **ZONING CODE: ARTICLE 3 - DEVELOPMENT REVIEW**

### **Section 3-403. Application.**

An application for conditional use approval shall be made in writing upon form approved by the City, including a site plan, and shall be accompanied by applicable fees.

### **Section 3-404. Staff review, report and recommendation.**

- A. City staff shall review the application for conditional use approval in accordance with the provisions of Article 3, Division 2 of these regulations and this Division. In the event that such application involves historic properties, it shall be referred to the Historic Resources Department for review and approval in accordance with Article 5, Division 11 prior to any further review under the provisions of this Division.
- B. Upon completion of review of an application, City staff shall:
  1. Provide a report that summarizes the application, including whether the application complies with each of the standards for granting conditional use approval in Section 3-408.
  2. Provide written recommended findings of fact regarding the standards for granting conditional use approval in Section 3-408.
  3. Provide a recommendation as to whether the application should be approved, approved with conditions, or denied.
  4. Provide the report and recommendation, with a copy to the applicant, to the Planning and Zoning Board for review.
  5. Schedule the application for hearing before the Planning and Zoning Board upon completion of the Board of Architect's review.
  6. Provide notice of the hearing of a conditional use application before the Planning and Zoning Board in accordance with the provisions of Article 3, Division 3 of these regulations.
  7. Schedule and provide notice before the City Commission of a conditional use application in accordance with the provisions of Article 3, Division 3 of these regulations.

### **Section 3-405. Board of Architects review and recommendation.**

Upon receipt of the recommendation of City staff, the Board of Architects shall review the application and the recommendation of staff to determine if the application is consistent with the standards of these regulations and any design requirements set out in the zoning district in which the parcel is located. The Board of Architects approval is required prior to the Planning and Zoning Board's consideration of an application for conditional use approval.

### **Section 3-406. Planning and Zoning Board recommendation.**

The Planning and Zoning Board shall review the application for conditional use approval, consider the recommendations of staff and the Board of Architects, conduct a quasi-judicial public hearing on the application and recommend to the City Commission whether they should grant the approval, grant the approval subject to specified conditions or deny the application. The Planning and Zoning Board may recommend such conditions to the approval that are necessary to ensure compliance with the standards set out in Section 3-408.

### **Section 3-407. City Commission decision.**

The City Commission shall review the application, the recommendations of staff, the Board of Architects and the Planning and Zoning Board, and shall conduct a quasi-judicial public hearing and grant the approval, grant the approval subject to specified conditions or deny the application. The City Commission may attach such conditions to the approval that are necessary to ensure compliance with the standards set out in Section 3-408.

## **ZONING CODE: ARTICLE 3 - DEVELOPMENT REVIEW**

### **Section 3-408. Standards for review.**

The Planning and Zoning Board and the City Commission shall provide findings of fact that a conditional use complies with the following standards and the criteria applicable to each conditional use:

- A. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.
- B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.
- C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.
- D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.
- E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.
- F. The parcel proposed for development is adequate in size and shape to accommodate all development features.
- G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.
- H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.
- I. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.

### **Section 3-409. Effect of decision.**

Approval of a conditional use shall be deemed to authorize only the particular use for which it is issued and shall entitle the recipient to apply for a certificate of use or building permit or any other approval that may be required by these regulations, the City or regional, state or federal agencies. In the event an approval of a conditional use changes the design of the proposed building, final review of the design shall be conducted by the Board of Architects.

### **Section 3-410. Changes to conditional use approvals.**

- A. Minor revisions. The Development Review Official is authorized to allow minor revisions to an approved conditional use after receipt of comments from the Development Review Committee. A minor revision is one which:
  - 1. Does not affect the conditional use criteria applicable to the conditional use.
  - 2. Does not alter the location of any road or walkway by more than five (5) feet.
  - 3. Does not change the use.
  - 4. Does not change a condition of approval.
  - 5. Does not increase the density of the development.

## ZONING CODE: ARTICLE 3 - DEVELOPMENT REVIEW

6. Does not increase the intensity of the development by more than ten (10%) percent.
  7. Does not result in a reduction of setback or previously required landscaping.
  8. Does not result in a substantial change to the location of a structure previously approved.
  9. Does not result in a material modification or the cancellation of any condition placed upon the use as originally approved.
  10. Does not add property to the parcel proposed for development.
  11. Does not increase the height of the buildings.
- B. Other revisions. Any other adjustments or changes not specified as “minor” shall be granted only in accordance with the procedures for original approval.

### **Section 3-411. Expiration of approval.**

An application for a building permit shall be made within one (1) year of the date of the conditional use approval, and all required certificates of occupancy shall be obtained within one (1) year of the date of issuance of the initial building permit. Permitted time frames do not change with successive owners and an extension of time may be granted by the Development Review Official for a period not to exceed two (2) years but only within the original period of validity.

## ZONING CODE: ARTICLE 3 - DEVELOPMENT REVIEW

### Division 9. Platting/Subdivision

#### Section 3-901. Purpose and applicability.

The purpose of this Division is to provide application and review procedures for the platting and subdivision of land within the City. This Division shall be applicable to any subdivision or re-subdivision of land that creates one (1) or more parcels. No building permit shall be issued for construction of any improvements on a parcel that was not legally created in compliance with these regulations.

#### Section 3-905. Facing of lots and principal buildings.

- A. All facing of lots and principal buildings constructed within an established building site(s) within the SFR, MF1, MF2, or MFSA zoning districts shall adhere to the provisions provided in this Section.
- B. Facing of the lots and principal buildings. The facing of lots and principal buildings upon an abutting street shall be determined by the Development Review Official unless prescribed otherwise within Appendix A, Site Specific Zoning Regulations, or Section C below. The final determination shall be subject to satisfying one or more of the following criteria:
  - 1. Identification of the shortest street line of platted lot(s).
  - 2. Existing facing of principal buildings of adjoining lots.
  - 3. Existing platting configuration of adjoining lots.
- C. Required facing of lots and principal buildings in specific cases or certain streets. Except as provided otherwise in this Section, all principal buildings on a lot or corner lots shall face the following streets:
  - 1. Alhambra Circle and South Alhambra Circle.
  - 2. Country Club Prado.
  - 3. DeSoto Boulevard.
  - 4. Indian Mound Trail except in Block 20, Section D.
  - 5. Maynada Street.
  - 6. Ponce de Leon Boulevard.
  - 7. East Ponce de Leon Boulevard shall be deemed to face on said Circle, Boulevard, Trail, Prado and Street, as the case may be.
  - 8. Ponce de Leon Boulevard. All lots in the one hundred (100) foot strip on either side of Ponce de Leon Boulevard shall be governed by restrictions for lots facing that boulevard.
  - 9. On Red Road. All lots abutting upon Red Road, from Coral Way to Southwest Eighth Street, shall be deemed to face both Red Road and Country Club Prado, and residences erected upon such lots may face either of such streets.
- D. Setback requirements. Minimum front, side and rear setbacks and setback(s) from a canal, waterway, lake or bay shall be determined based upon City final determination of facing of the lot(s) and building(s). All minimum required setback requirements provided within the applicable assigned zoning districts shall be satisfied, unless specified otherwise in Appendix A, Site Specific Zoning Regulations.

## ZONING CODE: ARTICLE 4 – ZONING DISTRICTS

### Division 1. Residential Districts

#### Section 4-102. Multi-Family 1 Duplex (MF1) District.

- A. Purpose and applicability. The Multi-Family 1 Duplex (MF1) District is intended to accommodate low density, duplex dwelling units with adequate yards and open space to characterize a residential environment. In an MF1 District no buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used, for a use other than uses permitted in the district.
- B. Permitted principal uses and structures. The following uses are permitted in the MF1 district:
1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
  2. Duplex dwellings.
  3. Family day care as required and defined pursuant to Florida Statutes.
  4. Single-family dwellings that conform to the standards for single-family residences in an SFR District.
  5. Utility infrastructure facilities.
- C. Conditional uses. The following uses are permitted in the MF1 District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Private yacht basins.
- D. Performance standards. The following performance standards shall govern the general development of structures in the District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).
1. Building sites. Buildings and structures constructed in this District shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet.
  2. Density. Maximum density of two (2) units and one (1) principal building per building site.
  3. Facing of lots and buildings. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in Section 3-905.
  4. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.
    - a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and

## ZONING CODE: ARTICLE 4 – ZONING DISTRICTS

required on all building sites, except that on building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.

- b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition. In no case shall a side setback be less than five (5) feet.
  - c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings.
  - d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
5. Setback requirements for auxiliary and accessory buildings or structures. Except as specifically prescribed herein to the contrary, auxiliary and accessory buildings or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:
- a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof.
  - b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building.
6. Height of duplex buildings and accessory buildings. Maximum heights are as follows:
- a. Two (2) floors;
  - b. Twenty-nine (29) feet for the first fifty (50) feet or half of the lot depth, whichever is less, abutting SFR properties, as measured from the SFR property line;
  - c. Thirty-four (34) feet for the remaining portions of the property; and
  - d. Maximum height includes ridgelines, domes, steeples, towers, cupolas, decorative features and such other similar structures, excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.
7. Height of single-family buildings. Single-family buildings and accessory buildings shall satisfy all applicable SFR requirements.
8. Ground area coverage. Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building above the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the calculation of the ground area coverage of the principal building. Auxiliary buildings or structures,

## **ZONING CODE: ARTICLE 4 – ZONING DISTRICTS**

including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the site upon which the structures are located.

9. Minimum dwelling unit floor area. Each dwelling unit shall have a minimum floor area of five hundred seventy-five (575) square feet.
10. Architectural style. See Article 5, Division 6.

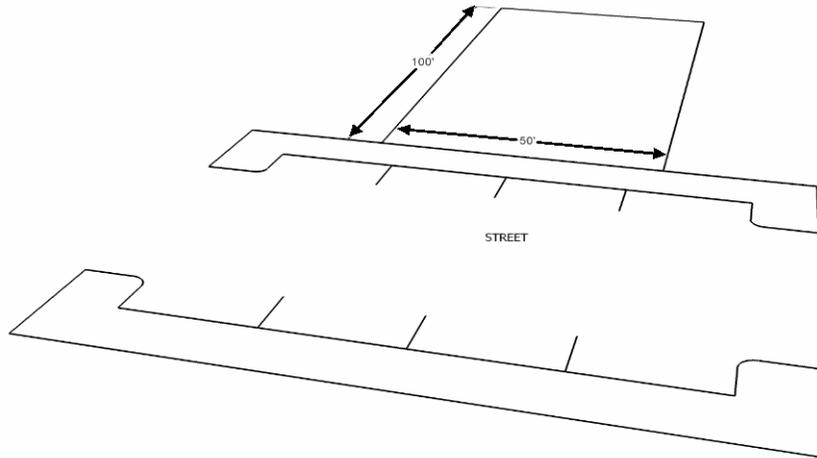
## ZONING CODE: ARTICLE 4 – ZONING DISTRICTS

### Division 1. Residential Districts

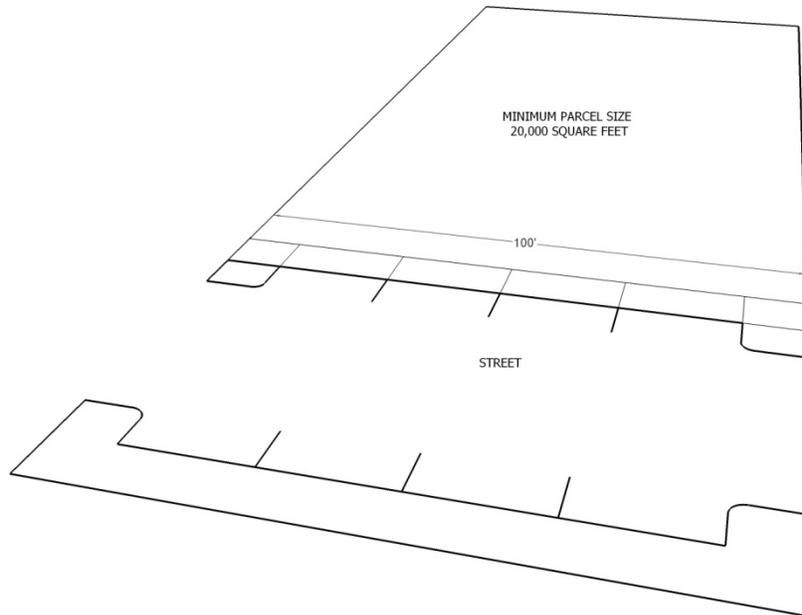
#### Section 4-104. Multi-Family Special Area (MFSA) District.

- A. Purpose and applicability. The purpose of the Multi-Family Special Area (MFSA) District is to accommodate various forms of multi-family housing to meet the housing needs of a diverse community, while ensuring that there is a transition to single-family neighborhoods which protects the integrity of those neighborhoods.
- B. Permitted principal uses and structures. The following uses are permitted:
1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
  2. Assisted living facilities (ALF).
  3. Duplex dwellings that conform to the performance standards for duplex buildings in an MF1 District.
  4. Family day care as required and defined pursuant to Florida Statutes.
  5. Multi-family dwellings.
  6. Single-family dwellings that conform to the standards for single-family residences in an SFR District.
  7. Townhouse/row house dwellings.
  8. Utility infrastructure facilities.
- C. Conditional uses. The following uses are permitted in the MFSA District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Bed and breakfast establishments.
  2. Private yacht basins.
- D. Performance standards. The following performance standards shall govern the general development of structures in this District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Regulations shall apply (see Appendix A).
1. Building sites. Buildings and structures constructed in this District shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet.
  2. Minimum parcel dimensions.
    - a. Buildings with a height of less than seventy (70) feet. Multi-family dwellings shall be constructed on a parcel of land with a width of not less than fifty (50) feet or a depth of not less than one hundred (100) feet.

## ZONING CODE: ARTICLE 4 – ZONING DISTRICTS



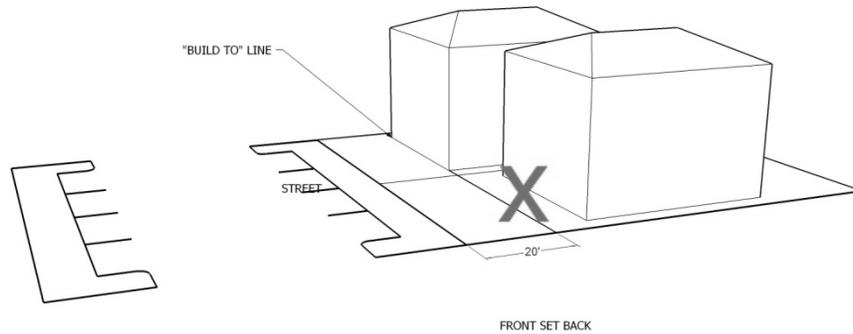
- b. Buildings with a height of seventy (70) feet or greater. Multi-family dwellings with a height of seventy (70) feet or greater shall be constructed on a parcel of land with an area of not less than twenty thousand (20,000) square feet and at least one hundred (100) feet of frontage on a public road.



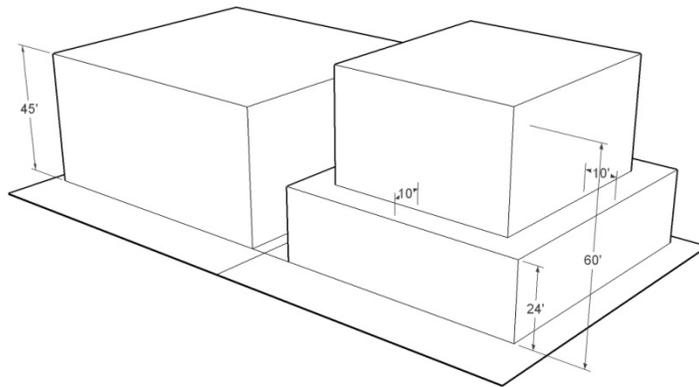
- c. Townhouses/row houses. Minimum building/parcel width of twenty-two (22) feet.
3. Maximum density. Sixty (60) dwelling units per acre or the density provided in the Comprehensive Plan, with architectural incentives, whichever is less.
4. Facing of lots and buildings.
- a. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in the Site Specific Zoning Regulations in Appendix A.

## ZONING CODE: ARTICLE 4 – ZONING DISTRICTS

- b. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one (1) street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face.
  - c. Townhouse/row house units on a street shall be designed in a row house building typology that is oriented towards the street. All units shall have their primary pedestrian entrance facing and visible from a street, with off-street parking accessed from the rear of the property.
5. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site.
- a. Front setback. The front setback shall also be a build to line for the ground level of any building.

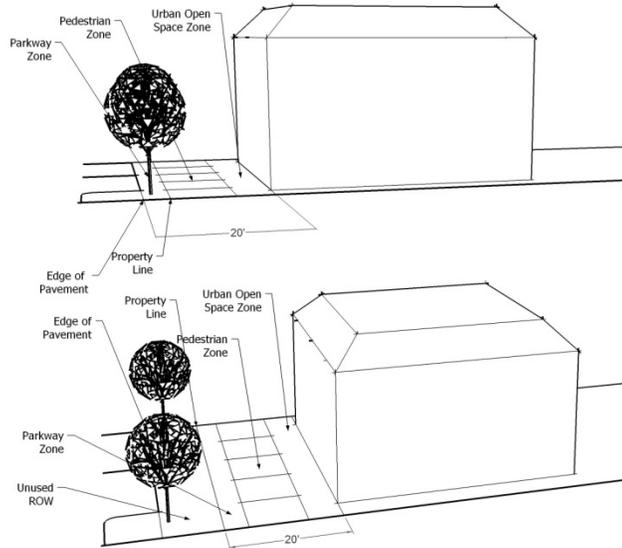


- i. Townhouses/row houses with a height of forty-five (45) feet or less. Ten (10) feet.
- ii. Buildings with a height of forty-five (45) feet or less. Twenty (20) feet.
- iii. Buildings with a height greater than forty-five (45) feet. Twenty (20) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional ten (10) feet.



- iv. Adjustment to front setback. In the event that there is public right-of-way between the edge of street pavement and the front property line of the parcel proposed for development, the required front setback shall be reduced by the distance between the edge of pavement and the front property line; provided however, that in no case shall a building be constructed within five (5) feet of the front property line.

## ZONING CODE: ARTICLE 4 – ZONING DISTRICTS



b. Side setbacks.

i. Interior property line and abutting alley side setback.

- (a) Townhouses with a height of forty-five (45) feet or less. None.
- (b) Buildings with a height of forty-five (45) feet or less. Five (5) feet.
- (c) Buildings with a height of greater than forty-five (45) feet. Ten (10) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional ten (10) feet.

ii. Abutting a public street.

- (a) Buildings with a height of forty-five (45) feet or less. Ten (10) feet.
- (b) Buildings with a height of greater than forty-five (45) feet. Ten (10) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional five (5) feet.

c. Rear setback. Ten (10) feet or five (5) feet if rear property line abuts an alley.

6. Floor area ratio. Maximum floor area ratio (FAR) shall not exceed 2.0.

7. Determination of maximum square foot floor area or FAR. The total floor area of a building or buildings on a building site divided by the area of the site. The total floor area shall include the gross horizontal area of the several stories of any building or buildings on the site, as measured from the exterior face of exterior walls (not the windows or doors in the exterior walls), and shall include any building area not specifically excluded by this section as floor area excluded from computing the FAR of a building or buildings. The floor area of a building that is excluded from the determination of a buildings floor area ratio in this District shall include the following:

- a. Unenclosed private balconies.
- b. Off-street parking garages.
- c. Lobbies and corridors on the ground floor of the building.
- d. Corridors located above the ground floor that are at least fifty (50%) percent open and unenclosed.
- e. Open stairwells.

8. Height. The maximum permitted height is as follows:

## ZONING CODE: ARTICLE 4 – ZONING DISTRICTS

- a. Pursuant to the Comprehensive Plan Map designation and/or Site Specific Zoning regulations.
- b. MFSA properties shall have a height limitation of thirty five (35) feet within fifty (50) feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the MFSA property line. MFSA properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, on the remaining portions adjacent, abutting or contiguous (including streets, waterways, or alleys) to an SFR and/or MF1 property.
- c. Parcels of land which are contiguous or adjacent to MF1 Districts or land designated as public buildings and grounds. Forty-five (45) feet.
- d. Parcels of land designated Comprehensive Plan Residential Use - multi-family low-density.
  - i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low-density land use designations: forty-five (45) feet.
  - ii. Parcels of land which are contiguous or adjacent to other parcels designated residential use - multi-family medium density land use designations: forty-five (45) feet.
  - iii. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family high density or commercial use high-rise intensity land use designations: sixty (60) feet.
- e. Parcels of land designated Comprehensive Plan Residential Use - multi-family medium-density.
  - i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low-density land use designations: sixty (60) feet.
  - ii. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family medium-density land use designations: sixty (60) feet or seventy (70) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
  - iii. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family high-density or commercial use high-rise intensity land use designations: sixty (60) feet or one-hundred (100) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
- f. Parcels of land designated Comprehensive Plan Residential Use - multi-family high-density.
  - i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low-density land use designations: sixty (60) feet or seventy (70) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
  - ii. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family medium-density land use designations:
    - (a) Sixty (60) feet if a parcel of land is less than ten-thousand (10,000) square feet, or seventy (70) feet if a parcel of land has an area of ten-thousand (10,000) square feet or greater but less than twenty-thousand (20,000) square feet; or,
    - (b) One hundred (100) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
  - iii. Parcels of land which are contiguous or adjacent to other parcels designated residential use - multi-family high-density or commercial use high-rise intensity land use designations: sixty (60) feet or one-hundred-fifty (150) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
- g. Parcels of land abutting existing buildings with non-conforming heights. Notwithstanding any other provision of this Subsection 8, a parcel of land which is proposed for development which abuts parcels of land on three (3) sides improved with existing buildings with heights exceeding the maximum permitted height shall have a maximum permitted height of the lowest height of

## ZONING CODE: ARTICLE 4 – ZONING DISTRICTS

the three (3) buildings on the parcels abutting the parcel proposed for development.

h. Height summary. The following matrix summarizes the provisions of Subsection 8, a-f:

<i>Maximum height</i>						
	<i>Parcel size</i>	<i>SFR</i>	<i>MF1</i>	<i>MF L</i>	<i>MF M</i>	<i>MF H</i>
MF L		35'	45'	45'	45'	60'
MF M	<20 K	35'	45'	60'	60'	60'
	>20 K	35'	45'	60'	70'	100'
MF H	<10 K	35'	45'	60'	60'	60'
	10K – 20K	35'	45'	60'	70'	70'
	>20 K	35'	45'	70'	100'	150'

"SFR" means any of the SFR District in the Zoning Code.

"MF1" means any of the MF1 District in the Zoning Code.

"MF L" means the residential multi-family low density category in the Comprehensive Plan.

"MF M" means the residential multi-family medium density category in the Comprehensive Plan.

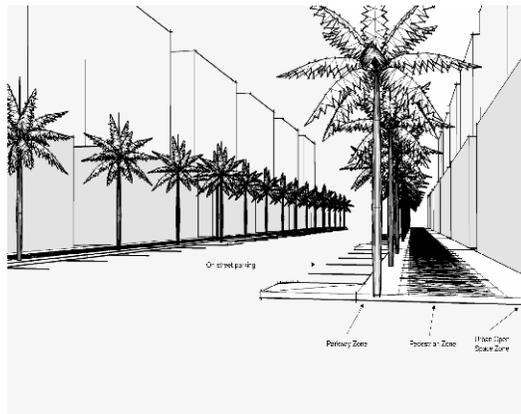
"MF H" means the residential multi-family high density category in the Comprehensive Plan.

i. The maximum permitted height is measured from established grade to the flat roof deck and when there is no flat roof deck the height shall be to the tie-beam on the top floor of the building. Mechanical equipment areas and decorative roof structures may extend beyond the permitted height a total of ten (10) feet. When more than one (1) of the following conditions occurs for a specific property, the more restrictive condition shall apply.

### 9. Streetscape standards.

a. Streetscape required. The developer of all new residential buildings shall be responsible for the improvement of the area between the front set back and edge of pavement as an urban or suburban streetscape. If the parcel of land proposed for development is adjacent to parcels of land designated multi-family high density or multi-family medium density, then an urban streetscape shall be required. If the parcel of land proposed for development is designated multi-family low density and is adjacent to parcels of land designated multi-family low density, then a suburban streetscape shall be required. Any improvements constructed within the public right-of-way shall be dedicated to and maintained by the City.

b. Minimum width of required streetscape. An urban streetscape shall have a minimum width of twenty-nine (29) feet. A suburban streetscape shall have a minimum width of fifteen (15) feet.

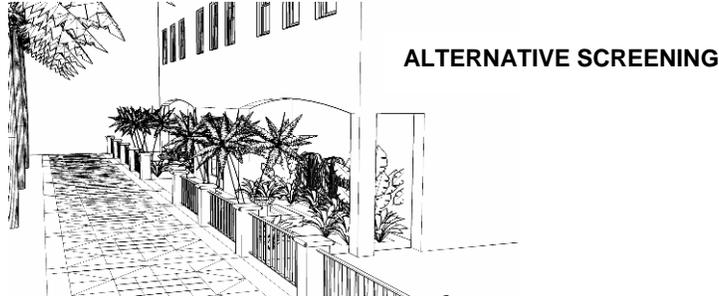


## ZONING CODE: ARTICLE 4 – ZONING DISTRICTS

- c. Required urban streetscape elements. The required urban streetscape shall be comprised of four (4) zones:
  - i. On-street parking zone.
  - ii. A parkway zone of at least four (4) feet in width.
  - iii. A pedestrian zone of at least eight (8) feet in width except that the zone width may be reduced to six (6) feet where the existing sidewalks adjacent to the parcel proposed for development are five (5) feet or less.
  - iv. An urban open space zone located between the building and the pedestrian zone, except that no urban open space zone shall be required for townhouses.
- d. Required suburban streetscape elements. The required suburban streetscape shall be comprised of two (2) zones:
  - i. A parkway zone of at least four (4) feet in width.
  - ii. A pedestrian zone of at least six (6) feet in width.
  - iii. If the placement of streetscape elements results in removal of existing on-street parking, the Directors of Public Service and Public Works may reduce the required elements to provide for the preservation of the existing on-street parking.
- e. On-street parking requirements. Parallel parking spaces shall be provided within the public right-of-way with dimensions of nine (9) feet by twenty (20) feet. Parallel parking spaces shall be separated with “landscape bulb outs” or pedestrian crosswalks so that no more than six (6) spaces shall be contiguous to one another. If the placement of the spaces results in removal of existing on-street over story trees, the Directors of Public Service and Public Works may reduce the on-street parking requirement to provide for the preservation of the existing over story trees.
- f. Parkway zone requirements.
  - i. At least twenty-five (25%) percent of the parkway zone shall be landscaped with groundcover, flower planters or tree grates.
  - ii. Street trees shall be located in the parkway zone on thirty (30) foot centers.
  - iii. Portions of the parkway zone which are not landscaped shall be improved with pavers.
  - iv. Planters shall not be located in those portions of the parkway zone which are contiguous to parking spaces in an on-street parking zone.
  - v. Pavers shall be Coral Gables beige with neutral borders and internal patterns.
  - vi. The pedestrian zone shall be free of obstacles such as street furniture and landscaping.
- g. Urban open space zone.
  - i. The urban open space zone shall be improved with:
    - (a) Landscape, hardscape or a mix of landscape and hardscape material.
    - (b) Water features, fountains, planters, street lighting and street furniture.
    - (c) Entrance features including steps may be located within the zone.
  - ii. If the urban open space zone is located on private property, the zone may be enclosed with ornamental fencing not to exceed five (5) feet in height. No more than thirty five (35%) percent of the fencing shall be solid and the fencing shall have gates to allow residents to access the pedestrian zone of the required streetscape.
  - iii. Include one (1) tree of at least fourteen (14) feet in overall height per one hundred twenty-five (125) square feet of required open space area.
- h. Building facades. Building facades abutting the required streetscape shall be animated by windows, shutters, planters, columns, relief elements, and other architectural details to give character to the street. All windows shall be recessed at least four (4) inches.
- i. Parking garages.

## ZONING CODE: ARTICLE 4 – ZONING DISTRICTS

- i. No portion of a building which is above grade and within twenty (20) feet of the front setback line shall be used for the storage of vehicles or off-street parking unless the façade is treated with a decorative wall or fence of four and one-half (4½) feet in height along the portion of the building used for off-street parking, with landscaping and urban open space which screens the building to a height of at least seven (7) feet at time of planting.



- ii. In the event that structured parking is to be constructed above grade, the facades of the garage shall be designed and improved so that the use of the building as a garage is not readily apparent.
  - iii. Parking garages shall reflect the architectural character and exterior finishes of the building which is to be served by the garage.
- j. Refuse and waste disposal facilities. Refuse and waste disposal facilities shall be enclosed within a building or structure which reflects the architectural character and exterior finishes of the building which is to be served by the facilities. An enclosure used exclusively for refuse and waste facilities may be located in a required front setback area.
  - k. Architectural standards. See Article 5, Division 6.
  - l. All development shall comply with Article 5, Division 6 for residential uses which are set out in Table 1 of Division 6 and five (5) of ten (10) of the standards in Table 2 of Division 6; however, the bonus intensity and heights shall not apply.

## ZONING CODE: ARTICLE 5 – DEVELOPMENT STANDARDS

### Division 6. Design Review Standards

#### Section 5-601. Purpose and applicability.

A. The purpose of these design review standards is to:

1. Provide standards and criteria for review of applications for development approval within the City;
2. Promote innovative design with regard to the aesthetics, architectural design, appearances, safety, and function of the built environment in relation to the site, adjacent structure and surrounding community;
3. Promote orderly and harmonious development of the City;
4. Enhance the desirability of residences or investment in the City;
5. Encourage the attainment of the most desirable use of land and improvements;
6. Enhance the desirability of living conditions upon the immediate site or in adjacent areas;
7. Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other;
8. Establish identity, diversity and focus to promote a pedestrian friendly environment; and
9. Encourage the utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional areas.

B. The standards in this Division shall be applicable to applications for development approval within all zoning districts, except as otherwise provided herein.

#### Section 5-602. Design review standards.

A. The Board of Architects shall determine if an application satisfies the following design review standards:

1. Whether the color, design, finishes, fenestration, texture, selection of architectural elements of exterior surfaces of the structure are compatible and the relationships of these items in comparison to building base, middle and top with the hierarchy of importance being the base, top and middle.
2. Whether the planning and siting of the various function and structures on-site provides the following:
  - a. Creates an intrinsic sense of order between buildings, streets and pedestrian movements and activities.
  - b. Provides a desirable environment for occupants, visitors and the general community.
3. Whether adjacent existing historic features, natural features and street level pedestrian view corridors are appropriately integrated or otherwise protected.
4. Whether the amount and arrangement of open/green space [including urban open space (i.e. plazas) or unimproved areas (i.e. open lawns, etc.)] are appropriate to the design, function and location in relationship to the function of the structures and surrounding properties.

## ZONING CODE: ARTICLE 5 – DEVELOPMENT STANDARDS

5. Whether sufficient buffering (including hard and softscape) is provided when non-compatible uses abut or adjoin one another.
  6. Whether the proposed lighting provides for the safe movement of persons and vehicles, provides security, and minimizes glare and reflection on adjacent properties.
  7. Whether access to the property and circulation is safe and convenient for pedestrians, cyclists and vehicles, and is designed to interfere as little as possible with traffic flow on these roads and to permit vehicles a prompt and safe ingress/egress to the site.
  8. Whether waste disposal facilities adversely affect adjacent properties.
  9. Whether the application provides improvements, public open space, pedestrian amenities which benefit the public.
  10. Whether the proposed application is in conformity with provisions of this Division.
- B. In applying the standards set forth in Section 5-602(A) above, the Board of Architects shall review each of the following items of an application:
1. Aesthetics.
  2. Architectural compatibility with neighboring properties and uses.
  3. Architecture.
  4. Building and building components including, but not limited to:
    - a. Accessory structures including garages, sheds, utility facilities and waste receptacles;
    - b. Arcades, loggias, porte coheres, passages and similar covered areas;
    - c. Building appendages including but not limited to the following: balconies, penthouses, loading docks, awnings, louvers, or any visible devices for deflecting, filtering or shielding the structure or interior from the elements, flues, chimneys, exhaust fans, air-conditioning equipment, elevator equipment, fans, cooling towers, antennae or similar structures placed upon the roof or the exterior of the building;
    - d. Building entrances/exits for pedestrians and vehicles;
    - e. Building height;
    - f. Building materials, texture, fenestration and surfaces;
    - g. Building openings;
    - h. Building scale and mass;
    - i. Building façade step-backs;
    - j. Building rooflines;
    - k. Design;
    - l. Lighting;

## ZONING CODE: ARTICLE 5 – DEVELOPMENT STANDARDS

- m. Parking and paved surfaces;
  - n. Signage;
  - o. Stairs, ramps, escalators, moving sidewalks, elevators or downspouts on the exterior buildings; and
  - p. Window coverage, casings/depth and proportion.
5. Colors.
- C. If the Board finds that an application is not consistent with the above standards, the Board of Architects may require changes of an application and its specifications to promote and maintain the purpose of these standards.

### **Section 5-603. Architectural style.**

- A. Except as provided for in Section 5-603(l) all buildings hereinafter constructed or reconstructed, shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. All buildings hereinafter altered or added to shall conform to the architectural design of the existing building provided, however, that if the architectural style of the building is being altered then the building shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. The Architect shall include a page or pages in the plan which defines the architectural style with text and photographs and provide a statement on how the proposed building complies with the style. It shall be the duty and responsibility of the Board of Architects to determine in each and every case whether or not the submitted plans comply with the type and scale of architecture set forth hereinabove and require from the designing architect such changes as would bring the design into conformity. The Board of Architects shall require such changes in the design of the structure so as to preserve traditional aesthetic treatments and promote design excellence in the community. In considering the design of the building, the Board of Architects shall consider and render a decision as to the adequacy of the following elements in the design concept.
- 1. Awnings and canopies.
  - 2. Colors.
  - 3. Decorative lighting (height, location and style).
  - 4. Doors.
  - 5. Height of building.
  - 6. Impact on adjacent properties of continuous two (2) story walls that are in excess of forty (40%) percent of the site depth.
  - 7. Location of exposed piping, conduits and rainwater leaders.
  - 8. Location of structure on site.
  - 9. Planters.
  - 10. Roofs including materials, color, slope and overhang.

## ZONING CODE: ARTICLE 5 – DEVELOPMENT STANDARDS

11. Shutters.
  12. Site circulation in regard to pedestrian travel, parking, services, grades and landscaping.
  13. Texture of surface.
  14. Trim.
  15. Walls, height, location, materials, and design.
  16. Window boxes.
  17. Windows (Fenestration).
- B. The architectural style for a given location, unless specified to the contrary, shall be in harmony with the architecture of its particular neighborhood. The Board of Architects shall review a new building or structure or a substantial addition to an existing building or structure that is to be constructed in context within an area that includes both sides of the street, on the block where it is located and surrounding properties. The Board of Architects shall require that photographs of both sides of the street, on the block where a new building or structure or a substantial addition to an existing building or structure is to be constructed and surrounding properties, is submitted for their review.
- C. The architectural context of an area includes the height, scale, massing, separation between buildings, and style, in regard to how buildings and structures relate to each other within a specified area. Architectural context allows for differences in height, scale, massing, and separation between building and style, when such differences contribute to the overall harmony and character of the area. The Board of Architects shall not take into consideration existing buildings and structures that are out of context with the area when considering whether a new building or structure or a substantial addition to an existing building or structure is in context with both sides of the street on the block where it is located and surrounding properties. The Board of Architects shall review the building or structure in the context of that area in which the site is located when a new building or structure or a substantial addition to an existing building or structure is located on a building site that is on the border of two areas that have different character or context.
- D. Additions and alterations to buildings, which have been designated by the provisions within the Zoning Ordinance as an Historic Landmark, shall conform to the Secretary of the Interiors Standards.
- E. Duplication of elevations and/or exterior architectural design. No duplication of elevations and/or exterior architectural design or any similar designs as to massing, scale, and architectural features shall be permitted in any residential area. It is the intent of this section that the design of single-family residences be a unique and original design and that the design or similarly designed single-family residences not be repeated within the residential neighborhoods of the City. This section does not prohibit repetitive styles of architecture in the residential neighborhoods of the City, just a repetitiveness of design. Architects submitting plans for consideration by the Board of Architects shall, as part of said plan, and as a prerequisite to approval thereof, sign a certificate reading as follows:

*“To the best of my knowledge and belief, the within plans and specifications do not duplicate the elevations and/or exterior architectural design or are similar in design as to the massing, scale, and architectural features of any buildings in the residential area of the City of Coral Gables, previously submitted by me or by my office. Furthermore, that to the best of my knowledge and belief these plans and specifications are a unique and original design and not a duplication of elevations and/or exterior architectural design or similar design as to the massing, scale, and architectural features of any building constructed, or for which a permit has been issued, in the City of Coral Gables; I further certify that I am fully familiar with the ordinance and regulations under which this certificate is required. (Seal)”*

## ZONING CODE: ARTICLE 5 – DEVELOPMENT STANDARDS

- F. Architects who have been found by the Code Enforcement Board to have violated the provisions of this section shall be reported to the State of Florida Department of Business and Professional Regulation for disciplinary action, in addition to the other penalties provided by this Code.
- G. The provisions of this subsection shall not apply, however, in the following cases:
1. In the units of a single-housing project, which shall be deemed and which hereby is defined as not more than three (3) multiple family units constructed on a lot or on contiguous lots so as to be an architectural entity; and
  2. To the interior design or floor plan of any structure.
- H. Specific standards. The owner shall require that his plans be designed in such a manner as to enhance the overall architectural character of the city, neighborhood and street. All new buildings, alterations, additions or changes to the facade in any nature shall conform to the following regulations:
1. Marked stucco to simulate shutters, flanking window openings and indiscriminate use of stucco scoring or cut lines, unless they perform a function in the design, shall not be permitted.
  2. Where particular treatment such as scoring, slump brick or other architectural motifs is employed, these shall return on the abutting elevation.
  3. Excessive use of slump or other brick shall not be permitted.
  4. Where wood or metal columns are used, the same shall be well proportioned.
  5. Shutters shall be architecturally designed to enhance the structure and all tracts and housings shall be concealed from view to the maximum extent practicable when not in use.
    - a. Plans for all new construction shall incorporate or make provisions for hurricane shutters.
    - b. Storm panels with removable horizontal tracks shall be permitted on all structures without Board of Architects review and approval.
    - c. The Board of Architects may approve a hurricane shutter type or system for multi-unit buildings (residential and commercial) as a whole, thereby allowing individual owners or tenants to install pre-approved hurricane shutters without additional Board of Architects review and approval.
    - d. No shutter shall be placed on a structure so that it will alter or conceal architectural features or details of a structure.
    - e. Shutters shall not be installed in such a way as to prevent the intended or normal operation of any window or door.
    - f. In every area of a structure required by the Florida Building Code to have egress, there shall be at least one (1) manually operable (non-electric) method of egress when completely enclosed by hurricane shutters.
  6. Rooftop equipment such as that used in air conditioning and any other type of mechanical or service equipment shall be screened from view, as required by Article 5, Division 18.
  7. Air-cooled condensing and/or compressors equipment, water-cooling towers and any other type of mechanical equipment or apparatus installed on the premises shall be screened from view from the street, waterway, bay or golf course by a wall or landscaping.

## ZONING CODE: ARTICLE 5 – DEVELOPMENT STANDARDS

8. Exposed concrete or masonry block shall not be permitted. With the exception of slump, red or other brick, crab orchard or other stone and architecturally formed and detailed concrete, all masonry surfaces shall be stuccoed.
  9. If metal garage doors are used, they shall be painted in accordance with the palette of colors approved by the Board of Architects and on file with the Building and Zoning Department.
  10. No exposed air-conditioning ductwork or exposed solar tanks shall be permitted.
  11. The approval, materials, slope, construction, location and design of awnings and canopies shall be as set forth under Article 5, Division 3.
- I. Architectural type, specific locations. The type of architecture for specific locations in the City shall be as follows:
1. In the Industrial Section, MacFarlane Homestead, and Golden Gate Subdivision, any architectural style shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood.
  2. Where otherwise required by the terms of existing restrictions in deeds conveying lots or lands, or as specifically provided for therein.
  3. In Commercial and Industrial Districts, such types of architecture shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood.

### **Section 5-606. Exterior walls - material and color.**

All exterior walls of all buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock or clay brick provided, however, that in the Commercial and Industrial Districts porcelain enamel panels, metal panels, pebble-faced block, pebble-faced panels, pre-cast panels and architectural concrete may also be used for exterior walls of buildings designed and used for commercial purposes with the express condition that such materials are approved by the Board of Architects, the Building Official and Structural Engineer. All exterior masonry surfaces shall be stuccoed and painted except those of coral rock, stone, glass, clay brick, slump brick, pebble-faced block, pebble-faced panels, pre-cast panels, and architectural concrete. Sunscreens on commercial buildings may be constructed of masonry, metal, glass or plastic where such materials are located in a metal or masonry frame providing that such sunscreens shall be subject to approval by the Board of Architects for architectural design. All exterior coloring shall be approved by the Board of Architects, if different from the Board of Architects approved palette of colors.

### **Section 5-607. Exterior walls - facing materials.**

- A. Wood facings. Wood facings shall be permitted on the exterior walls of single-family residences in that area of Coral Gables lying south of the Coral Gables Deep Waterway and east of Old Cutler Road, subject to the following:
1. That the exterior walls are constructed of masonry.
  2. That the walls are furred to provide natural air space and moisture control.
  3. That the wood utilized for such wood facings shall be those conducive to salt-sea atmosphere and shall be limited and restricted to the following species:
    - a. Solid select heart cypress.
    - b. Solid heart mahogany.

## ZONING CODE: ARTICLE 5 – DEVELOPMENT STANDARDS

- c. Solid heart teak.
  - d. Solid heart cedar.
  - e. Clear vertical grain heart redwood.
  - f. Other types/species of wood may be permitted subject to the review and approval by the City Architect and the entire Board of Architects.
4. That where wood facings over masonry walls are approved, the exterior face of all masonry shall be completely and thoroughly covered with one application of black asphaltum waterproofing.
  5. That all blocking and furring strips shall be pressure treated.
  6. That all wood facings shall be secured to furring and/or blocking with stain resistant nails.
  7. That the wood facing material shall have a minimum thickness of three-fourth ( $\frac{3}{4}$ ) inches and shall not be wider than twelve (12) inches.
  8. That stains applied to the wood shall be specifically for exterior use and shall be limited to colors approved by the Board of Architects.
- B. Stonehenge. Stonehenge may be used as a facing material for commercial buildings.
- C. Dryvit system. The dryvit system may be used as a facing material on exterior walls of commercial buildings, subject to the following conditions and restrictions:
1. That the dryvit system may be used as a facing material on the exterior masonry walls of nonresidential buildings, provided, that such buildings have a minimum of one-hour fire resistive construction.
  2. That the dryvit system shall be used only above the first floor.
  3. That the color of the exterior surface shall comply with the palette of colors approved by the Board of Architects.
  4. That the building shall have a twenty (20) foot distance separation from all structures and lot lines, as required by the Miami-Dade County Products Control Division.
  5. That the method of attaching the dryvit system to the masonry wall shall be subject to approval by the Building Department.
- D. New products. New products not specifically identified in this section may be permitted subject to review and approval by the City Architect and the entire Board of Architects. Presentation of new products for consideration shall be made by a product representative and shall include ample documentation of the material(s), methods of installation and photographic documentation of existing use. Criteria for granting approval of new materials/products shall be evaluated based upon all of the following:
1. Aesthetic considerations.
  2. Good structural principles.
  3. Compliance with applicable standards of the Florida Building Code.

The City Architect and the entire Board of Architects may revoke the use of the new product upon good cause that the product does not satisfy the above criteria.

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### **Section 5-608. Railings on exterior balconies.**

The use of redwood, cedar or cypress wood on single-family and duplex-residence buildings fastened to a continuous metal support shall be permitted as the top handrail only of railings on exterior balconies. Except as provided above, the use of wood for railings or any part of railings on exterior balconies is hereby prohibited.

### **Section 5-609. Dormer windows.**

The use of wood framed dormer windows shall be permitted on single-family, townhouse and duplex-residence buildings subject to the approval of the Board of Architects and the Structural Engineer.

### **Section 5-610. Wind break panels.**

Wind break panels consisting of soft pliable vinyl material installed in extruded vertical sliding frames may be attached to screened enclosure panels and screened porch panels, provided that the supporting members of the screened enclosure, screened porch and wind break panels are designed to meet and comply with the wind load and structural requirements of the Florida Building Code and provided further, that when the wind break panels are in an open position the area of the panels shall not exceed twenty-five (25%) percent of the area of the screened walls of which they are a part.

The color of the vinyl material shall be in accordance with a palette approved by the Board of Architects.

### **Section 5-611. Prefabricated fireplace chimneys.**

Prefabricated fireplace chimneys constructed of steel angle frame and a stucco finish may be installed on duplexes and single-family residences only when the fireplace addition is proposed on an existing structure and is located on an interior wall. Fireplace chimney additions on exterior walls (outside of existing building footprint) may not be prefabricated. All prefabricated fireplace chimneys shall be subject to Board of Architects review and approval, and must be designed to meet or exceed Florida Building Code requirements, and be approved by the City Structural Engineer.



	Proposed MF1 Townhome/Row House	MF1	MF2	MFSA
Front Setback	5'	25'	<45' bldg. height, 20'	<45' bldg. height, 10' (may be reduced to 5' if ROW exists between edge of street pavement and front property line)
Rear Setback	25'; balcony allowed to encroach 6' max.	10'	10'	10'
Rear Setback Next to Alley	5'	10'	5'	5'
Side Setback	None if next to vacant lot, or adjacent to TH with 0 setback 5' if next to existing single family house or existing TH with 5' setback	Min. 5', 20% lot width Total 10' min.; 20' max.	10'	<45' bldg. height: None
Side Setback Next to Street or Alley	10'	15' adjacent to street or match adjacent corner lots but no less than 5'	5' if next to alley If next to street, 15' for <45' bldg. height	<45' bldg. height: 10'
Max. Building Height	3 floors and 35'	2 floors, 29' first 50' lot depth adjacent to SFR, 34' remaining	Less of 3 floors or 45' when abutting SFR or MF1	35' within 50' when adjacent to SFR or MF1; 3 floors or 45' for remaining
Max. Ground Area Coverage	NA	35%	<45' bldg. height: 35%	NA
Max. FAR	1.5	NA	<45' bldg. height: 1.0	2.0
Max. Density	18 DU/A	9 DU/A	40 DU/A	Low Density: 20 DU/A Medium Density: 40 DU/A High Density: 60 DU/A
Min. Unit Size	NA	575 sq. ft.	575 sq. ft.	NA
Appr. Process	Conditional Use	Not permitted	By right	By right

## Att. F: Relevant Townhouse/Row House Code Analysis for Multi-family Districts in Coral Gables

Source: City of Coral Gables, Development Services Department, April 2014



## Planning and Zoning Board

Item 4: Zoning Code Text Change to allow  
Townhouse/Row House in MF1 Zoning District

Item 5: Comprehensive Plan Amendment to permit  
18 Units per Acre in “Multi-family Duplex Density”

May 14, 2014

- ❖ Townhouse allowed in MF2\* and MFSA District
- ❖ MF1 currently allows single family units and duplexes; townhouses are not allowed
- ❖ MF1 typically are areas between single family and main arterials; single family and commercial
- ❖ MF1 are located along Segovia, Le Juene, Ponce de Leon, Bird, S. Dixie



**Zoning Districts**

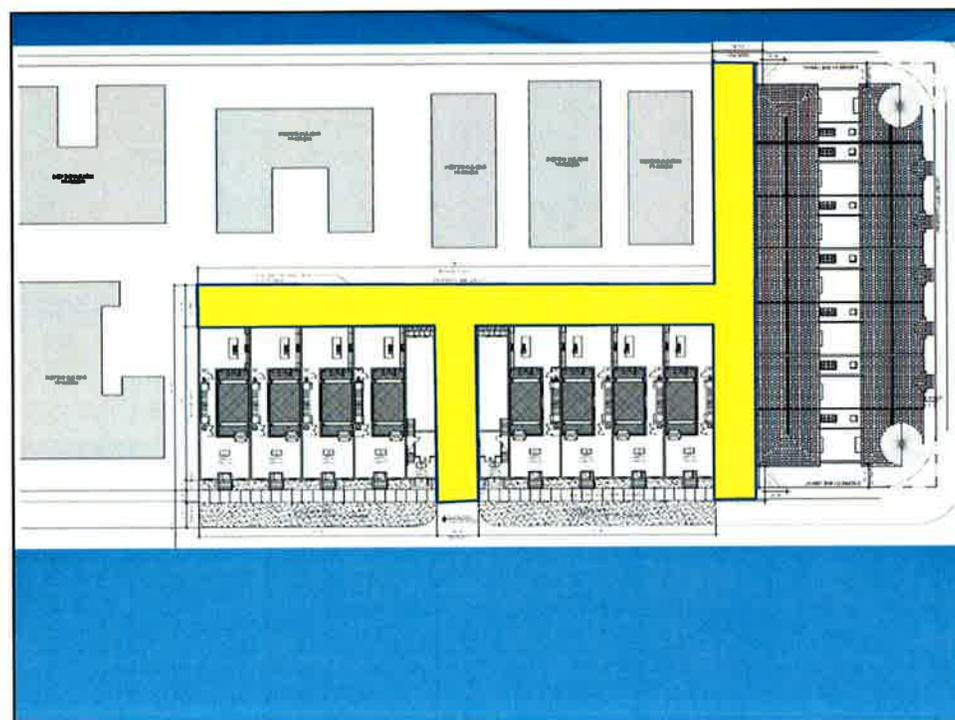
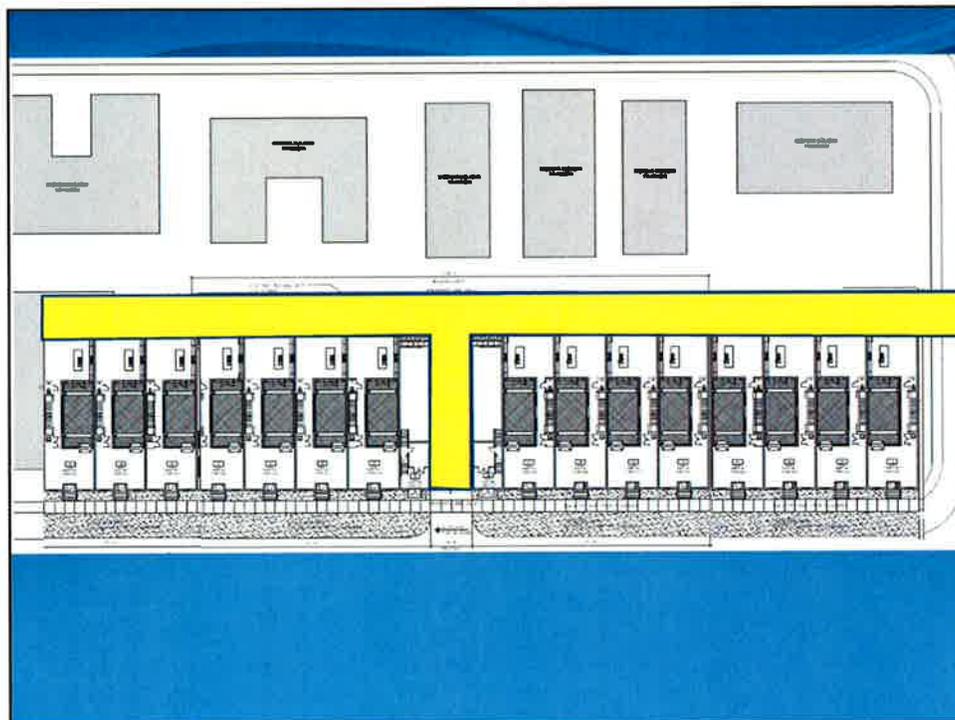
(SF1) Single-Family Residential District	(UCD) University Campus District	(CL) Commercial Limited District
(DF1) Multi-Family 1-Duplex District	(SU) Special Use District	(C) Commercial District
(MF1) Multi-Family 2-District	(P) Preservation District	(S) Neighborhood District
(MFSA) Multi-Family Special Area District		

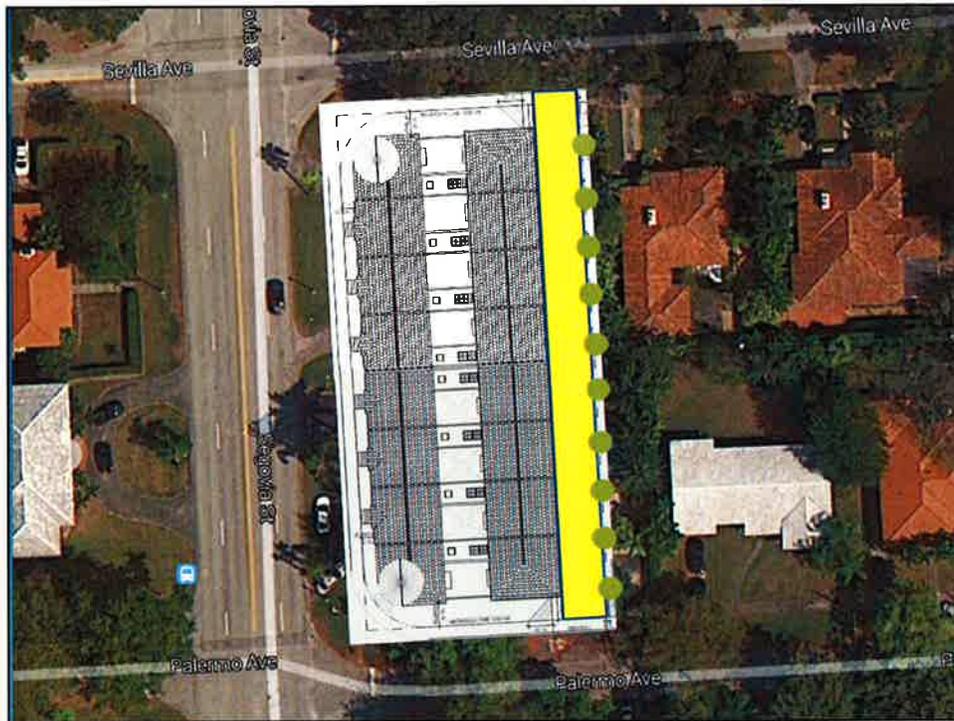
### COMMENTS/CHANGES SINCE LAST REVIEW

- ❖ Townhouse unit width increased from 22' to 23'
- ❖ Townhouse front setback reduced from 10' to 5'
- ❖ 5' side setback applies to existing adjacent single family home or townhome with 5' setback
- ❖ Rear setback 25', with 6' encroachment allowed for balconies
- ❖ Floor Area Ratio (FAR) reduced from 2.0 to 1.5

### COMMENTS/CHANGES SINCE LAST REVIEW

- ❖ Mediterranean Style requirement deleted
- ❖ Central sewer system required
- ❖ Cross-access easement language expanded
- ❖ Police and Fire Departments have no objections
- ❖ Conditional Use review will address contextual issue





## CONDITIONAL USE STANDARDS

(Sec. 3-408 Zoning Code)

- ❖ Consistent with Comprehensive Plan
- ❖ Compatible with existing and planned uses in the area
- ❖ Not conflict with character of the neighborhood
- ❖ Not adversely affect use of other properties
- ❖ Compatible with adjacent uses
- ❖ Adequate in size and shape to accommodate devt.
- ❖ Not detrimental to health, safety welfare of community
- ❖ Well defined circulation pattern
- ❖ Satisfies concurrency standards

## CONDITIONAL USE STANDARDS

(Sec. 3-408 Zoning Code)

The Board and Commission may impose additional conditions and considerations to further project's compliance with the Zoning Code such as:

- ❖ Increased setbacks
- ❖ Improved buffer provisions such as walls and landscaping
- ❖ Reduced building height

Goal is to ensure no negative affects on the residential character of the neighborhood.

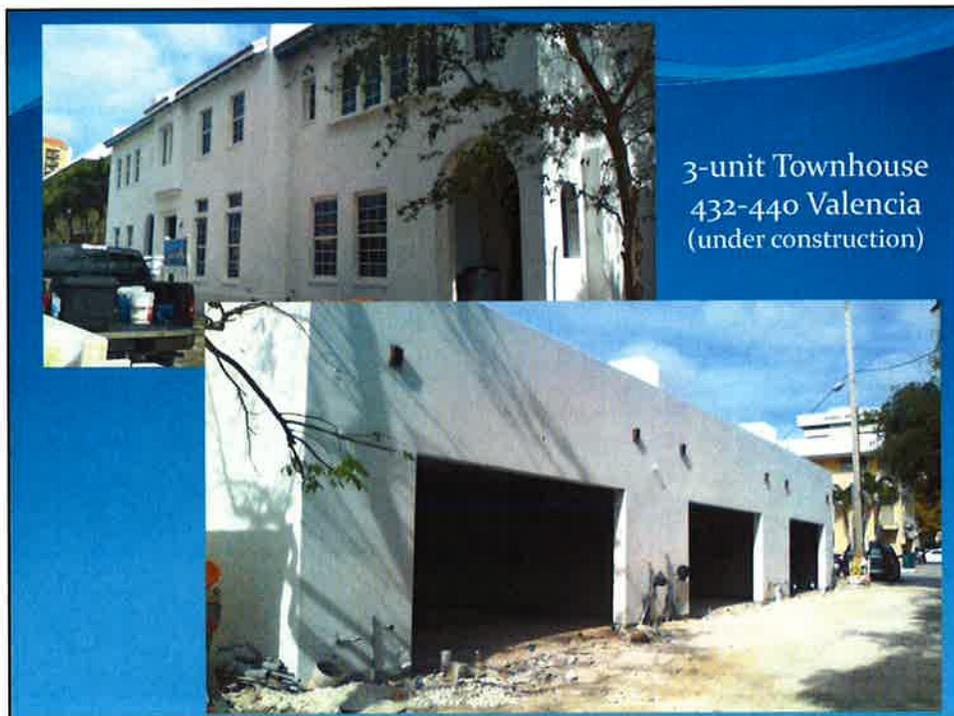
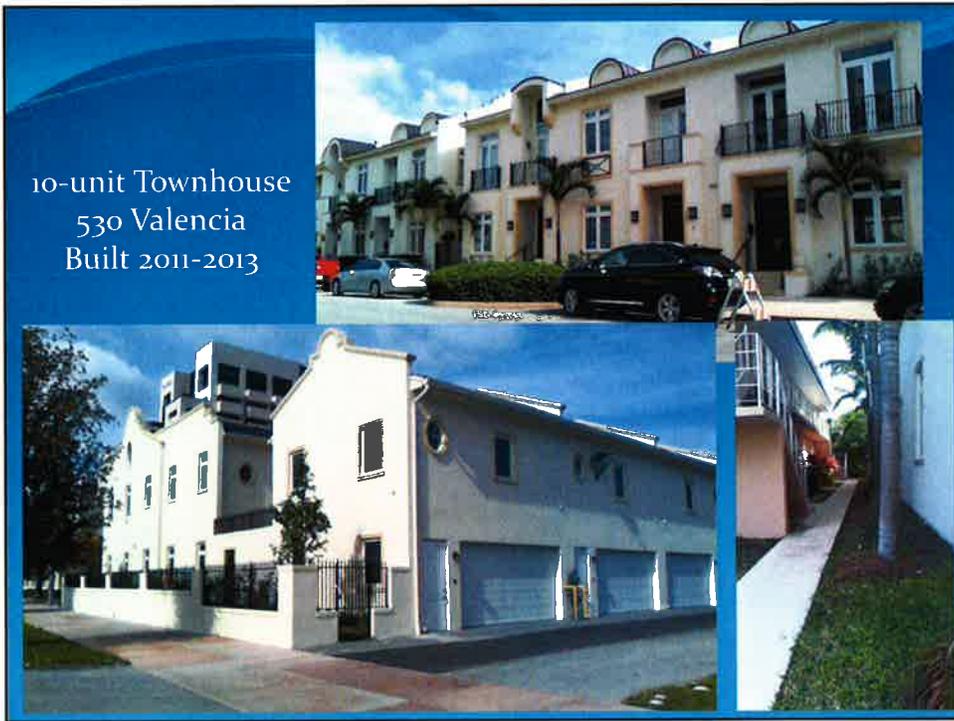
Public hearings are required.

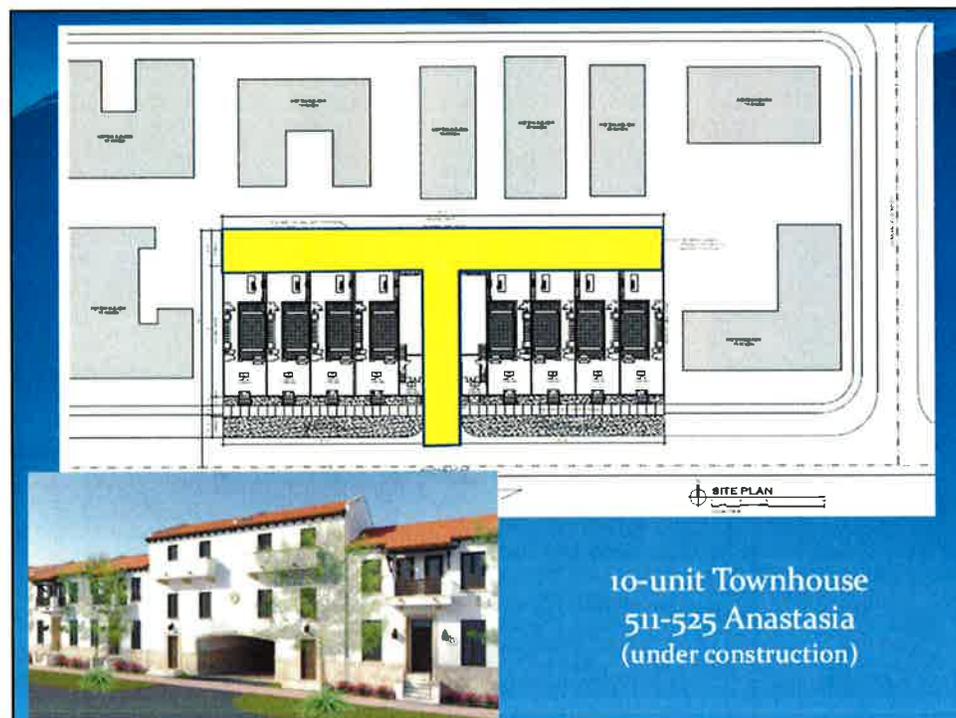
PROJECT	Townhouse Units	Unit Size (SF)	Floor Area Ratio	Density (DU/Acre)	Lot Depth	Townhouse Width	Front Setback	Interior Side Setback	Street Side Setback	Rear Setback	Building Height	# of Stories	# Bedrooms	Rear Public Alley	Courtyard	Notes
Valencia Townhomes 432-442 Valencia	3	3,684	1.34	16	110'	25'	5'	0	NA	5'	32' 7"	2	3	Y	Y	Built 2013-14
Valencia Village Phase I 530 Valencia	6	3,597	1.31	16	110'	23' 2"	5'	5' 3"	NA	5' 1"	40'	2	3	Y	Y	Built 2007; has attic & game room
Valencia Village Phase II 550 Valencia	4	3,597	1.42	15	110'	23' 2"	5'	2' 7"	10'	5'	34' 2"	2	3	Y	Y	Built 2013; has attic & game room
Almeria Row Phase I 645-653 Almeria	5	3,305	1.08	14	110'	23' 8"	5'	0	10'	5'	44'	2	4	Y	Y	Built 2010
Almeria Row Phase II 635 Almeria	5	3,305	1.25	16	110'	23' 8"	5'	2'	NA	5'	44'	2	4	Y	Y	Under permit review
Anastasia Townhomes 511-525 Anastasia	10	3,300 2,940	1.25	18	100'	25'	5'	0	NA	20'	40'	3	3	N	Y	Under construction
Santander Townhomes 625 Santander	10	2,795	1.19	17	100'	23' 10"	6'	0	10'	20'	40' 5"	2	3	N	Y	Under permit review

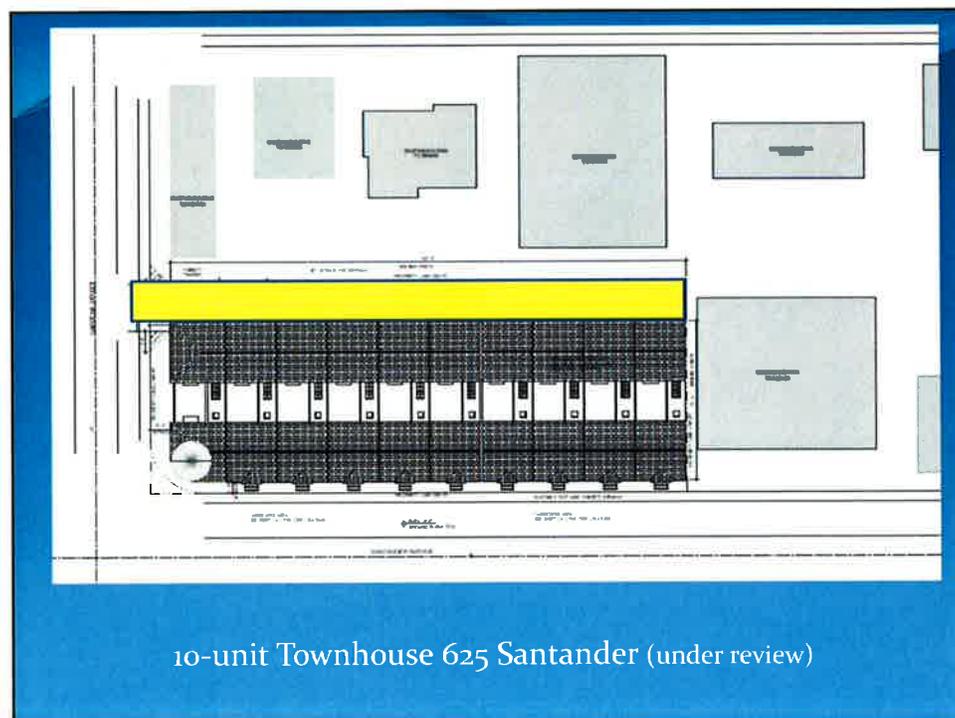
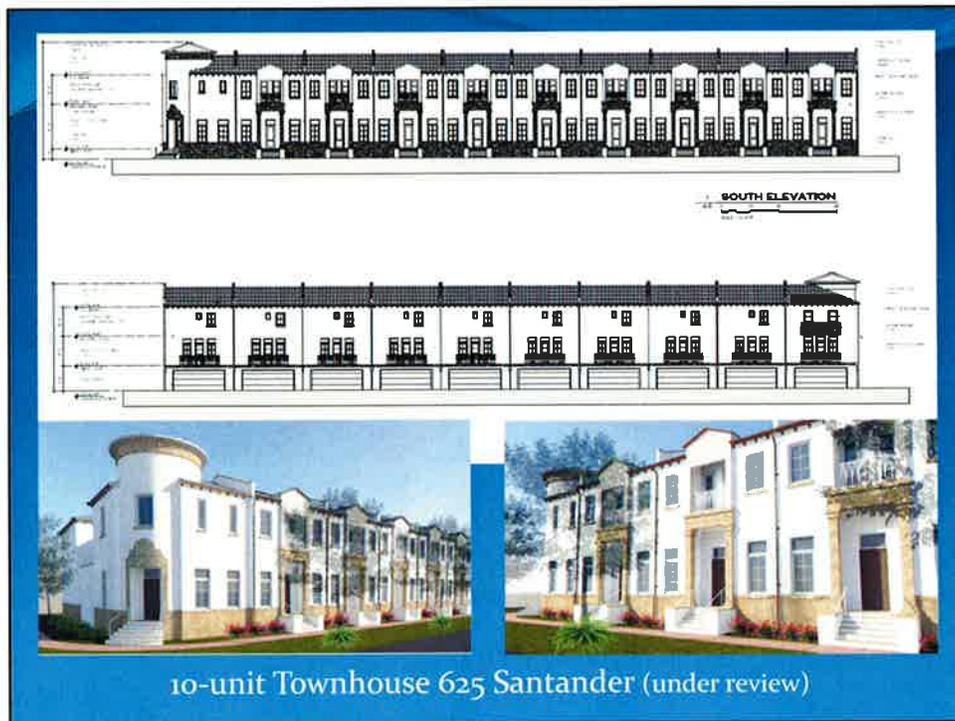


5-unit Townhouse  
645-653 Almeria  
Built 2007  
(5-unit expansion  
under review)









## COMPREHENSIVE PLAN AMENDMENT

- ❖ 9 DU/Acre is the density for Single Family High Density land use
- ❖ Duplex units that currently on 50' – 75' wide lots do not meet 9 DU/Acre density
- ❖ Existing and proposed townhome projects all within MFSA zoning, which allows 20 DU/Acre
- ❖ Existing and proposed townhouse projects all within the proposed 18 DU/Acre
- ❖ Comp. Plan amendment changes the density for “Multi-family Duplex Density” from 9 to 18 DU/Acre to conform with zoning regulations

- ❖ Regulations already exist for townhouse in MFSA
- ❖ Tailored existing townhouse regulation for MF1
- ❖ For townhouse to work in an urban fabric, it is important for the vehicular access to be from the rear
- ❖ Some MF1 area do not have platted alleys (Segovia and Le Juene)

Existing Townhouse regulations considered:

- ❖ Townhouse and pedestrian access face the street
- ❖ Car access from the rear
- ❖ Streetscape improvements per Code
- ❖ Max. Floor Area Ratio 1.5
- ❖ Max. building height: 3 floors or 35 feet
- ❖ Min. site depth: 100 feet
- ❖ Min. townhouse width: 23 feet

New Townhouse regulation proposal:

- ❖ Min. 100' street frontage; min. 3 townhouses
- ❖ Rear 20 ft. wide alley, ground/basement parking
- ❖ Enhanced landscaping at rear
- ❖ Architectural treatment on front/back/side w setbacks
- ❖ Enhanced design criteria
- ❖ Conditional Use approval process
- ❖ Density of 18 DU/A (*Comp. Plan change required*)