

ARTICLE 4 – ZONING DISTRICTS
Division 1 – Residential Districts

Section 4-103. Multi-family – 1 District (“MF-1”)

- A. **Purpose and applicability.** The purpose of the MF-1 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 uses.** The following uses are permitted in the MF-1 District subject to the standards in this Section and other applicable regulations in Article 5:
1. Multi-family dwelling units.
 2. Accessory uses.
- C. **Minor conditional uses.** The following uses are permitted in the MF-1 District as Minor 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. More than six (6) attached dwelling units.
- D. **Performance standards.**
1. Minimum parcel of land per unit: Two thousand (2000) square feet.
 2. ~~Site Minimum parcel dimensions per unit:~~ Twenty (20) feet of frontage minimum and a maximum of forty (40) feet of frontage, ~~per unit.~~
 3. Maximum density: Nine (9) dwelling units per acre.
 4. Setbacks:
 - a. Front: 0 feet; 5 feet when adjacent to a single-family residential district.
 - b. Side (interior): 0 feet.
 - c. Side (corner or end unit): 10 feet.
 - d. Rear: 0 feet.
 5. Required ~~C~~common ~~O~~open ~~S~~space.
 - a. A minimum of fifteen (15%) percent of the parcel proposed for development shall be provided as common open space.
 - b. Fifty (50%) percent of the required open space shall be landscaped and unencumbered with structures or off-street parking. The remaining fifty (50%) percent of the required open space may accommodate common courtyards, recreational amenities, water features or additional landscaping.
 6. Service corridor.
 - a. Parcels abutting alley. When the parcel proposed for development abuts an alley, the alley shall be used as a service corridor for the multi-family units.

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2 b. Parcels not abutting alley. When the parcel proposed for development does not abut an
3 alley, a fifteen (15) foot wide, unobstructed service corridor shall be provided along the rear of
4 the properties for service use.
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6 c. Screening. A service corridor shall be screened from view from the street by a decorative
7 wall or landscaping.
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9 d. Access. Garages and garbage/trash pickup shall be accessed and accommodated by the
10 service corridor.
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12 7. Walls. Patios and private outdoor living areas shall be enclosed by decorative masonry walls
13 permitted in Article 5 Division ~~27~~24.
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15 8. Ground area coverage. Fifty percent (50%) maximum plus an additional fifteen percent (15%) for
16 accessory uses including garages.
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18 9. Height. Thirty-four (34) feet.
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20 10. Parking, in accordance with the provisions of Article 5 Division ~~46~~14.

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22 **Section 4-104. Multi-family – 2 District (“MF-2”)**
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- 24 **A. Purpose and applicability.** The purpose of the MF-2 District is to accommodate various forms of
25 multi-family housing to meet the housing needs of a diverse community at greater transition than the
26 MF-1 District, while ensuring that there is a transition to single-family neighborhoods which protects
27 the integrity of those neighborhoods.
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29 **B. Permitted uses.** The following uses are permitted in the MF-2 District subject to the standards in this
30 Section and other applicable regulations in Article 5:
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32 1. Multi-family dwelling units.
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34 2. Accessory use.
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36 **C. Minor conditional uses.** The following uses are permitted in the MF-2 District as Minor Conditional
37 Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section
38 and other applicable regulations in Article 5:
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40 1. Assisted living facilities.
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42 2. Bed and Breakfast (B&B) establishments, provided that:
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44 a. The building proposed for the operation is fifty (50) years or older.
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46 b. The number of B & B sleeping rooms shall not exceed the number of bedrooms of the
47 existing structure.
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49 c. The following design requirements shall be incorporated to minimize the impact on
50 surrounding residential areas:
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52 i. The appearance of the structure shall remain residential.
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54 ii. The structure shall be retained in a manner to allow conversion back to multi-family
55 dwellings.
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- iii. Outdoor activity areas for B & B residents use shall be visually buffered from adjacent residential uses.
 - iv. Vehicle ingress and on-site parking shall be screened from adjacent residential properties.
 - v. One sign shall be permitted designating the property as a B & B, and shall not exceed six (6) square feet.
- d. Property owner or manager must reside on property and be available on a daily basis;
 - e. The sale of alcohol shall not be permitted on premises.
 - f. Food service shall be limited to B & B residents and shall be limited to breakfast only with no lunch or dinner service.
 - g. No receptions, private parties or activities other than lodging of guests shall be permitted.
 - h. Operation of the B & B shall be restricted to the principal building on site, and accessory buildings may not be converted to living units, kitchens or dining areas;
 - i. Owner/Operator must comply with the following operational requirements:
 - i. No weekly rates shall be offered.
 - ii. Ten (10) day maximum (cumulative) B & B resident stay within any sixty (60) day period.
 - iii. No food preparation or equipment allowed in any B & B sleeping room.
 - iv. The owner/manager shall maintain a current guest register.
 - j. Off-street parking shall be provided as follows:
 - i. One space per guest room.
 - ii. One space for the owner/manager.
 - k. Parking credit may be granted for parallel parking spaces in the roadway immediately in front of the subject property where such parking will not be hazardous or obstruct access;
 - l. Conditional use approval shall be non-transferable.
3. Group homes provided that such homes accommodate a minimum of four (4) and a maximum of fifteen (15) residents.

D. Major conditional uses. The following uses are permitted in the MF-2 District as Major 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. Planned area development, subject to the standards in Article 3, Division 5.
- 2. Mixed-use, provided that:
 - a. Transferred development rights are used, in accordance with the provisions of Article 3, Division 10.

1 | b. The development is located within the North Ponce area.

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3 | b.c. The development consists of no more than one building and has at least twenty (20) dwelling
4 | units.

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6 | e.d. At least eighty (80%) percent, but no more than ninety-five (95%) percent of the gross plan
7 | area contains dwelling units.

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9 | d.e. The maximum ground area coverage permitted may be ten percent (10%) greater than that
10 | which is permitted for multi-family use alone.

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12 | e.f. The maximum F.A.R. in buildings with a height of four (4) or more stories shall be determined
13 | as follows:

Height of Principal Building	Maximum F.A.R.
4.....	1.00
5.....	1.10
6.....	1.20
7.....	1.30
8.....	1.40
9.....	1.50
10.....	1.60
11.....	1.75
12.....	1.85
13.....	2.00

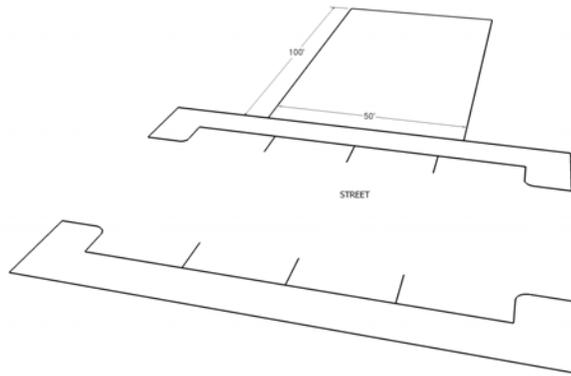
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27 | f.g. Required off-street parking shall be determined according to the requirements of Article 5
28 | Division ~~46-14~~ of these LDRs regulations and may be reduced by twenty (20%) for the non-
29 | residential use portions of the development.

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31 | g.h. Businesses are primarily intended to serve the needs of the residents within the
32 | development; therefore, access from the exterior of the development to such businesses
33 | shall be limited so as not to create a commercial/retail appearance on the outside of the
34 | development.

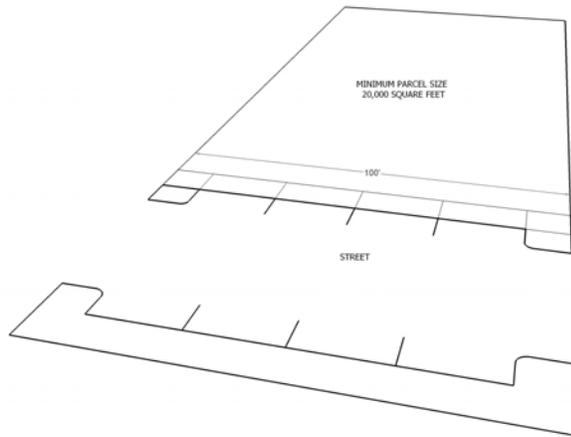
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36 | h.i. Businesses shall not contain exterior storefronts, exterior advertising, or give the appearance
37 | of non-residential activity within the building.

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39 | **E. Performance Standards.**

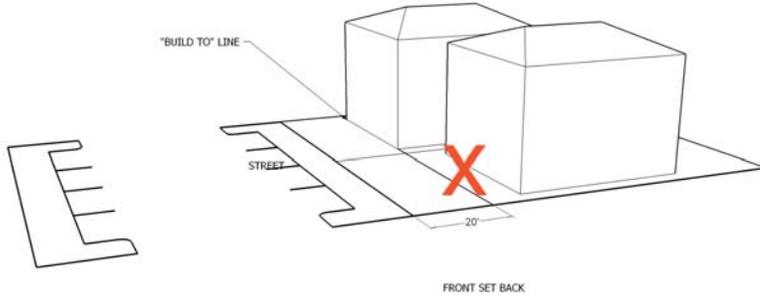
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42 | 1. Minimum parcel of land. Multi-family dwellings shall be constructed on a parcel of land of not less
43 | than five thousand (5,000) square feet.
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45 | 2. Minimum parcel dimensions.
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47 | a. Buildings with a height of less than seventy (70) feet. Multi-family dwellings shall be
48 | constructed on a parcel of land with a width of not less than fifty (50) feet or a depth of not
49 | less than one hundred (100) feet.
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- b. Buildings with a height of greater than seventy (70) feet ~~or greater~~. Multi-family dwellings with a height of greater than seventy (70) feet ~~sixty (60) 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.



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- c. Townhouses. Minimum townhouse parcel width of sixteen (16) feet.
3. Maximum density. Sixty (60) dwelling units per acre or the maximum density provided in the Comprehensive Land Use Plan, whichever is less.
 4. Design. All buildings in the MF-2 District shall comply with the Coral Gables Mediterranean Style Design Standards in Article 5 Division 76, provided however, that the bonus provisions of Article 5 Division 6 do not apply to the MF-2/ Special Area.
 5. Build to line. The front setback shall be a build to line for the ground level of any building.

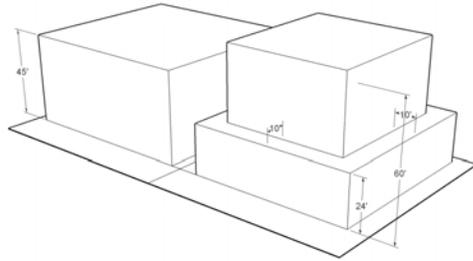


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6. Minimum setbacks.

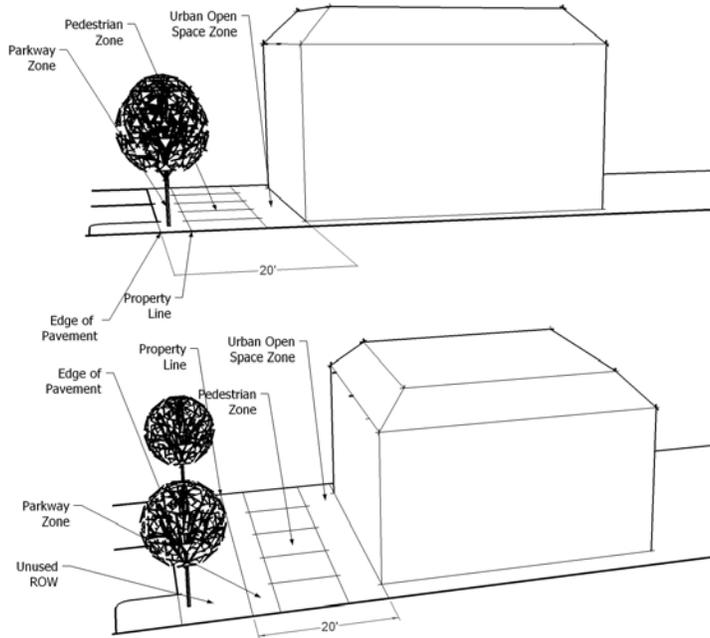
a. Front.

- i. Townhouses 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.



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- iv. Site-specific standards. Buildings located on lots in Block 1 and 2 of the Biltmore Section which front on Coral Way: twenty five (25) feet.
- v. 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.



vi. Encroachments into required setback.

(a) If a required setback is less than twenty (20) feet, an encroachment of up to 50% may be permitted for stoops and garbage container enclosures.

(b) If a required setback is twenty (20) feet or more an encroachment of up to 35% may be permitted for stoops and garbage container enclosures.

b. Side.

i. Interior property line and abutting alley.

(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.

i. Buildings with a height of forty-five (45) feet or less: ten (10) feet or five (5) feet if rear property lot line abuts an alley.

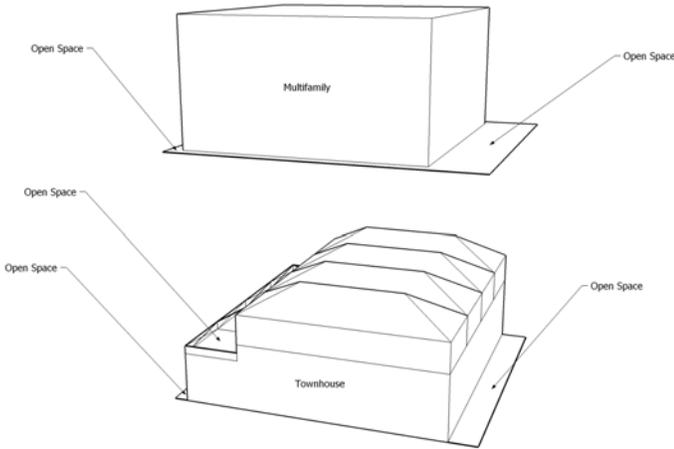
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- ii. Buildings with a height of greater than forty-five (45) feet: ten (10) feet or five (5) feet if rear property lot line abuts an alley, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be setback an additional ten (10) feet.

7. Required open space.

- a. Buildings other than townhouses. At least twenty-five percent (25%) of the parcel proposed for development shall be maintained as landscaped or urban open space.
- b. Townhouses. At least twenty-five percent (25%) of the parcel proposed for redevelopment shall be maintained as landscaped or urban open space, or courtyards, elevated decks, and other amenities which are open to the sky.



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8. Maximum Floor Area Ratio. 2.0.

9. Height.

- a. Parcels of land abutting or contiguous to a residential district. Forty-five (45) feet, except that no portion of any building located within fifty (50) feet of any property line which abuts or is contiguous to land designated as a residential district shall have a height in excess of thirty-five (35) feet.
- b. Parcels of land adjacent to residential districts. Forty-five (45) feet.
- c. Parcels of land which are contiguous or adjacent to Multi-family – 1 Districts or land designated as public buildings and grounds. Forty-five (45) feet.
- d. Parcels of land designated 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.

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- e. Parcels of land designated residential use – multi-family medium density land use designations.
 - 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 residential use – multi-family high density land use designations.
 - i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multifamily 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 9, a parcel of land which is proposed for development which abuts parcels of land on three sides improved with existing buildings with heights exceeding the maximum permitted height shall have a maximum permitted height of: the lowest height of the three buildings on the parcels abutting the parcel proposed for development.
- h. Height summary. The following matrix summarizes Subsection 9,a-g.

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	PARCEL SIZE	R	D	MF L	MF M	MF H
MF L		35'/45'	45'	45'	45'	60'
MF M	< 20 K	35'/45'	45'	60'	60'	60'
	>20 K	35'/45'	45'	60'	70'	100'
MF H	< 10 K	35'/45'	45'	60'	60'	60'
	10K – 20K	35'/45'	45'	60'	70'	70'
	>20 K	35'/45'	45'	70'	100'	150'

(* If parcel is abutting or contiguous, lower limit applies. If parcel is adjacent, higher limit applies.)

“R” means any of the residential districts in these [LDRs regulations](#).

“D” means Multi-family – 1 District in these [LDRs regulations](#).

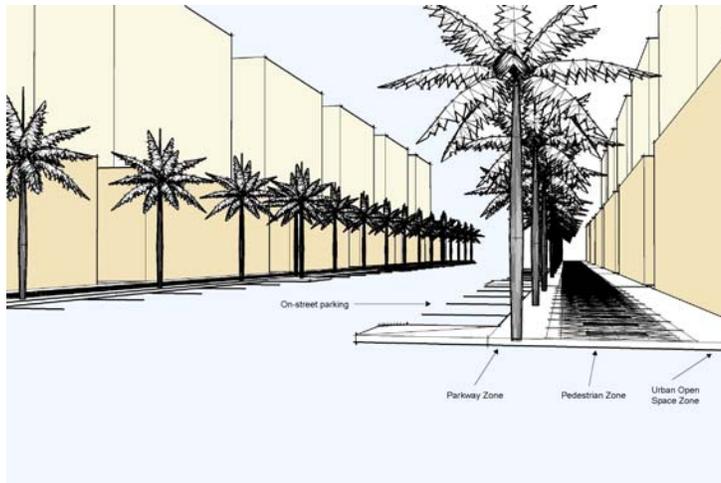
“MF L” means the residential multi-family low-density category in the Comprehensive Land Use Plan.

“MF M” means the residential multi-family medium density category in the Comprehensive Land Use Plan.

“MF H” means the residential multi-family high-density category in the Comprehensive Land Use Plan.

10. 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 [street](#) 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 installed in accordance with City standards and 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.



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- c. Required urban streetscape elements. The required urban streetscape shall be comprised of four three 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 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.
- 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.
- f. Parkway zone requirements.
 - i. At least twenty-five percent (25%) 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. If street trees exist, the required quantity and spacing may be adjusted subject to the Development Review Official review and approval.
 - 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.

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- g. Pedestrian zone requirements.
 - i. The pedestrian zone shall be pavers or "Coral Gables beige" with neutral borders and internal patterns.
 - ii. The pedestrian zone shall be free of obstacles such as street furniture and landscaping.
- h. The urban open space zone requirements.
 - i. ~~The u~~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 percent (35%) 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.
- i. Building facades. Building facades abutting the required streetscape shall be animated by windows, shutters, planters, columns, relief elements, and other architectural detail to give character to the street. All windows shall have a casing depth of at least four (4) inches.
- j. Refuse and waste disposal facilities. Refuse and waste disposal facilities shall be enclosed within an air-conditioned 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 and shall be in accordance with Article 5, Division 19.