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**ARTICLE 4, Division 1  
RESIDENTIAL DISTRICTS**

**Section 4-101. Single Family 1 District (“SF 1”)**

- A. Purpose. The purpose of the SF-1 District is to accommodate low density, single-family detached dwelling units with adequate setbacks and open space to maintain and protect the diverse residential environment and to accommodate revitalization, expansion and infill development without adversely affecting the community character of “old “ Coral Gables.
- B. Permitted uses. The following uses are permitted uin the SF1 District subject to the standards in this Section and other applicable regulations in Article 5.
1. Single family detached dwellings not exceeding sixteen (16) feet in height with a FAR of .35 or less on parcels of land smaller than two (2) times the minimum lot size which are located on a parcel of land of less than ten thousand (10,000) square feet of lot area.
  2. Accessory uses.
- C. Minor conditional uses. The following uses are permitted in the SF-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. Single family detached dwellings exceeding sixteen (16) feet in height with a FAR of greater than .35 or on parcels of land equal to, or greater than two (2) times the minimum lot size, ten thousand (10,000) square feet of lot area, provided that the Development Review Official determines that:
    - a. The mass and character of the proposed dwelling is consistent and compatible in terms of mass, height, scale and design with the existing dwellings on both sides of the street on which the dwelling is proposed to be located.
    - b. In making the determination with regard to consistency and compatibility, the Development Review Official shall consider the extent to which the design of the proposed dwelling complies with has employed the standards in this subsection which would and will enhance the consistency and ensure compatibility of the proposed dwelling with the existing dwellings fronting on both sides of the street and in the same block on which the dwelling is proposed to front:
      - i. For those parcels of land with a required front setback of twenty-five (25) feet, all buildings shall be set back an additional distance equal to ten percent (10%) of the depth of the lot.
      - ii. The facade of the principal building which faces the front setback shall not exceed 40% of the lot width of the parcel proposed for development within five (5) feet of the required front setback line.
      - iii. ii. Garage doors shall not be located within five (5) feet of be located so that one hundred percent (100%) of the façade, excluding permitted front setback encroachments, is located on the required front setback line.
      - iv. At least forty percent (40%) of the total roof area surface shall be a gabled roof.
      - v. iii. The portion of the front façade of a dwelling which contains the main entrance to the residence shall occupy no more than thirty-five percent (35%) of the front façade of the

1 dwelling.

2  
3 iv. Unenclosed porches or porte-cocheres shall occupy at least thirty percent (30%) of the  
4 front façade of the dwelling.

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6 v. ~~No more than forty percent (40%)~~If the dwelling has a portion of the roof which is gabled,  
7 ~~no more than eighty percent (80%)~~ of the roof area shall have the same height, plus or  
8 minus three (3) feet.

9  
10 vi. ~~If less than twenty five percent (25%) of the existing dwellings on both sides of the street~~  
11 ~~on which the dwelling is proposed to be located have more than one (1) story, the height~~  
12 ~~of that portion of the dwelling within ten (10) feet of the required front setback shall not~~  
13 ~~exceed twelve (12) feet in height.~~The width of the single-family residence is not  
14 disproportionately longer than the depth of the residence.

15  
16 2. Two story single-family residential dwellings, provided that the Development Review Official  
17 determines that:

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19 a. Any portion of the building which exceeds twelve (12) feet in height is set back as least ten  
20 (10) feet from any property boundary of the parcel proposed for development, or

21  
22 b. The location and height of any portion of a building which exceeds twelve (12) feet is such  
23 that no shadow from any portions of the building falls on any contiguous parcel of land at two  
24 o'clock in the afternoon (2:00 PM) on December 21<sup>st</sup>, and

25  
26 c. The width of the single family dwelling is not disproportionately longer than the depth of the  
27 residence.

28  
29 **D. Performance Standards**

30  
31 1. Minimum lot size. Except as provided for in subsection 9 of this section,

32  
33 a. General. No dwelling shall be constructed on a parcel of land of less than five thousand  
34 (5,000) square feet.

35  
36 b. Lawful lot. A residential dwelling unit shall be developed on a parcel of land comprised of at  
37 least one (1) lawful lot. For the purposes of this subsection, a lawful lot is a parcel of land  
38 which is one of the following:

39  
40 i. A vacant parcel of land which was not a part of parcel of land on which a single family  
41 dwelling existed on or at any time after February 17, 1977 shall constitute a lawful lot for  
42 the construction of a single family residence.

43  
44 ii. One of more platted lots or portions thereof where a single family residence existed on or  
45 at any time after February 17, 1977, shall constitute a lawful lot for the construction of a  
46 single family residence.

47  
48 iii. A newly created building site may be a lawful lot for the construction of a single family  
49 residence, in accordance with the procedures in Article 3, Section 3-206, where:

50  
51 a) Exceptional or unusual circumstances exist that are site specific such as unusual  
52 site configuration or partially platted lots, or are code specific such as properties  
53 having two or more zoning and/or land use designations, multiple facings or thru-  
54 block sites) which would warrant the separation or establishment of a building  
55 site(s).

1                    b). The building site created has:

- 2
- 3                    i) a frontage of at least fifty (50) feet and was in common ownership with another
- 4                    contiguous parcel of land with frontage of at least one hundred (100) feet which
- 5                    is improved with at least one (1) residential dwelling unit and is located on a
- 6                    street where more than sixty (60) percent of the existing homes fronting on that
- 7                    street are located on lots of less than seventy five (75) feet of frontage; or
- 8
- 9                    ii) a frontage of at least seventy five (75) feet and was in common ownership with
- 10                   one (1) or more contiguous parcels of land with frontage of at least one hundred
- 11                   and fifty (150) feet improved with at least one (1) residential dwelling unit and
- 12                   located on a street where more than sixty (60) percent of the existing homes
- 13                   fronting on that street are located on lots of less than seventy five (75) feet of
- 14                   frontage; or
- 15
- 16                   iii) a frontage of at least one hundred (100) feet.
- 17
- 18                   iv) the building site(s) separated or established would not result in any existing
- 19                   structures becoming non-conforming as it relates to setbacks, lot area, lot width
- 20                   and depth, ground coverage and other applicable provisions of these
- 21                   regulations.
- 22
- 23                   v) the proposed building site(s) maintains and preserves open space, promotes
- 24                   neighborhood compatibility, preserves historic character, maintains property
- 25                   values and enhances visual attractiveness of the area and serves the collective
- 26                   interest of the neighborhood.
- 27
- 28                   vi) the building site(s) created was purchased as a separate building(s) by the
- 29                   current owner prior to September 17, 1977.
- 30

- 31                   2. Minimum lot dimensions. No dwelling shall be constructed on a parcel of land with a width of less
- 32                   than fifty (50) feet or a depth of less than one hundred (100) feet.
- 33
- 34                   3. Maximum density. One (1) dwelling unit per parcel of land proposed for development.
- 35
- 36                   4. Minimum setbacks.
- 37
- 38                   a. Front.
- 39
- 40                   i. Dwellings on local ~~residential~~ streets. Twenty-five (25) feet.
- 41
- 42                   ii. Dwellings located on scenic streets. Fifty (50) feet.
- 43
- 44                   b. Side.
- 45
- 46                   i. Interior side. Total side setbacks of at least twenty percent (20%) of the lot width up to a
- 47                   maximum of twenty (20) feet, provided that no interior side setback shall be less than
- 48                   five (5) feet.
- 49
- 50                   ii. Side abutting a public street. Fifteen (15) feet.
- 51
- 52                   c. Rear.
- 53
- 54                   i. Lots which do not abut a water body along the rear property line. ~~Five (5)~~ Ten (10) feet.
- 55
- 56                   ii. Lots which abut a water body along the rear property line. ~~Thirty five (35)~~ Fifty (50) feet.

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2 5. Permitted encroachments within required setbacks.

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4 a. Front.

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6 i. Eaves, bay windows and balconies. Four (4) feet.

7 ii. Porches, porte-cocheres not exceeding twelve (12) feet in height and main entrances.  
8 The (10) feet.

9  
10 b. Side

11  
12 i. Eaves, bay windows and balconies. Four (4) feet or one half (1/2) of the required  
13 side yard whichever is smaller.

14 ii. Porte-cocheres not exceeding twelve (12) feet in height. No closer to an interior side  
15 property line than two (2).

16  
17 c. Rear.

18  
19 i. Detached garage not exceeding twelve (12) feet in height. Five (5) feet.

20 ii. Eaves. Four (4) feet.

21  
22 6. Lot coverage.

23  
24 a. Principal building. No more than thirty five percent (35%) of the area of a lot shall be  
25 occupied by a building.

26  
27 b. Accessory buildings and improvements. An additional ten percent (10%) of the total area of a  
28 lot may be occupied by ~~an~~ accessory buildings or improvements.

29  
30 c. Detached garages with port-cocheres. Detached garages accessed by way of a driveway  
31 through a porte-cochere and the porte-cochere shall be permitted in excess of the coverage  
32 permitted in subsections a. and b. of this subsection.

33  
34 ~~6.7.~~ Maximum floor area ratio:

35  
36 a. On lots with an area of ~~seven five~~ thousand ~~and five hundred (7,500)~~ (5,000) square feet or  
37 less: .48.

38  
39 b. On lots ~~of 7,500~~ with an area of greater than five thousand (5,000) square feet ~~or greater:~~ 48  
40 up to ~~7,500~~ five thousand (5,000) square feet of lot area. ~~, plus~~ .35 for each additional  
41 square ~~feet~~ foot of lot area in excess of five thousand (5,000) square feet up to a maximum  
42 of up to fifteen thousand (15,000) square feet, plus and .1 for each additional square foot of  
43 lot area in excess of fifteen thousand (15,000) square feet.

44  
45 ~~7.8.~~ Height. Twenty-seven (27) feet. If there is a flat roof, with a parapet of at least one and one half  
46 (1-1/2) feet, but not greater than four (4) feet.

47  
48 9. Parking garages.

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50 a. No parking garage shall contain more than four (4) vehicle parking spaces.

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52 b. No parking garage door or carport shall be located within five (5) feet of the front façade of a  
53 dwelling.

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56 **Section 4-102. Single Family 2 District ("SF 2").**

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2 A. Purpose. The purpose of the SF-2 District is to provide for contemporary patterns of residential  
3 development to meet the housing needs of a diverse community.  
4  
5 B. Permitted uses. The following uses are permitted in the SF-2 District subject to the standards in this  
6 Section and other applicable regulations in Article 5.  
7  
8 1. Single family detached dwellings with an FAR of .35 or less on parcels of land smaller than two  
9 (2) times the minimum lot size.  
10  
11 2. Accessory uses.  
12  
13 | C. Minor conditional uses. The following uses are permitted in the SF-2 District as Minor Conditional  
14 Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section  
15 and other applicable regulations in Article 5:  
16  
17 1. Single family detached dwellings with a FAR of greater than .35 or proposed to be developed on  
18 parcels of land equal to or greater than two (2) times the minimum lot size, provided that the  
19 Development Review Official determines that the mass and character of the proposed dwelling is  
20 consistent and compatible in terms of mass, height, scale and design with the existing dwellings  
21 on both sides of the street on which the dwelling is proposed to be located.  
22  
23 D. **Major Conditional Uses.** The following are permitted in the SF-2 District as Major Conditional Uses,  
24 if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and  
25 other applicable regulations in Article 5:  
26  
27 1. Marinas.  
28  
29 2. Private yacht basin.  
30  
31 3. Utility infrastructure facilities.  
32  
33 E. **Performance Standards**  
34  
35 1. Minimum lot size. Except as provided in subsection 9 of this Section, no dwelling shall be  
36 constructed on a parcel of land of less than five thousand (5,000) square feet.  
37  
38 2. Minimum lot dimensions. No dwelling shall be constructed on a parcel of land with a width of less  
39 than fifty (50) feet or a depth of less than one hundred (100) feet.  
40  
41 3. Maximum density. One dwelling unit per parcel proposed for development.  
42  
43 4. Minimum setbacks.  
44  
45 a. Front.  
46  
47 i. Dwellings on local residential streets. Twenty-five (25) feet.  
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49 ii. Dwellings on scenic streets. Fifty (50) feet.  
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51 b. Side.  
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53 i. Interior side. Total side setback of at least twenty percent (20%) of the lot width up to a  
54 maximum of twenty (20) feet, provided that no interior side setback shall be less than five  
55 (5) feet.  
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- ii. Side abutting a public street. Fifteen (15) feet.
- c. Rear.
  - i. Lots which do not abut a water body. Five (5) feet.
  - ii. Lots which abut a water body. Thirty-five (35) feet.
- 5. Lot coverage.
  - a. Principal building. No more than thirty five percent (35%) of the area of a lot shall be occupied by a building.
  - b. Accessory buildings and improvements. An additional ten percent (10%) of the area of a lot may be occupied by an accessory building or improvement.
- 6. Maximum floor area ratio. .48 on lots up to 7,500 square feet, plus .35 for lots of 7,501-15,000 square feet, plus .1 for each square foot greater than 15,000 square feet.
- 7. Height.
  - a. General: Thirty-four (34) feet or two (2) stories.
  - b. Height in flood hazard district: that portion of a single-family residence located above the garage in the coastal flood hazard district may not exceed one story in height subject to the following:
    - i. That the elevation of the garage floor shall not be more than six (6) inches above established grade.
    - ii. That the area of the garage shall not exceed a gross floor area of more than six-hundred (600) square feet or one-third (1/3) of the ground area of the principal building, whichever is greater, including any service or storage or access area located within the garage.
    - iii. That the residence shall not exceed a height of thirty-nine (39) feet above established grade, including ridgeline, domes, steeples, towers, chimneys, cupolas, decorative features and such other similar structures.
- 8. Parking garages shall not exceed four (4) parking spaces for vehicles. (3242)
- 9. Lawful lot. A residential dwelling unit shall be developed on a parcel of land comprised of at least one (1) lawful lot. For the purposes of this subsection, a lawful lot is a parcel of land which is one of the following:
  - a. A vacant parcel of land which was not a part of parcel of land on which a single family dwelling existed on or at any time after February 17, 1977 shall constitute a lawful lot for the construction of a single family residence.
  - b. One of more platted lots or portions thereof where a single family residence existed on or at any time after February 17, 1977, shall constitute a lawful lot for the construction of a single family residence.
  - c. A newly created building site may be a lawful lot for the construction of a single family residence, in accordance with the procedures in Article 3, Section 3-206, where:

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- i. Exceptional or unusual circumstances exist that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two or more zoning and/or land use designations, multiple facings or thru-block sites) which would warrant the separation or establishment of a building site(s).
  
- ii. The building site created has:
  - a) a frontage of at least fifty (50) feet and was in common ownership with another contiguous parcel of land with frontage of at least one hundred (100) feet which is improved with at least one (1) residential dwelling unit and is located on a street where more than sixty (60) percent of the existing homes fronting on that street are located on lots of less than seventy five (75) feet of frontage; or
  
  - b) a frontage of at least seventy five (75) feet and was in common ownership with one (1) or more contiguous parcels of land with frontage of at least one hundred and fifty (150) feet improved with at least one (1) residential dwelling unit and located on a street where more than sixty (60) percent of the existing homes fronting on that street are located on lots of less than seventy five (75) feet of frontage; or
  
  - c) a frontage of at least one hundred (100) feet.
  
  - d) the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of these regulations.
  
  - e) the proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area and serves the collective interest of the neighborhood.
  
  - f) the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977.