

1                   **LAND DEVELOPMENT REGULATIONS AND ZONING CODE 2005**  
2                   **CITY OF CORAL GABLES**

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9	<b>Section 1-103.</b>	<b>Purpose of LDRs</b>
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34		<b>City Initiated District Boundary Changes</b>
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16		<b>Impact</b>
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37	<b>Section 3-1804.</b>	<b>Staff Review, Report and Recommendation</b>
38	<b>Section 3-1805.</b>	<b>City Commission Review and Decision</b>
39	<b>Section 3-1806.</b>	<b>Effect of Vested Rights Determination</b>

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41 **Division 19. Development Agreements**

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11 **ARTICLE 4. ZONING DISTRICTS**

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15		A. Purpose
16		B. Permitted Uses
17		C. Minor Conditional Uses
18		D. Performance Standards
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20		A. Purpose
21		B. Permitted Uses
22		C. Minor Conditional Uses
23		D. Performance Standards
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25	<b>Section 4-104.</b>	<b>Multi-family – 2 District</b>

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32	<b>Section 4-203.</b>	<b>Downtown Overlay District (art 30)</b>
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38	<b>Section 4-301.</b>	<b>Commercial Limited District</b>
39	<b>Section 4-302.</b>	<b>Commercial District</b>
40	<b>Section 4-303.</b>	<b>Industrial District</b>

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42 **Division 4. Prohibited Uses (art 8)**

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2	<b>Section 4-402.</b>	<b>Prohibited uses, certain streets (2622)</b>
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4	<b>Section 4-404.</b>	<b>Used car lots</b>
5	<b>Section 4-405.</b>	<b>Adult book store, adult motion picture theater and massage salon</b>
6		
7	<b>Section 4-406.</b>	<b>Fortune tellers, etc.</b>
8	<b>Section 4-407.</b>	<b>Laundries</b>
9	<b>Section 4-408.</b>	<b>Houseboats</b>
10	<b>Section 4-409.</b>	<b>Recreational vehicle</b>
11	<b>Section 4-410.</b>	<b>Tents or detached screened enclosures</b>
12	<b>Section 4-411.</b>	<b>Parking in residential areas</b>
13	<b>Section 4-412.</b>	<b>Trucks, trailers, commercial vehicles, and recreational vehicles--Parking upon streets and public places</b>
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17	<b>Section 4-415.</b>	<b>Domestic animal and fowl</b>
18	<b>Section 4-416.</b>	<b>Possession, harboring, sheltering or keeping of cats and dogs</b>
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**ARTICLE 5. DEVELOPMENT STANDARDS**

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29	<b>Section 5-105.</b>	<b>Drive Throughs and Walk-Ups</b>
30	<b>Section 5-106.</b>	<b>Emergency Preparedness Shelter</b>
31	<b>Section 5-107.</b>	<b>Greenhouse</b>
32	<b>Section 5-108.</b>	<b>Guesthouse</b>
33	<b>Section 5-109.</b>	<b>Moveable Pavers</b>
34	<b>Section 5-110.</b>	<b>Playhouse</b>
35	<b>Section 5-111.</b>	<b>Private Swimming Pool</b>
36	<b>Section 5-112.</b>	<b>Recreational Equipment</b>
37	<b>Section 5-113.</b>	<b>Restaurant, Open Air</b>
38	<b>Section 5-114.</b>	<b>Screened Enclosures</b>
39	<b>Section 5-115.</b>	<b>Storage Building and/or Utility Room</b>
40	<b>Section 5-116.</b>	<b>Tennis Courts</b>
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28       **Section 5-703. Architectural Style**  
29       **Section 5-704. Duplication of Elevations and/or Exterior**  
30       **Architectural Design**  
31       **Section 5-705. Coral Gables Mediterranean Style Design**  
32       **Standards**  
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34       **Section 5-707. Time Limitation of Approvals**  
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43 **Division 8. Distance Requirements (sec. 21-6, 7) (19-2?)**

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4	Section 5-803.	Adult Book Store, Adult Motion Picture Theater and
5		Massage Salon
6	Section 5-804.	Automobile Service Stations
7		
8		
9	<b>Division 9. Docks, Wharves, Mooring Piles, Watercraft Moorings</b>	(art. 17, 5-16, sec
10		21-3)
11		
12	Section 5-901.	Purpose and Applicability
13	Section 5-902.	Docks, Wharves and Mooring Piles--Canals, Lakes, or
14		Waterways
15	Section 5-903.	Docks and Mooring Piles--Biscayne Bay
16	Section 5-904.	Mooring of Watercraft
17	Section 5-905.	Davits, Watercraft Lifts and Floating Watercraft Lifts
18	Section 5-906.	Bulkheads and Retaining Walls
19		
20		
21	<b>Division 10. Driveways</b>	(sec. 21-4 and 5)
22		
23	Section 5-1001.	Purpose and Applicability
24	Section 5-1002.	Required Driveways
25	Section 5-1003.	Visibility of Driveway Entrances and Street Intersections
26		
27	<b>Division 11. Group Homes and Assisted Living</b>	(3-12)
28		
29	Section 5-1101.	General
30	Section 5-1102.	Assisted Living Facilities
31		
32	<b>Division 12. Heliport and Helistops</b>	(6-5)
33		
34	Section 5-1201.	Purpose and Applicability
35	Section 5-1202.	Heliport and Helistop Standards
36		
37	<b>Division 13. Landscaping</b>	(parts of art 16, 21-14; 21-27)
38		
39	Section 5-1301.	Purpose
40	Section 5-1302.	Applicability
41	Section 5-1303.	Exemptions
42	Section 5-1304.	Minimum Requirements and Conflicts
43	Section 5-1305.	Installation

1	<b>Section 5-1306.</b>	<b>Maintenance</b>
2	<b>Section 5-1307.</b>	<b>Plant Material</b>
3	<b>Section 5-1308.</b>	<b>Shade Tree Setbacks</b>
4	<b>Section 5-1309.</b>	<b>Rights-of-Way Improvements</b>
5	<b>Section 5-1310.</b>	<b>Rights-of-Way Planting Requirements</b>
6	<b>Section 5-1311.</b>	<b>Structural Soil</b>
7	<b>Section 5-1312.</b>	<b>Landscaping of Vehicular Use Areas</b>
8	<b>Section 5-1313.</b>	<b>Vehicular Use Areas – Additional Required Landscaping</b>
9		<b>Adjacent to Public Right-of-Way</b>
10	<b>Section 5-1314.</b>	<b>Vehicular Use Areas – Perimeter Landscaping Relating to</b>
11		<b>Abutting Properties</b>
12	<b>Section 5-1315.</b>	<b>Automobile Service Stations</b>
13	<b>Section 5-1316.</b>	<b>Installation of Rock Yards</b>
14	<b>Section 5-1317.</b>	<b>Movable Planters</b>
15	<b>Section 5-1318.</b>	<b>Credit for Existing Plant Material</b>
16	<b>Section 5-1319.</b>	<b>Preservation of Existing Landscaping</b>
17		
18	<b>Division 14. Lighting (sec. 21-25)</b>	
19		
20	<b>Section 5-1401.</b>	<b>Purpose and Applicability</b>
21	<b>Section 5-1402.</b>	<b>Outdoor Lighting Permitted with Standards</b>
22		
23	<b>Division 15. Miscellaneous Construction Requirements (sections 21-20)</b>	
24		
25	<b>Section 5-1501.</b>	<b>Minimum Standards.</b>
26		
27	<b>Division 16. Parking and Loading Requirements (art. 13)</b>	
28		
29	<b>Section 5-1601.</b>	<b>Purpose and Applicability</b>
30	<b>Section 5-1602.</b>	<b>General Standards for Parking and Loading and Vehicular</b>
31		<b>Use Areas</b>
32	<b>Section 5-1603.</b>	<b>Illumination of Parking Areas</b>
33	<b>Section 5-1604.</b>	<b>Common Driveways and Remote Off-Street Parking</b>
34	<b>Section 5-1605.</b>	<b>Required Parking</b>
35	<b>Section 5-1606.</b>	<b>Off-Street Loading</b>
36		
37	<b>Division 17. Platting Standards (parts of art 12)</b>	
38		
39	<b>Section 5-1701.</b>	<b>Purpose and Applicability</b>
40	<b>Section 5-1702.</b>	<b>Bulkhead Line</b>
41	<b>Section 5-1703.</b>	<b>Street Design</b>
42	<b>Section 5-1704.</b>	<b>Alleys</b>
43	<b>Section 5-1705.</b>	<b>Easement Dimensions</b>

1	<b>Section 5-1706.</b>	<b>Blocks</b>
2	<b>Section 5-1707.</b>	<b>Lots</b>
3	<b>Section 5-1708.</b>	<b>Public Sites and Open Spaces</b>
4	<b>Section 5-1709.</b>	<b>Standards for Subdivision Improvements</b>
5	<b>Section 5-1710.</b>	<b>Utility Easements</b>
6	<b>Section 5-1711.</b>	<b>Construction Standards</b>
7	<b>Section 5-1712.</b>	<b>Improvements or Bond Required</b>
8	<b>Section 5-1713.</b>	<b>Certificate of Insurance and Indemnification of City</b>
9	<b>Section 5-1714.</b>	<b>Supplemental Subdivision Building Site and Design</b>
10		<b>Standards</b>

11  
12 **Division 18. Roofs (art 14)**

13		
14	<b>Section 5-1801.</b>	<b>Roofs—General</b>
15	<b>Section 5-1802.</b>	<b>Flat roofs without a parapet</b>
16	<b>Section 5-1803.</b>	<b>Flat roofs with an eighteen (18) inch parapet</b>
17	<b>Section 5-1804.</b>	<b>Roofs for commercial buildings</b>
18	<b>Section 5-1805.</b>	<b>Pitched roofs--Material</b>
19	<b>Section 5-1806.</b>	<b>Flat roofs--Material</b>
20	<b>Section 5-1807.</b>	<b>Plastic, fiberglass, glass and aluminum roofs</b>
21	<b>Section 5-1808.</b>	<b>Skylights</b>
22	<b>Section 5-1809.</b>	<b>Roof projections</b>
23	<b>Section 5-1810.</b>	<b>Trussed rafters</b>
24	<b>Section 5-1811.</b>	<b>Tile roof pitch</b>

25  
26 **Division 19. Sanitation Facilities (sec. 21-23)**

27		
28	<b>Section 5-1901.</b>	<b>Air conditioning</b>
29	<b>Section 5-1902.</b>	<b>Commercial trash containers</b>

30  
31 **Division 20. Screening (sections 21-11, 12, 13; 21-18)**

32		
33	<b>Section 5-2001.</b>	<b>Solar water heaters and equipment</b>
34	<b>Section 5-2002.</b>	<b>Screening of rooftop equipment</b>
35	<b>Section 5-2003.</b>	<b>Screening or storage areas</b>
36	<b>Section 5-2004.</b>	<b>Air-conditioning units and equipment, and other types of</b>
37		<b>mechanical equipment or apparatus installed on or</b>
38		<b>attached to premises.</b>

39  
40 **Division 21. Signs (art 18)**

41		
42	<b>Section 5-2101.</b>	<b>Purpose and Applicability</b>
43	<b>Section 5-2102.</b>	<b>Required Signs</b>

1	<b>Section 5-2103.</b>	<b>Prohibited Signs and Sign Elements</b>
2	<b>Section 5-2104.</b>	<b>General sign design and location standards</b>
3	<b>Section 5-2105.</b>	<b>Illumination standards</b>
4	<b>Section 5-2106.</b>	<b>On premises sign standards</b>
5	<b>Section 5-2107.</b>	<b>Detached Signs, Permanent</b>
6	<b>Section 5-2108.</b>	<b>Temporary signs, 45-day</b>
7	<b>Section 5-2109.</b>	<b>Temporary signs, 120-day</b>
8	<b>Section 5-2110.</b>	<b>Temporary window signs, 14-day</b>
9	<b>Section 5-2111.</b>	<b>Temporary window signs, 30-day</b>
10	<b>Section 5-2112.</b>	<b>Temporary substitutes for permanent signs</b>
11	<b>Section 5-2113.</b>	<b>Encroachments Over Public Rights-of-Way</b>
12		
13	<b>Division 22. Telecommunications (sec. 11-11, 6-13, 6-12, 6-10, 6-11) [Reserved]</b>	
14		
15	<b>Division 23. Temporary Uses (sec. 21-9, 8, 6-6, 6-7, 6-9, 6-15, 6-17)</b>	
16		
17	<b>Section 5-2301.</b>	<b>Purpose</b>
18	<b>Section 5-2302.</b>	<b>Carnival</b>
19	<b>Section 5-2303.</b>	<b>Open Lot Christmas Tree Sales</b>
20	<b>Section 5-2304.</b>	<b>Garage Sale</b>
21	<b>Section 5-2305.</b>	<b>Commercial Photography in Residential Districts</b>
22	<b>Section 5-2306.</b>	<b>Fund Raising Car Washes</b>
23	<b>Section 5-2307.</b>	<b>Temporary Construction and/or Field Office</b>
24	<b>Section 5-2308.</b>	<b>Temporary Land Development Sales Office</b>
25		
26	<b>Division 24. Reserved</b>	
27		
28	<b>Division 25. Underground Utilities</b>	
29		
30	<b>Section 5-2501.</b>	<b>Requirement for Utilities to be Provided Underground</b>
31		
32	<b>Division 26. Unity of Title and Declaration of Restrictive Covenant in Lieu thereof</b>	
33	<b>(3518)</b>	
34		
35	<b>Section 5-2601.</b>	<b>Purpose and Applicability</b>
36	<b>Section 5-2602.</b>	<b>Unity of Title</b>
37	<b>Section 5-2603</b>	<b>Declaration of Restrictive Covenant in Lieu of a Unity of</b>
38		<b>Title</b>
39		
40	<b>Division 27. Walls and Fences (parts of art 16)</b>	
41		
42	<b>Section 5-2701.</b>	<b>Materials and Specifications</b>
43	<b>Section 5-2702.</b>	<b>Location</b>

- 1           **Section 5-2703.     Height (2705, 2991, 3436)**
- 2           **Section 5-2704.     Walls and Fences in Public Utility Easement Areas**

3  
4  
5 **ARTICLE 6. NONCONFORMITIES (art 7)**

6  
7 **Division 1.   General**

- 8  
9           **Section 6-101.     Purpose and Applicability**

10  
11 **Division 2.   Nonconforming Uses**

- 12  
13           **Section 6-201.     Continuation of Nonconforming Uses**
- 14           **Section 6-202.     Extension or Expansion of Nonconforming Use**
- 15           **Section 6-203.     Change From One Nonconforming Use to Another**
- 16                           **Nonconforming Use**
- 17           **Section 6-204.     Nuisances and Hazards Prohibited**
- 18           **Section 6-205.     Discontinuance of Nonconforming Use**

19  
20 **Division 3.   Nonconforming Structures**

- 21  
22           **Section 6-301.     Continuation of Nonconforming Structures**
- 23           **Section 6-302.     Destruction of Nonconforming Structures**
- 24           **Section 6-303.     Alterations to Nonconforming Structures**

25  
26 **Division 4.   Nonconforming Signs**

- 27  
28           **Section 6-401.     Continuation of Nonconforming Signs**
- 29           **Section 6-402.     Alteration or Relocation of Nonconforming Signs or**
- 30                           **Buildings or Structures upon which they are Mounted**
- 31           **Section 6-403.     Nonconforming Signs on Contributing Historic Structures**
- 32           **Section 6-404.     Discontinuance of Nonconforming Signs**
- 33           **Section 6-405.     Destruction of Nonconforming Signs**
- 34           **Section 6-406.     Nuisances and Hazards Prohibited**

35  
36 **Division 5.   Nonconforming Accessory Uses and Accessory Structures**

- 37  
38           **Section 6-501.     Termination after Termination of Principal Use or**
- 39                           **Structure**
- 40           **Section 6-502.     Substantial Improvement to Principal Use or Structure**

41  
42 **Division 6.   Termination of Status as a Nonconformity**

1	<b>Section 6-601.</b>	<b>General</b>
2	<b>Section 6-602.</b>	<b>Standards for Terminating Nonconforming Status</b>
3		
4		
5	<b>ARTICLE 7. VIOLATIONS, ENFORCEMENT AND PENALTIES (27, 31-5-10, 31-5-11</b>	
6	<b>some of 22)</b>	
7		
8	<b>Division 1. Purpose</b>	
9		
10	<b>Section 7-101.</b>	<b>Purpose and Applicability</b>
11		
12	<b>Division 2. Violations and Penalties</b>	
13		
14	<b>Section 7-201.</b>	<b>Violations</b>
15	<b>Section 7-202.</b>	<b>Persons Liable for Violations</b>
16		
17	<b>Division 3. Code Enforcement Adjudication</b>	
18		
19	<b>Section 7-301.</b>	<b>Code Enforcement Adjudication</b>
20	<b>Section 7-302.</b>	<b>Penalties for Violations</b>
21		
22	<b>Division 4. Effect of Code Violations on Building Permits</b>	
23		
24	<b>Section 7-401.</b>	<b>Administrative Stop-Work Orders</b>
25	<b>Section 7-402.</b>	<b>Stay of Development Approvals</b>
26		
27	<b>Division 5. Curing Violations Through Subsequent Approvals</b>	
28		
29	<b>Section 7-501.</b>	<b>Variances</b>
30		
31	<b>Division 6. Reporting Violations; Investigations; Notice of Violation</b>	
32		
33	<b>Section 7-601.</b>	<b>Reporting Violation; Investigations</b>
34	<b>Section 7-602.</b>	<b>Minor Violations; Notice and Reinspection</b>
35	<b>Section 7-603.</b>	<b>Violations; Notice and Reinspection</b>
36	<b>Section 7-604.</b>	<b>Repeat Violations</b>
37	<b>Section 7-605.</b>	<b>Continuous Violations</b>
38		
39	<b>Division 7. Non-permitted enclosed garages</b>	
40		
41	<b>Section 6-701.</b>	<b>Purpose</b>
42	<b>Section 6-702.</b>	<b>Limited Compliance Period</b>
43	<b>Section 6-703.</b>	<b>Requirements and Conditions</b>

1  
2  
3 **ARTICLE 8. DEFINITIONS** (art 2 and relevant portions of Part II of City Code, Chap.1  
4 and relocated definitions from numerous other sections of the existing zoning code.)  
5