

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 1 – Accessory Uses

Section 5-101. General.

Accessory uses, which do not alter the character of the premises in respect to their basic use, shall be permitted in connection with all uses. Specific enumeration of permissible accessory uses shall not be deemed to prevent other proper accessory uses not so enumerated. All accessory uses shall comply with the following general standards:

- A. No accessory building or structure may be constructed before, but may be built concurrently with, the main building, nor shall any such building be completed before the main building is completed, except as to interior trim and decoration, or be used or occupied before the main building is completed.
- B. Except as may be otherwise required, no accessory building or structure may be located in the area between the street and the main residential building or any part thereof.
- C. In no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building.

Section 5-102. Accessory dwelling.

- A. An accessory dwelling shall be permitted in a SF District as an accessory use located above a garage.
- B. An accessory dwelling shall be permitted as an accessory use in a SF District provided that the living quarters:
 - 1. Are located above a garage;
 - 2. Are for the use of members of the family living in the main residence or persons employed on the premises;
 - 3. Do not contain a kitchen. (3242)

Section 5-103. Boathouse and/or boat slip.

A boat house and/or a boat slip shall be permitted as an accessory use in a single family district provided that the boat house and/or the boat slip:

- A. Is used by members of the family residing in the main residence.
- B. Does not contain a kitchen.
- C. Eave line does not exceed in height the eave line of the main residence.
- D. Maintains the same minimum setbacks from the platted canal line or bay front and the same minimum setback from the side lot line as established for the main structure.

Section 5-104. Cabana.

A cabana shall be permitted as an accessory use in a single-family district subject to the following conditions and restrictions:

- A. Such cabana is used by members of the family residing in the main residence.

- 1
2 B. Such cabana shall be of masonry construction with tile roof and shall be designed so as to tie in
3 architecturally with the main building.
4
5 C. The area of such cabana shall not exceed one hundred (100) square feet.
6
7 D. The plumbing facilities shall be limited to shower and toilet facilities.
8
9 E. The setbacks and ground coverage shall be in accordance with the underlying zoning district.
10
11 F. The cabana shall not be used for living or sleeping quarters.
12
13 G. Cabanas which are attached to the main building shall not be required to be inter-connected with the
14 main building.
15

16 **Section 5-105. Guesthouse.**

17
18 A guesthouse will be permitted as accessory to a Residential Estate subject to the following conditions
19 and restrictions: (3232)
20

- 21 A. The guesthouse shall not exceed six hundred (600) square feet in ground area or ten (10%) percent
22 of the ground area of the main building on the premises, whichever is greater.
23
24 B. Such guesthouse may contain kitchen facilities.
25
26 C. Only non-paying and personal guests of the occupant of the principal residence shall occupy a
27 guesthouse.
28
29 D. Year-round occupancy shall not be permitted by the same guest.
30
31 E. The owner of the property shall not be permitted to live in the guesthouse and rent the principal
32 residence.
33
34 F. The guesthouse shall be located in the rear setback area.
35

36 **Section 5-106. Greenhouse.**

37
38 A greenhouse shall be permitted as an accessory use in any residential district, subject to the following
39 conditions and restrictions:
40

- 41 A. Such greenhouse shall be restricted to the sole purpose of raising vegetation.
42
43 B. Such greenhouse shall be constructed of:
44 1. A pipe frame covered with a green or black chain link fencing material and/or dark green plastic
45 screen.
46 2. A pipe frame covered with a green or black chain link fencing material and/or dark green plastic
47 screen located on top of a masonry wall, provided such masonry wall does not exceed a height of
48 four (4) feet.
49 3. Glass in metal frames, provided where masonry is used in the walls of such construction, such
50 masonry walls shall not exceed a height of four (4) feet.
51 4. A pipe frame covered with galvanized expanded metal, painted green.
52
53 C. In those instances where a greenhouse is constructed of chain link fence material, such greenhouse
54 shall be covered at all times with dark green plastic screen, provided, however, such plastic screen
55 may be removed in the event of a hurricane.
56

- 1 D. The ground dimension of such greenhouse shall not exceed a width of twelve (12) feet, and a depth
2 of sixteen (16) feet.
- 3
- 4 E. The walls of the greenhouse shall not exceed a height of seven (7) feet.
- 5
- 6 F. The greenhouse shall not exceed an over-all height of eight and one-half (8½) feet.
- 7
- 8 G. The roof pitch of such greenhouse shall not exceed a maximum of three (3) inches in twelve (12)
9 inches.
- 10
- 11 H. Sun screen and other materials used for shading, except dark green plastic screen, shall be used
12 only on the inside of the greenhouse.
- 13
- 14 I. The setbacks of such greenhouses shall be the same as required for screen enclosures.
- 15
- 16 J. The greenhouse shall be located on the rear of the property and shall be properly screened by
17 landscaping from view from the street and adjacent property owners. Such landscaping shall be
18 maintained for as long as the structure shall remain upon the premises.
- 19
- 20 K. The greenhouse shall not contain toilet facilities but may contain a sink for washing and care of the
21 vegetation.
- 22
- 23 L. The structural design of the greenhouse shall be subject to approval by the Structural Engineer.
- 24

25 **Section 5-107. Playhouse.**

26
27 A playhouse shall be permitted as an accessory use to any residential user, subject to the following
28 conditions and restrictions:

- 29
- 30 A. Such playhouse shall be of concrete block stucco construction with tile roof.
- 31
- 32 B. The ground dimensions thereof shall not exceed twelve (12) feet by twelve (12) feet.
- 33
- 34 D. The headroom therein shall not exceed five (5) feet.
- 35
- 36 E. No plumbing facilities or fixtures shall be installed therein.
- 37
- 38 F. Such playhouse shall be screened by shrubbery to obscure the view of such playhouse from the
39 street.
- 40
- 41 G. Shall be located in the rear yard.
- 42

43 **Section 5-108. Private swimming pool.**

44
45 A private swimming pool shall be permitted as an accessory use in any district subject to the following
46 conditions and restrictions:

- 47
- 48 A. Swimming pools shall conform to the minimum structural requirements as required by the Florida
49 Building Code.
- 50
- 51 B. Design and sanitation requirements shall meet the requirements of the Florida Building Code and the
52 State Board of Health. All plans for swimming pools which require approval by the State Board of
53 Health shall be stamped with the approval thereon of said Board prior to such plans being submitted
54 to the City of Coral Gables for a building permit.
- 55

- 1 C. Maximum ground area coverage. In no case shall the main building or structure exceed thirty-five
2 (35%) percent of the lot or lots comprising the building site, and the total ground area permitted to be
3 occupied by the main building or structure and permitted auxiliary structures shall not exceed forty-
4 five (45%) of the site upon which the structures are located.
5
6 D. Setback:
7 1. Minimum front, side and rear setback. Same as requirements for a residence located on the
8 parcel where pool is to be constructed provided, however, that in no case shall the pool be
9 located closer to a front street line of a lot or building site than the main or principal building is
10 located.
11 2. Waterway setback. On a lot or building site abutting upon a canal, waterway, lake, bay, or golf
12 course, five (5) feet from such canal, waterway, lake, bay, or golf course. (3037)
13 3. Measurement. All setbacks for swimming pools shall be measured from the water's edge of the
14 pool to the nearest property line in question.
15
16 E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4)
17 feet in height, to comply with existing ordinance for walls and fences and provided, further, that in all
18 cases where a swimming pool is constructed which will be visible from a street, a four (4) foot wall
19 shall be erected upon the premises between the street and the swimming pool.
20
21 F. Gates in the protective fence and/or wall required these regulations shall be the spring lock type, so
22 that they shall automatically be in a closed and fastened position at all times. Gates shall also be
23 equipped with a safe lock and shall be locked when the swimming pool is not in use.
24
25 G. On inside lots swimming pools may be located within an L or U of the building facing upon a front
26 street.
27
28 H. On corner lots, swimming pools may be located within an L of the building provided that such L is not
29 visible in both the front and side elevation.
30
31 I. In no case shall a swimming pool be located closer to the front or side street of a lot or building site
32 than the main or principal building.
33
34 J. Patios and decks surrounding pools (other than wood decks governed by Section 5-114) may extend
35 five (5) feet closer to the rear property line, canal, waterway, lake, bay or golf course, than the pool
36 itself, provided that a minimum rear setback of five (5) feet is maintained. (3037)
37

38 **Section 5-109. Recreational equipment.**

39 Non-movable recreational equipment including swing sets, jungle gyms, basketball poles, etc., are
40 permitted to be placed, kept or maintained in any interior side or rear yard only. (2992)
41
42

43 **Section 5-110. Screened enclosures.**

44 A structure whose openings are composed of screening shall be permitted as an accessory use in
45 connection with a residential or special use district, provided a major portion of one wall of the screened
46 enclosure shall be a part of the main building or of a permitted accessory building located on the
47 premises, subject to the following conditions and limitations:
48
49

- 50 A. Street elevation: In all cases where an elevation of a screened enclosure is visible from a street, such
51 elevation shall be constructed of a minimum three (3) foot high masonry stub wall which may be
52 either solid, louvered, pierced, open brick, decorative block or ornamental block with screening above
53 and shall be in architectural harmony with the main building.
54

1 B. Height:
2

- 3 1. Where a screened enclosure is to be attached to a one-story building, the height of the screened
4 enclosure shall not exceed the height of the eave line of the affected elevations providing,
5 however, that where the design and/or features of such building and screened enclosure justify a
6 greater height such additional height may be approved.
7
- 8 2. Where a screened enclosure is to be attached to a two (2) story building the height of such
9 enclosure shall not exceed ten (10) feet providing, however, that where the design and/or other
10 attendant and connected circumstances and features of such building and screened enclosure
11 justify a greater height, such additional height may be approved.
12

13 C. Maximum ground area coverage: In no case shall the main building or structure exceed thirty-five
14 (35%) percent of the lot or lots composing the building site, and the total ground area permitted to be
15 occupied by the main building or structure and permitted auxiliary structures shall not exceed forty-
16 five (45%) percent of the site upon which the structures are located, provided however, that in no
17 case shall a screened enclosure be permitted to exceed two-thirds ($\frac{2}{3}$) of the ground area of the main
18 building on the premises.
19

20 D. Location:
21

- 22 1 On inside lots, screened enclosures may be located within an L or U of the building facing upon a
23 front street.
24 2. On corner lots, screened enclosures may be located within a U of the building facing upon either
25 the front or side streets.
26 3. On corner lots, screened enclosures may be located within an L of the building providing that
27 such L is not visible in both the front and side elevation.
28 4. In no case shall a screened enclosure be located closer to the front or side street of a lot or
29 building site than the main or principal building.
30

31 **Section 5-111. Storage building and/or utility room.**
32

- 33 A. Storage and/or utility rooms not exceeding fifty (50) square feet of floor area, computed from the
34 inside wall-to-wall dimensions, may be permitted as an accessory use in a single family district or as
35 accessory to a duplex. The design of such rooms shall be tied in architecturally with the main
36 building and the material used in the construction of such storage and/or utility room shall be as set
37 forth in these regulations.
38
- 39 B. A separate utility building, or the use of a portion of the main building therefore, shall be permitted as
40 an accessory use a Multi-Family District, and in connection with any overnight accommodation. Such
41 separate building or part of the main building shall be restricted to use for laundry facilities, for
42 housing of electrical meters or other electrical equipment, toilet facilities, and storing of tools or
43 equipment used on the premises, and, in the case of overnight accommodations, shall be located at
44 the rear of the building site.
45
- 46 C. A separate building for the storage of residential goods and to keep the same from being exposed to
47 the public view (providing, however, that proper facilities shall be made for cleaning same as required
48 by standard health practices), shall be permitted as an accessory use in a Commercial or Industrial
49 District. Such building shall be erected only at the rear of the property upon which it is to be located,
50 and within a radial distance of one-hundred (100) feet from the main building, and under no condition
51 shall there be more than one such building erected upon a building site.
52

53 **Section 5-112. Tennis courts.**
54

55 A private tennis court shall be permitted as an accessory use in a residential or special district subject to
56 the following conditions and restrictions:

- 1
2 A. The setbacks for such tennis court and side and back nets, fences or walls shall be in accordance
3 with the minimum setbacks required located of the underlying zoning district.
4
5 B. The tennis court shall not be located between the main building and the street or closer to the street
6 than the main building.
7
8 C. Such tennis courts including side and back nets shall be screened from view from the street and the
9 adjacent property owners.
10
11 D. The side and back nets shall not exceed a maximum height of ten (10) feet and shall be constructed
12 in compliance with the Florida Building Code .
13
14 E. Any lighting on the tennis courts shall comply with the requirements of Section 5-1202 of this Code.
15

16 **Section 5-113. Trellises.**

17
18 Trellises shall be permitted as an accessory use in a single-family district or as an accessory to a multi-
19 family dwelling subject to the following conditions and restrictions: (2521, 3191)
20

- 21 A. All wood members shall be constructed of one of the following approved materials: (3232)
22 1. Solid select heart cypress.
23 2. Solid heart mahogany.
24 3. Solid heart teak.
25 4. Solid heart cedar.
26 5. Clear vertical grain redwood.
27 6. Pressure treated pine or fir except creosote pressure treated wood.
28 7. Similar type or quality of wood to those noted above, as approved by the City Architect or DRO.
29 All other wood members may be constructed of all the above materials including creosote
30 pressure treated wood. (2625, 2696)
31
32 B. Trellises may be constructed of composite materials.
33
34 C. All supporting members shall be anchored to a concrete foundation with approved metal clips used in
35 such a manner as to prohibit the wood from touching the concrete.
36
37 D. Fastening clips, hurricane clips, etc., used in the construction of the trellis shall be concealed from
38 view with moldings, cover boards, etc.
39
40 E. No materials such as, but not limited to, fiberglass screening, plastic panels or aluminum panels shall
41 be placed upon or attached to the trellis.
42
43 F. The height of the trellis shall be subject to approval by the City Architect.
44
45 G. The setbacks for trellises shall be governed by the same minimum setbacks as required for the main
46 or principal building.
47
48 H. All trellises may be stained or painted to be harmonious with the color of the main or principal
49 building.
50
51 I. All trellises shall be maintained and kept in good order and repair.
52

53 **Section 5-114. Wood decks.**

54
55 Wood decks shall be permitted as an accessory use in a single-family residential district or to a duplex
56 subject to the following conditions and restrictions: (2524)

- 1
2 A. The foundation for wood decks shall be constructed of concrete.
3
4 B. The decking may be constructed of two (2) inch thick material to be one of the following:
5 1. Solid select heart cypress.
6 2. Solid heart mahogany.
7 3. Solid heart teak.
8 4. Solid heart cedar.
9 5. Clear vertical grain redwood.
10 6. Pressure treated pine or fir except creosote pressure treated wood.
11 7. Similar type or quality of wood to those noted above, as approved by the City Architect. All other
12 wood members may be constructed of all the above materials including creosote pressure treated
13 wood. (2625, 2696)
14
15 C. All supporting members shall be anchored to the concrete footing with approved metal clips used in
16 such a manner as to prohibit the wood from touching the concrete.
17
18 D. A fascia or skirt shall be constructed on the perimeter of the wood deck to conceal from view the ends
19 of the deck planking, the joists supporting the deck and the clips, angles and other metal anchors and
20 devices. The skirting material shall be one of the seven (7) approved woods as set forth under
21 paragraph d) above.
22
23 E. The height of the wood deck shall not exceed the height of the first floor elevation, except in case
24 where the floor slab of the residence or duplex is constructed at grade, in which case the height of the
25 wood deck shall not exceed a height of three (3) feet above the floor slab.
26
27 F. The setback for the wood decks shall be governed by the same minimum setbacks as required for the
28 main or principal building, provided, however, that on waterfront property no rear setback shall be
29 required for such wood decks.
30
31 G. The minimum rear setback for decks and patios surrounding pools on canals, waterway, lakes, bays,
32 or golf courses shall be three (3) feet. (3232)
33
34 H. The surface of all exterior wood members shall be stained or painted to be harmonious with the color
35 of the main or principal building.
36

37 **Section 5-115. Drive throughs and walk-ups**

38
39 Drive throughs, walk-up windows, and ATMs accessory to banks, restaurants, and retail sales and service
40 shall be permitted provided that:

- 41
42 A. Such uses are designed so as to not interfere with the circulation of pedestrian or vehicular traffic on
43 the adjoining streets, alleys or sidewalks,
44
45 B. Drive-through lanes and vehicle stacking areas adjacent to public streets or sidewalks shall be
46 separated from such streets or sidewalks by walls, railings, or hedges at least thirty-six inches (36") in
47 height.
48
49 C. 360 degree architectural treatment is utilized. Building design shall incorporate variation in building
50 height, building mass, roof forms and changes in wall planes so as to avoid large expanses of flat,
51 uninterrupted building walls. Drive through, ATMs and walk-up elements should be architecturally
52 integrated into the building, rather than appearing to be applied or "stuck on" to the building.
53
54 D. Drive-through displays, ordering areas, walk-up windows, ATMs and parking canopies shall not serve
55 as the singularly dominant feature on the site or as a sign or an attention-getting device.
56

- 1 E. Entries and/or exits to drive-through facilities shall be a minimum of one hundred feet from any
2 intersection. Shorter distances from road intersections may be approved if the Development Review
3 Officer determines that public safety and/or the efficiency of traffic circulation are not being
4 compromised.
5
6 F. Drive-through stacking lanes shall be a minimum of one hundred feet from any single family
7 residential parcel.
8
9 G. All service areas, restrooms and ground mounted equipment associated with the drive through shall
10 be screened from public view.
11
12 H. Landscaping shall screen drive-through aisles from the public right-of-way and adjacent uses and
13 shall be used to minimize the visual impacts of readerboard signs and directional signs.
14

15 **Section 5-116. Emergency preparedness shelter.**

16 A building designed to be used as an emergency preparedness shelter shall be permitted as an
17 accessory use in any district subject to the following conditions and restrictions:
18

- 19
20 A. Such shelters shall be designed and constructed in accordance with minimum accepted engineering
21 structural principles which shall be subject to approval by the Structural Engineer and the Building
22 Official.
23
24 B. Such shelters may be attached to the main building or constructed as a detached building provided,
25 however, that the design thereof conforms to the design of the main or principal building.
26
27 C. Such shelters may be constructed with a flat roof provided that the maximum height of the shelter
28 shall not exceed four (4) feet.
29
30 D. No setback shall be required for shelters when such shelters are constructed completely below grade,
31 provided however, that no such shelter shall be constructed in the utility easement areas and
32 provided further that the entrance doors to subject shelters are not constructed in the setback area as
33 required for the main or principal building.
34
35 E. Setbacks shall be in accordance with the requirements of the underlying zoning district.
36

37 **Section 5-117. Massage establishment.**

38
39 A massage establishment shall be permitted as accessory to a beauty salon, medical clinic, or health
40 club.
41

42 **Section 5-118. Moveable pavers.**

43
44 Moveable pavers shall be permitted in the required setback area, but shall only be allowed to serve as
45 walkways or approved driveways, and not for patios or off-street parking. A walkway is an aggregated
46 width of pavers not exceeding three (3) feet in width in a setback area of up to ten (10) feet and a
47 maximum width of five (5) feet in setback areas of ten (10) feet or greater. In all cases a minimum of
48 eighteen (18) inches shall be provided between a walkway and the property line.
49

50 **Section 5-119. Restaurant, open air.**

- 51
52 A. Open air dining on private property, as accessory to a restaurant, provided that:
53
54 1. The operation of such business shall not interfere with the circulation of pedestrian or vehicular
55 traffic on the adjoining streets, alleys or sidewalks.
56

- 1 2. Any open-air dining at a retail food establishment shall be in compliance with all state and local
2 regulations and the applicant shall be required to submit a maintenance plan for review and
3 approval by the City, and shall meet all requirements of this section. (3225)
4
- 5 3. That the open-air dining area shall not occupy an area of more than thirty (30%) percent of the
6 public indoor area of the primary restaurant operation.
7
- 8 4. That the open-air dining area shall be unenclosed and shall be open except that it may be
9 covered with a canvas cover or structural canopy of a building's arcade, loggia or overhang.
10
- 11 5. That all kitchen equipment used to service the open-air dining area shall be located within the
12 kitchen of the primary restaurant or business.
13
- 14 6. That the open-air dining area shall be kept in a neat and orderly appearance and shall be kept
15 free from refuse and debris.
16
- 17 7. The standards for nighttime uses in Article 4, Division 3 are met.
18
19

20 B. Open-air dining on public property, as accessory to a restaurant, provided that:

- 21 1. A permit issued for an open-air dining located on public property shall be issued for a period of
22 one year, renewable annually by the Planning Department. Such permit shall not be transferable
23 in any manner. (3069)
24
- 25 2. Open-air dining area shall be restricted to the length of the sidewalk or public right-of-way
26 immediately fronting the cafe and/or restaurant. The utilization of space extending no more than
27 twenty-five (25) linear feet on either side beyond the subject property frontage may be authorized
28 subject to annual written consent provided by tenants in front of whose businesses the outdoor
29 dining service would occur.
30
- 31 3. No pass through window shall be permitted for service of patrons.
32
- 33 4. There shall be maintained a minimum of five (5) foot clear distance of public sidewalk, free of all
34 obstructions, in order to allow adequate pedestrian movement. The minimum distance shall be
35 measured from the portion of the open-air dining area nearest either the curb-line or the nearest
36 obstruction.
37
- 38 5. No awning, canopy or covering of any kind, except individual table umbrellas, shall be allowed
39 over any portion of the open-air dining area located on public property except as allowed under
40 separate covenant process.
41
- 42 6. No perimeter structures such as fences, railings, planters or other such barriers shall surround
43 the open-air dining area which would restrict the free and unobstructed pedestrian flow or
44 discouraging the free use of the tables or chairs by the general public.
45
- 46 7. No signage shall be permitted on the public portion of the property.
47
- 48 8. All open-air dining areas shall be at the same elevation as the adjoining sidewalk or public right-
49 of-way.
50
- 51 9. Under no circumstances shall any open-air dining interfere with the free and unobstructed public
52 access to any bus stop, crosswalks, public seating areas and conveniences, street intersections,
53 alley, service easements, handicap facilities or access to adjacent commercial establishments.
54
55

- 1 10. The property owner/operator shall be responsible for maintaining the outdoor dining area in a
2 clean and safe condition. All trash and litter shall be removed daily.
- 3
- 4 11. The hours of operation shall coincide with that of the primary restaurant. Tables, chairs and all
5 other furniture used in the operation of an outdoor dining area shall not be anchored or restrained
6 in any visible manner as with a chain, rope or wire.
- 7
- 8 12. The standards for nighttime uses in Article 4, Division 3 are met.
- 9
- 10 13. Open-air dining may be suspended by the City Manager for community or special events, utility,
11 sidewalk or road repairs, or emergency situations or violations of provisions contained herein.
12 The length of suspension shall be for a duration as determined necessary by the City Manager.
13 Removal of all street furniture and related obstructions shall be the responsibility of the cafe
14 and/or restaurant owner/operator.
- 15

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 2 – Automobile Service Stations

Section. 5-201. Minimum requirements.

The construction and/or reconstruction of automobile service stations shall comply with the following minimum requirements: (3237)

- A. Except as provided in subsection B, an automobile service station shall not be constructed and/or reconstructed anywhere except upon property which is located in a Commercial District or Industrial District;
- B. An automobile service station located in a Commercial Limited District may be reconstructed provided that the plans comply in all respects with the provisions in this Division and provided that the number of pump islands shall not exceed two (2) and the number of service bays shall not be increased.
- C. Automobile service station sites shall have a minimum street frontage of not less than one hundred-twenty (120) feet and a minimum area of not less than twelve thousand (12,000) square feet. Automobile service stations established prior to the adoption of these regulations on sites less than required by this subsection may be reconstructed provided that the capacity of the new station does not exceed the capacity of the existing station.
- D. All automobile service stations shall comply with the following minimum floor area requirements:
 - 1. The minimum floor area for an automobile service station shall not be less than one thousand-two hundred and fifty (1,250) square feet.
 - 2. The minimum floor area for a self-service gasoline station shall not be less than two-hundred and fifty (250) square feet including the attendant control area, rest rooms, office, storage room and vending machine room.
- E. The automobile service station building, including the canopies and auxiliary-use buildings and structures, shall not exceed a maximum lot coverage of forty (40%) percent of the area of the automobile service station site.
- F. The roof over an automobile service station and auxiliary buildings shall be of tile, pitched and shall extend from the station over the gasoline pumps.
- G. Where an automobile service station site is located at the intersection of two (2) streets, the entrances and exits to the service bays shall not be located on the front elevation of the building.
- H. All pump islands shall be delineated by curbs.
- I. Pump islands shall not be located closer than fifteen (15) feet to a street right-of-way line.
- J. The automobile service station building shall have the following minimum setbacks:
 - 1. Front -- 40 feet
 - 2. Side -- 10 feet
 - 3. Side Street -- 30 feet
 - 4. Rear -- 10 feet
- K. The canopies over the driveway and pump islands shall have the following minimum setbacks:

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1. Front -- 5 feet
 2. Side -- 10 feet
 3. Side street -- 5 feet
 4. Rear -- 10 feet
- L. Where such automobile service station sites abut a residential district a solid four (4) foot high wall shall be constructed along the property lines abutting the residential district.
- M. Not more than two (2) driveways shall be permitted from the front street to the automobile service station.
- N. Any two (2) driveways connecting with a single street shall be separated by an island area. The side of the island next to and parallel to the abutting street shall be located at the property line and such island shall have a minimum length at the property line of not less than twenty (20) feet.
- O. Where the building site abuts property in a residential district not more than one driveway shall be permitted from a side street to the automobile service station.
- P. The maximum width of any one driveway shall not be greater than thirty-five (35) feet.
- Q. No driveway shall encroach upon curbs or pavement radii at intersections.
- R. No driveway shall cross reserved corner sight distance areas.
- S. The edge of the driveway shall be located not less than ten (10) feet from a side street right-of-way line.
- T. The driveways and service area adjacent to the automobile service station building and pump islands shall be paved with poured concrete.
- U. All paving shall be graded to provide for drainage on the automobile service station site.
- V. All lubrication and greasing equipment, washing equipment, hydraulic lifts and service pits shall be located within the automobile service station building.
- W. Automobile service stations shall not be permitted to engage in the selling or rental of cars, trucks and utility trailers.
- X. Parking, loading or servicing of vehicles shall not be permitted on the public rights-of-way abutting the automobile service station site.
- Y. Merchandise shall not be displayed or stored outside of the principal building.
- Z. No automobile service stations shall be permitted to store vehicles or to be used as an off-street parking lot.
- AA. Each automobile service station shall provide one off-street parking space for each two (2) employees with a minimum of two (2) employee spaces plus one space for each service bay.
- BB. The illumination upon any automobile service station site shall have the source of light concealed from view from the exterior of the building site, except that where channel letters or figures are used for any sign, the illumination, thereof, may be visible if recessed within the depth of the channel. Intensification of illumination shall be approved by the Electrical Inspector. No intermittent or flashing illumination shall be permitted.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 3 – Awnings and Canopies

Section 5-301. General.

Awnings, shelter canopies, entrance canopies and carport canopies placed upon, attached to or forming any part of a building shall conform to the conditions and restrictions set out in this Division.

Section 5-302. Standards.

A. Material.

- 1. The covering materials of awnings placed upon, attached to, or forming any part of any building in any residential district shall be made of canvas, cloth or other similar materials and the supporting structure of the awning may be made of fiberglass, aluminum, plastic or other man-made materials.
- 2. The covering materials of shelter canopies or carport canopies placed upon, attached to, or forming any part of any building in any residential district shall be made of canvas, cloth, or other similar materials.
- 3. Awnings, shelter canopies, entrance canopies and carport canopies placed upon, attached to, or forming any part of any building in any commercial or industrial district may be made of canvas, cloth, or other similar materials and of fiberglass, plastic or non-ferrous metals, but in no case shall any such awnings, shelter canopies, entrance canopies or carport canopies be made of wood or wood products or of masonite or similar materials; in all cases such awnings, shelter canopies, entrance canopies or carport canopies shall generally simulate the appearance of canvas awnings, and must not be corrugated or slatted or with holes or other interstices.

B. Slope. In any residential district use, no shelter canopy or carport canopy shall be erected which has a minimum slope of less than two (2) inches in twelve (12) inches or a maximum slope of more than five (5) inches in twelve (12) inches.

C. Size and number permitted. In a single-family zoning district, no shelter canopy or carport canopy shall be erected which covers an area greater than four hundred forty (440) square feet. Only one shelter canopy and one carport canopy shall be permitted per single-family, townhouse or duplex unit, provided however, that the carport canopy and shelter canopy shall not abut or be attached to one another. (2945)

D. Clearance over sidewalk. In all cases where an awning, entrance canopy, or shelter canopy is placed upon, attached to, or forming any part of any building and such awning, entrance canopy or shelter canopy projects over a sidewalk, or similar place where the public is accustomed to walk, the rigid or metal parts for any such awning entrance canopy or shelter canopy shall have a clearance of not less than seven-and-one-half (7½) feet from sidewalk elevations, and any non-rigid valance of any such awning, entrance canopy or shelter canopy shall have a clearance of not less than six-and-one-half (6½) feet from sidewalk elevation.

E. Construction.

- 1. All canvas awnings, shelter canopies, entrance canopies, or carport canopies shall be so constructed as either to admit or permit quick removal such as is necessary in cases of impending storms or hurricanes.

- 1 2. Except for those installations which are stationary in character, awnings, shelter canopies,
2 entrance canopies, or carport canopies other than those of cloth or canvas or like materials shall
3 be so constructed as easily to lend themselves to the forming of storm shutters or storm
4 protection to the building to which they are attached.
5
- 6 3. Rigid awnings or canopies which are stationary in character shall be designed to resist the
7 following loads:
8 a. Roofs shall be designed for a live load of not less than thirty (30) pounds per square foot
9 except that roofs occupied as roof gardens or for concentrated loads shall be designated for
10 the corresponding occupancies.
11 b. Design shall not be based on the removal or repositioning of parts or the whole during
12 periods of high wind velocity.
13

14 F. Location.

- 15 1. All carport canopies shall be attached to the building and may be located on either side or the
16 rear of said building.
17
- 18 2. All shelter canopies shall be attached to the building and may be located on the front, sides or
19 rear of said building.
20
- 21 3. No self-supporting or free-standing shelter canopy, carport canopy or entrance canopy shall be
22 erected without a variance having been approved by the Board of Adjustment.
23
- 24 4. Awnings erected over garage openings or porte-cochere vehicle openings shall not extend out
25 from the outside wall of the building more than six (6) feet.
26
- 27 5. Entrance canopies, permitted on commercial buildings only, shall be attached to the building and
28 may be supported from the ground up. The overall width of entrance canopies shall be a
29 maximum of the entrance opening and framing width, plus twelve (12) inches and shall extend
30 out perpendicular from the building.
31

32 G. Maintenance, repair, replacement, and/or removal. All awnings and canopies shall be maintained
33 and kept in good order and repair. Awnings and canopies which are found, upon inspection, to be in
34 disrepair shall be subject to removal and/or replacement.
35

36 H. Manufacturer's identification. All awnings, shelter canopies, entrance canopies and carport canopies
37 constructed or erected pursuant to the provisions of this ordinance shall have the manufacturer's
38 identification shown thereon.
39

40 I. Encroachment over public right-of-way. Awnings and/or canopies which encroach over public rights-
41 of-way shall be subject to the following conditions and restrictions:
42

- 43 1. The property owner shall execute a restrictive covenant prepared by the City Attorney, which
44 shall run with the title of the land, agreeing to provide public liability insurance coverage for the
45 encroachment in the minimum limits required by the City, and naming the City as additional
46 insured under the policy.
47
- 48 2. An executed copy of the restrictive covenant, together with certificates of required insurance,
49 shall be presented to the Building Official, prior to the issuance of any permits for such work.
50
- 51 3. Notwithstanding the above, that prior to the issuance of any permit for the installation of an
52 awning or canopy encroaching over any public right-of-way under the jurisdiction of the Florida
53 Department of Transportation, the Building Official shall require such evidence, as in his opinion
54 is reasonable, to show that the plans for such encroachment have been approved by the said
55 Department of Transportation.
56

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 4 – Clearing, Filling and Excavation

Section 5-401. General.

Before any land may be cleared of trees and other growth, excavated, filled and/or graded, such land shall have been platted or replatted into lots, blocks or parcels for building development in the manner prescribed by Article 3 Division 9 and the owner thereof or owner’s contractor shall have applied for and obtained a permit for such work from the Building and Zoning Department.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 5 – Coral Gables Cottage Regulations

Section 5-501. Purpose and applicability.

- A. The purpose of this Division is to maintain and preserve the architectural quality and character of Coral Gables' traditional, small scale, residential neighborhoods by encouraging the preservation of the existing Coral Gables Cottage style houses. (3029, 3219)
- B. The provisions of this Division may only be applied to the following: (3219)
 - 1. Any existing development which meets the eligibility standards contained in Section 5-502 ~~29-5~~, herein (as determined by the Historic Resources Department).
 - 2. Any existing development which, by virtue of proposed development plans, would return sufficient original features to the building to render it eligible as a Coral Gables Cottage as provided in Section 5-502.
- C. Selected incentives are established in this Division which supersede the standard regulations for single-family residential development contained in other sections of these regulations. If not specifically addressed in this Division, the regulations and requirements of the underlying zoning district shall apply.

Section 5-502. Criteria for designation as a Coral Gables Cottage.

- A. Coral Gables Cottage is a detached, single-family dwelling which is distinguished by its movement in plan, projections and recessions, asymmetrical arrangement of entrances, frequently employed surface ornament for embellishment, and at least twelve (12) of the following specific features which are original with the cottage:
 - 1. Coral rock or stucco finish.
 - 2. Combination roof type (e.g., gable, shed, hip or flat roof).
 - 3. Front porch.
 - 4. Projecting bay on front elevation.
 - 5. Masonry arches or arches springing from columns on front elevation.
 - 6. Decorative doorway surrounds.
 - 7. Decorative and/or predominant chimney.
 - 8. Detached garage to the rear of the property.
 - 9. Similar decorative features, parapet and/or roof slope on main house and detached garage.
 - 10. Porte-cochere or carport.
 - 11. Decorative wing walls.
 - 12. Barrel tile roof.
 - 13. Varied height between projecting and recessed portions of the front elevation.
 - 14. Vents grouped as decorative accents.
 - 15. Cast ornament and/or tile applied to front elevation.
 - 16. Built-in niches and/or planters.
 - 17. First floor above crawl space.
 - 18. Casement or sash windows.
 - 19. Loggias/arcade.
- B. Cottage property: A building site which meets the criteria for eligibility as set forth in Section 5-502A.

1 C. A cottage property must:
2

- 3 1. Be no more than one (1) story in height.
- 4 2. Be zoned SF1 or SF2.
- 5 3. Have a frontage no greater than sixty-five (65) feet.
- 6 4. Include a single-family dwelling built prior to 1940.
- 7 5. Include a single-family dwelling having at least twelve (12) of the features identified in
8 Section 5-502A.
9

10 **Section 5-503. Incentives for existing development.**
11

12 The following setback provisions may be utilized by qualified cottage properties in order to modify, alter or
13 add to an existing Coral Gables Cottage, provided that the resulting changes made to the dwelling do not
14 diminish its character or its status as a Coral Gables Cottage.
15

16 A. Setbacks:
17

- 18 1. Notwithstanding the setback provisions in the underlying zoning district, new additions and
19 alterations may utilize the same setbacks and extend as close to the property line as the main
20 walls of the existing Coral Gable Cottage with the limitation that the addition/alteration may not be
21 closer than two (2) feet, six (6) inches to the property line, and, when combined with all other
22 existing structures may not result in the following: (3240)
23
 - 24 a. Side yard of less than 250 sq. ft.
 - 25 b. Front yard of less than 750 sq. ft.
 - 26 c. Rear yard of less than 150 sq. ft.
- 27 2. Where existing setbacks meet current standards, a reduction in the setback requirement of up to
28 twenty five (25%) percent shall be permitted, with the same limitation outlined in subsection 1
29 above.
30

31 B. Ground area coverage: Coral Gables Cottages shall be permitted to occupy up to forty-eight (48%)
32 percent of the building site. Auxiliary buildings or structures, whether free standing or attached to the
33 primary building, including swimming pools, may occupy additional site area provided, however, that
34 the total ground area coverage for all structures shall not exceed fifty-eight (58%) percent of the site.
35
36

37 C. Enclosed garages may be converted to living space or storage space subject to the following
38 requirements:
39

- 40 1. That a carport, porte-cochere or breezeway is provided for the storage of an automobile;
- 41 2. That the converted garage may not be used as a rental unit.
42

43 D. The landscape open-space requirement of thirty-five (35%) percent for single-family dwellings may be
44 reduced by five (5%) percent.
45

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 all applications for development approval within the Multi-family Districts, the Commercial Districts, the Mixed Use District, the Industrial District and the Special Use District. Except as expressly provided in this Division, these standards shall not apply to single-family districts or to the Multi-family-1 District.

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.

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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.
 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 subsection (A) of this Section, 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.

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- j. Building rooflines.
- k. Lighting.
- l. Design.
- 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. Architectural type--General. (2003-10) Except as provided for in subsection C of this section, all buildings hereinafter constructed, reconstructed, altered or added to shall be of classical style of Colonial, Spanish, Venetian, Italian or other Mediterranean or similar harmonious architecture. 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 of architecture set forth hereinabove and suggest to the designing architect such changes as would bring the plan into conformity. The Board of Architects shall require such changes in the design of the structure so as to preserve the traditional aesthetic treatment and an excellence of design of the community. In considering the design of the building, the Board of Architects shall consider and render a decision as to the feasibility of the following elements in the design concept: (2992)

- 1. Trim.
- 2. Shutters.
- 3. Awnings and canopies.
- 4. Windows (Fenestration).
- 5. Doors.
- 6. Other building openings.
- 7. Texture of surface.
- 8. Colors.
- 9. Roofs.
 - a. Materials.
 - b. Color.

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- c. Slope.
- d. Overhang.
- 10. Planters.
- 11. Window boxes.
- 12. Walls, height, location, materials, design.
- 13. Height of building.
- 14. Location of structure on site.
- 15. Site circulation in regard to pedestrian travel, parking, services, grades and landscaping.
- 16. Location of exposed piping, conduits and rainwater leaders.
- 17. Decorative lighting (height, location and style).

The architectural type for a given location, unless specifically specified to the contrary, shall be in reasonable harmony with the architecture of the neighborhood.

- B. 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. (3235)
 - 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. (3041)
 - 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.

- 1 e. Shutters shall not be installed in such a way as to prevent the intended or normal operation
2 of any window or door.
3
- 4 f. In every area of a structure required by the Florida Building Code to have egress, there shall
5 be at least one manually operable (non-electric) method of egress when completely enclosed
6 by hurricane shutters.
7
- 8 6. Rooftop equipment such as that used in air conditioning and any other type of mechanical or
9 service equipment shall be screened from view, as required by Article 5, Division 17.
10
- 11 7. Air-cooled condensing and/or compressors equipment, water-cooling towers and any other type
12 of mechanical equipment or apparatus installed on or attached to a premises shall be screened
13 from view from the street, waterway, bay or golf course by a wall and landscaping.
14
- 15 8. Exposed concrete or masonry block shall not be permitted. With the exception of slump, red or
16 other brick, crab orchard or other stone and architecturally formed and detailed concrete, all
17 masonry surfaces shall be stuccoed.
18
- 19 9. If metal garage doors are used, they shall be painted in accordance with the palette of colors
20 approved by the Board of Architects and on file with the Building and Zoning Department.
21
- 22 10. No exposed air-conditioning ductwork or exposed solar tanks shall be permitted.
23
- 24 11. The approval, materials, slope, construction, location and design of awnings and canopies shall
25 be as set forth under Article 5, Division 3.
26
- 27 C. Architectural type, specific locations. The type of architecture for specific locations in the City of
28 Coral Gables shall be as follows:
29
- 30 1. In the Industrial Section, MacFarlane Homestead, and Golden Gate Subdivision, any architectural
31 style shall be permitted as shall be approved by the Board of Architects as being harmonious
32 with the immediate neighborhood.
33
- 34 2. Where otherwise required by the terms of existing restrictions in deeds conveying lots or lands,
35 or as specifically provided for therein.
36
- 37 3. In Commercial and Industrial Districts, such types of architecture shall be permitted as shall be
38 approved by the Board of Architects as being harmonious with the immediate neighborhood.
39

40 **Section 5-604. Coral Gables Mediterranean Style Design Standards**

41 A. Applicability.

- 42
- 43
- 44 1. Zoning district applicability. These regulations are available for new construction, additions,
45 restorations and/or renovations of existing buildings using all types of architecture styles as
46 described herein provided such property is located within and MF-2, Commercial, or Industrial
47 zoning district. These provisions do not apply to the MF-2, Special Area District.
48
- 49 2. Coral Gables Mediterranean Architectural Design. Applications for new construction and
50 additions restorations and/or renovations of existing buildings, as Coral Gables Mediterranean
51 Architecture may secure bonuses as provided in Section and shall be subject to the provisions
52 contained in Section, Coral Gables Mediterranean Architecture Design.
53
- 54 3. Special locational site plan review. Properties in the MF-2, Commercial and Industrial Districts
55 which are adjacent to the SF-R District, the MF-1 District or public rights-of-way or waterways
56 shall comply with the requirements of this Section in order to secure bonuses.

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B. Development bonus standards.

1. Required standards. Applications shall be required to satisfy all of the requirements in Table 1, "Required Standards" in order to secure bonuses based upon the applicable residential, nonresidential and MXD district designations.

Table 1. Required standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
1.	✓	✓	✓	Architectural elements on building facades.	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.
2		✓	✓	Architectural relief elements at street level.	On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one or more of the following design features shall be included at the street level: a. Display windows or retail display area; and/or, b. Landscaping; and/or, c. Architectural relief elements or ornamentation.
3.	✓	✓	✓	Architectural elements located on the top of buildings.	See definition of "height".
4.	✓	✓	✓	Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each 250 parking spaces or fraction thereof.
5.	✓	✓	✓	Building facades.	Facades in excess of 150 feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of 100-foot intervals.
6.	✓	✓	✓	Building lot coverage.	No minimum or maximum building lot coverage is required.
7.	✓	✓	✓	Drive through facilities.	Drive-through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
8.	✓	✓	✓	Landscape open space area.	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. 5% for nonresidential properties; b. 10% for mixed use properties; and, c. 25% for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.
9.	✓	✓	✓	Lighting, street.	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.
10.	✓	✓	✓	Parking garages.	Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.
11.	✓	✓	✓	Porte-cocheres.	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.

Table 1. Required standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
12.		✓	✓	Sidewalks/ pedestrian access.	All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.
13.	✓	✓	✓	Soil, structural.	Structural soil shall be utilized within in all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.
14.	✓	✓	✓	Windows on Mediterranean buildings.	Mediterranean buildings shall provide a minimum window casing depth of 4 inches as measured from the face of the building.

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C. Level 1 bonus – Standards for all types of architectural design. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story for all types of architectural designs of buildings. The allowable floors are subject to the subject property applicable CLUP Map designation and the height is regulated by the Zoning Code. The allowable floors and height is as follows:

CLUP Map Designations	Maximum Allowable Stories/feet	Additional stories/feet available for all types of architectural design
Low Density	4 stories/50 feet	+ 1 stories/13.5 feet = 5 stories/ 63.5 feet
Medium Density	6 stories/70 feet	+ 1 stories/13.5 feet = 7 stories/ 83.5 feet
High Density	13 stories/150 feet	+ 1 stories/13.5 feet = 14 stories/163.5 feet
Commercial Uses		
Low-rise Intensity	4 stories/50 feet	+ 1 stories/13.5 feet = 5 stories/ 63.5 feet
Mid-rise Intensity	6 stories/72 feet	+ 1 stories/13.5 feet = 7 stories/ 85.5 feet
High-rise Intensity	13 stories/72 feet	+ 1 stories/13.5 feet = 14 stories/163.5 feet
Industrial Uses	6 stories/72 feet	+ 1 stories/13.5 feet = 7 stories/ 85.5 feet
Mixed Use	The numbers of stories are dependent upon underlying CLUP Map designation.	

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1. All applications desiring bonuses shall meet the minimum requirements of Table 2 to secure a bonus under these provisions.
2. The Board of Architects shall review all applications for compliance of the provisions of Table 2 and if the Board of Architects deems an application does not satisfy the provisions the Board of Architects shall not award the bonus. The bonuses are awarded based upon the Board of Architecture's determination that the application satisfies the following qualifications of Table 2:
 - a. Residential uses (MF-2 District) shall satisfy a minimum of 6 of the 10 qualifications in Table 2.
 - b. Nonresidential uses (C and I Districts) shall satisfy a minimum of 8 of the 12 qualifications in Table 2.

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c. MXD District shall satisfy a minimum of 8 of the 12 qualifications in Table 2.

Table 2. Architectural and Public Realm Standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Qualifications
1.	✓	✓	✓	Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.
2.	✓	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
3.	✓	✓	✓	Building facades.	Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
4.	✓	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
5.	✓	✓	✓	Driveways.	Consolidation of vehicular entrances for drive-thru facilities, garage entrances, service bays and loading/unloading facilities into one curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
6.	✓	✓	✓	Lighting of landscaping.	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).
7.	✓	✓	✓	Materials on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.
8.		✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
9.	✓	✓	✓	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of 10% of total paving surface. b. Sidewalks. Minimum of 25% of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.
10.	✓	✓	✓	Pedestrian amenities.	Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City Public Realm Design Manual.
11.		✓	✓	Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets.	Pedestrian pass-throughs provided for each 250 linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than 250 feet in size shall provide a minimum of one pass through. The pass-throughs shall be subject to the following: a. Minimum of 10 feet in width. b. Include pedestrian amenities as defined herein. In lieu of providing one pass through of 10 feet in width every 250 feet of building frontage, two pass-throughs can be combined to provide one (1) 20-foot wide pass-through.
12.	✓	✓	✓	Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of 75% of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.

1 D. Level 2 bonus – Bonuses for Coral Gables Mediterranean Architectural Design. An additional bonus
 2 up to 0.3 floor area ratio and one (1) story or two (2) stories shall be permitted if Coral Gables
 3 Mediterranean Architectural Design is utilized subject to the maximum available number of stories is
 4 based upon the CLUP Map designation and permitted building height as outlined in the Zoning Code
 5 subject to the designation of the subject property.
 6

CLUP Map Designations	Allowable Feet	Maximum total feet available-pursuant to Section 5-604	Additional feet available/maximum feet for Coral Gables Mediterranean Architectural Style
Residential Use (Multi Family)			
Low Density	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Medium Density	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High Density	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Commercial Use			
Low-rise Intensity	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Mid-Rise Intensity	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High-Rise Intensity	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Industrial Uses	72 feet	85.5 feet	85.5 feet + 13.5 feet = 99 feet
Mixed use	The height is dependent upon underlying CLUP Map designation.		

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 8
 9 E. Required Standards. Bonuses may be granted for only level 1 or bonuses can be granted
 10 cumulatively including level 1 and 2 bonuses. To secure Mediterranean Architecture bonuses,
 11 Level 2, all provisions in this Section shall be satisfied.
 12
 13 F. Option standards. Applications for bonuses may also utilize the following development options for
 14 Level 1 and/or Level 2 bonuses as is provided in Table 3:
 15

Table 3. Other development options					
Number	Residential	Non-Residential	Mixed Use	Type	Options
1.		✓	✓	Building setback reductions.	Reduction in setbacks. Setbacks may be reduced to zero (0) foot setbacks on all property lines subject to the following standards: a. Minimum open space. A minimum of 25% percent of the total ground stories square footage received from the setback reduction is provided as publicly

Table 3. Other development options

Number	Residential	Non-Residential	Mixed Use	Type	Options
					<p>accessible street level open space and landscape area on private property.</p> <p>b. The minimum square footage of allowable ground stories open space (i.e. plazas) shall be 400 square feet.</p> <p>c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights-of-ways.</p> <p>d. Applicants, property owner's, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions in setbacks are only permitted subject to these regulations.</p>
2.		✓	✓	Encroachments for loggias and/or arcades located as a part of an adjacent building within rights-of-way.	<p>Encroachments up to a maximum of 10 feet into public rights-of-way (not including alleys) may be permitted for the placement of a street level pedestrian arcade/loggia as a part of an adjacent building subject shall satisfy the following regulations:</p> <p>a. Encroachment. The total amount of encroachment shall be evaluated based upon the total width of the contiguous rights-of-way. Rights of ways less than 60 feet or less may be approved for less than the maximum 10 feet.</p> <p>b. Minimum percentage of open space. A minimum of 50% percent of the total ground stories square footage encroachment requested must be provided as publicly accessible open space and landscape area on private property. The open space is subject to the following:</p> <ul style="list-style-type: none"> • Types of open space. Types of open space shall be in the form of open arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to the adjacent rights-of-way. • Minimum area. Minimum square footage of allowable open space shall be 500 square feet. • Landscape. Include both hard and softscape landscape improvements and pedestrian amenities as defined herein. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first stories height or 18 feet, whichever is greater. Increase/decrease in height may be reviewed/approved as a part of approval. • Maximum arcade/loggia lengths. Encroachments of up to 80% of the entire linear length of the building are permitted. Encroachment of the entire length may be requested subject to review and approval at the time of site plan review. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and mass. • Vertical encroachment. Structure shall be limited to the following: <ul style="list-style-type: none"> • 45 feet on 60 foot rights-of-way. • 18 feet on rights-of-way less than 30 feet. • The encroachment shall be structurally supported entirely from the adjoining private property. <p>c. All applicable costs for improvements and/or relocation to utilities, sanitary sewer, storm water, and other associated infrastructure improvements as a result of the request shall be the responsibility of the property owner.</p> <p>d. On street parking displaced as a result of the encroachment shall be provided as public parking spaces within the proposed development and compensation for the removed spaces shall be subject to the established City provisions. The building shall include City's public parking signage on the exterior portions of the building to clearly identify public parking spaces are available within the facility. The total number and location of the signage shall be determined at the time of application review.</p> <p>e. Any encroachments, construction and penetration into the right-of-ways shall be subject to the following:</p> <ul style="list-style-type: none"> • The property owner's shall be responsible for all maintenance of all encroachments and/or property of all surrounding public right-of-ways, including but not limited to the following: landscaping; (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the

Table 3. Other development options					
Number	Residential	Non-Residential	Mixed Use	Type	Options
					<p>provisions for which the development was approved as may be amended.</p> <ul style="list-style-type: none"> Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property. In the event that the owner or any assign and successor shall at any time after approval of the site plan fail to maintain the areas in reasonable order and condition in accordance with the approval, these regulations, City Code or other applicable local, state and federal requirements, the City shall implement appropriate measures pursuant to applicable City provisions. <p>f. Encroachments and the total amount of encroachment shall require review and approval pursuant to applicable City provisions.</p>
3.		✓	✓	Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only).	<p>Any new building construction or restoration/renovation of a building located in the Central Business District which is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 5-706 and satisfies all other provisions of this Article, may be exempted from off-street parking requirements if the FAR of such building(s) does not exceed 1.45.</p> <p>Property owners, successors and/or assigns shall be limited to the above use restriction in perpetuity. The above provisions shall be enforced via a restrictive covenant or other acceptable means as determined by the City Attorney, subject to City Attorney review and final approval prior to the issuance of a certificate of occupancy for the building.</p>
4.	✓			Multi-family residential density bonus for Mediterranean Architectural Design buildings.	A 25 percent residential density bonus may be awarded to the permitted residential density if the proposed building is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 5-606 and satisfies all other provisions of this Division.

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Section 5-605. Coral Gables Mediterranean Architecture Design.

- A. Coral Gables Mediterranean Architecture Design. All applications for development approval shall be required to satisfy all of the following:
1. Include design elements and architectural styles of the following buildings as provided in Appendix B:
 - a. H. George Fink Offices, 2506 Ponce de Leon Boulevard.
 - b. The Colonnade Building, 169 Miracle Mile.
 - c. Douglas Entrance, 800 Douglas Road.
 - d. Coral Gables Elementary School, 105 Minorca Avenue.
 - e. Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished).
 - f. San Sebastian Apartments, 333 University Drive.
 - g. Coral Gables City Hall, 405 Biltmore Way.
 - h. Biltmore Hotel, 1200 Anastasia Avenue.

- 1
2 2. Satisfies the City of Coral Gables Mediterranean Design Guidelines as provided in Appendix B.
3

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

6 All exterior walls of all buildings shall be constructed of concrete, glass block, poured concrete, stone,
7 hollow tile, coral rock or clay brick provided, however, that in the Commercial and Industrial Districts
8 porcelain enamel panels, metal panels, pebble-faced block, pebble-faced panels, pre-cast panels and
9 architectural concrete may also be used for exterior walls of buildings designed and used for commercial
10 purposes with the express condition that such materials are approved by the Board of Architects, the
11 Building Official and Structural Engineer. All exterior masonry surfaces shall be stuccoed and painted
12 excepting those of coral rock, stone, glass, clay brick, slump brick, pebble-faced block, pebble-faced
13 panels, pre-cast panels, and architectural concrete. Sunscreens on commercial buildings may be
14 constructed of masonry, metal, glass or plastic where such materials are located in a metal or masonry
15 frame providing that such sunscreens shall be subject to approval by the Board of Architects for
16 architectural design. All exterior coloring shall be approved by the Board of Architects, if different from
17 the Board of Architects approved palette of colors.
18

19 **Section 5-607. Exterior walls -- facing materials.**
20

- 21 A. Wood facings. Wood facings shall be permitted on the exterior walls of single-family residences in
22 that area of Coral Gables lying south of the Coral Gables Deep Waterway and east of Old Cutler
23 Road, subject to the following conditions and restrictions:
24
- 25 1. That the exterior walls are constructed of masonry.
26
 - 27 2. That the walls are furred to provide natural air space and moisture control.
28
 - 29 3. That the wood utilized for such wood facings shall be those conducive to salt-sea atmosphere
30 and shall be limited and restricted to the following species:
31
 - 32 a. Solid select heart cypress.
33
 - 34 b. Solid heart mahogany.
35
 - 36 c. Solid heart teak.
37
 - 38 d. Solid heart cedar.
39
 - 40 e. Clear vertical grain heart redwood.
41
 - 42 4. That where wood facings over masonry walls are approved, the exterior face of all masonry shall
43 be completely and thoroughly covered with one application of black asphaltum waterproofing.
44
 - 45 5. That all blocking and furring strips shall be pressure treated.
46
 - 47 6. That all wood facings shall be secured to furring and/or blocking with stain resistant nails.
48
 - 49 7. That the wood facing material shall have a minimum thickness of three-fourth ($\frac{3}{4}$) inches and
50 shall not be wider than twelve (12) inches.
51
 - 52 8. That stains applied to the wood shall be specifically for exterior use and shall be limited to colors
53 approved by the Board of Architects.
54
- 55 B. Stonehenge. Stonehenge may be used as a facing material for commercial buildings.
56

1 C. Dryvit system. The dryvit system may be used as a facing material on exterior walls of commercial
2 buildings, subject to the following conditions and restrictions:

- 3
- 4 1. That the dryvit system may be used as a facing material on the exterior masonry walls of
5 commercial buildings, provided, that such buildings have a minimum of one-hour fire resistive
6 construction.
- 7
- 8 2. That the dryvit system shall be used only above the first floor.
- 9
- 10 3. That the color of the exterior surface shall comply with the palette of colors approved by the
11 Board of Architects.
- 12
- 13 4. That the building shall have a twenty (20) foot distance separation from all structures and lot
14 lines, as required by the Miami-Dade County Products Control Division.
- 15
- 16 5. That the method of attaching the dryvit system to the masonry wall shall be subject to approval by
17 the Building Department.
- 18

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

20
21 The use of redwood, cedar or cypress wood on single-family and duplex-residence buildings fastened to
22 a continuous metal support shall be permitted as the top handrail only of railings on exterior balconies.
23 Except as provided above, the use of wood for railings or any part of railings on exterior balconies is
24 hereby prohibited. (2721)

25
26 **Section 5-609. Dormer windows.**

27
28 The use of wood framed dormer windows shall be permitted on single-family, townhouse and duplex-
29 residence buildings subject to the approval of the Board of Architects and the Structural Engineer.

30
31 **Section 5-610. Wind break panels.**

32
33 Wind break panels consisting of soft pliable vinyl material installed in extruded vertical sliding frames may
34 be attached to screened enclosure panels and screened porch panels, provided that the supporting
35 members of the screened enclosure, screened porch and wind break panels are designed to meet and
36 comply with the wind load and structural requirements of the Florida Building Code and provided further,
37 that when the wind break panels are in an open position the area of the panels shall not exceed twenty-
38 five (25) percent of the area of the screened walls of which they are a part.

39
40 The color of the vinyl material shall be in accordance with a palette approved by the Board of Architects.

41
42 **Section 5-611. - Prefabricated fireplace chimneys.**

43
44 Prefabricated fireplace chimneys constructed of steel angle frame and a stucco finish may be installed on
45 duplexes and single-family residences only when the fireplace addition is proposed on an existing
46 structure and is located on an interior wall. Fireplace chimney additions on exterior walls (outside of
47 existing building footprint) may not be prefabricated. All prefabricated fireplace chimneys shall be subject
48 to Board of Architects review and approval, and must be designed to meet or exceed Florida Building
49 Code requirements, and be approved by the City Structural Engineer. (3160)

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 7 - Distance Requirements

Section 5-701. Purpose and applicability.

It is the purpose of this Division to provide for appropriate distances between particular uses in order to mitigate any adverse impacts between particular uses.

Section 5-702. Sale of alcoholic beverages and liquors. (3406, 3577)

- A. No alcoholic beverage sales (package) shall be permitted upon premises closer than five hundred (500) feet from any religious institution or school without approval by the Board of Adjustment.
- B. In reviewing an application for alcoholic beverage sales (package), the Board of Adjustment shall consider, but not be limited to the following criteria:
 - 1. Location of building on the building site,
 - 2. Location of entrances and exits to the licensed establishment,
 - 3. Proposed hours of operation,
 - 4. Other uses of business adjacent to or between the licensed establishment and the church or school,
 - 5. Vehicular and pedestrian paths between the licensed establishment and the church or school.
 - 6. Shall determine that the location is not detrimental to the public health, safety and welfare.
- C. The five hundred (500) foot lateral distance shall be measured and computed by following a straight line from the nearest point of the school grounds and/or religious institution in use as part of the school grounds and/or religious institution to the nearest property line of the building site of the place of business.

Section 5-703. Adult bookstore, adult theater and massage salon.

- A. No adult bookstore or adult theater or massage salon shall be established or located within a distance of one thousand (1,000) feet from any other adult bookstore, or adult theater or massage salon. Such distance shall be measured and computed by following a straight line between the main entrances of the places of business.
- B. No adult bookstore, or adult theater or massage salon shall be located or established within a distance of one thousand (1,000) feet from a residential district and/or from a religious institution or school. Such distance shall be measured and computed, in the case of a religious institution or school, by following a straight line from the nearest point of the school and/or institution grounds in use as part of the school grounds and/or religious institution to the closest exterior door of the place of business, and in the case of residentially zoned property by following a straight line from the closest portion of a residential district to the closest exterior door of the place of business.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 8 - Docks, Wharves, Mooring Piles and Watercraft Moorings

Section 5-801. Purpose and applicability.

It is the purpose of this Division to set forth all regulations applicable to docks, wharves and moorings in the City to ensure that such facilities are constructed in a manner that protects neighboring properties and the property on which they are located.

Section 5-802. Docks, wharves and mooring piles--canals, lakes, or waterways.

The construction, erection or installation of mooring piles and/or watercraft docks or similar landing facilities for watercraft, in any water body, or on land abutting thereon, shall be subject to the following conditions and restrictions: (1926, 2618, 2725, 3205, 3236)

- A. No dock, wharf or similar structure shall be constructed over or in any canal, lake or more than five (5) feet outward from the bank for specific properties and the Mahi Canal in Section 4.
- B. No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty-five (25) feet from the bank of such water or waterways.
- C. Except as described for specific properties and the Mahi Canal in Section 4, no dock or mooring piles shall be placed in any waterway within the City at a greater distance from the bank thereof, which, when allowance is made for the erection or placing of a dock or mooring piles on the opposite bank at a similar distance from the bank, will leave less than seventy-five (75) feet of open unobstructed navigable water between such piles, docks and similar structures on the opposite bank.
- D. No dock extending outward over or in the water from the bank shall be permitted in connection with any lot which a reasonable area along the shore thereof shall be at such level as to provide a natural landing stage or platform for persons embarking on or debarking from watercrafts.
- E. All mooring piles, docks and/or similar structures shall maintain the same minimum setback from the adjacent owner's property line extended as established for the main structure permitted on each building site, except as described for specific properties and the Mahi Canal in Section 4.
- F. Except as described for specific properties and the Mahi Canal in Section 4, and as provided for under Section 5-901 (c) above, the mooring of watercraft in water bodies shall be forbidden unless such moorings, and similar mooring on the opposite bank, shall leave unobstructed passageway in the water body of at least seventy-five (75) feet in width.
- G. Where the width of the water body permits mooring of watercraft parallel to the banks, but does not permit the erection of docks or the placing of outer mooring piles, fender or mooring piles may be placed at a distance not greater than eighteen (18) inches from the bank or shore, and such piles shall be Venetian type, painted and ornamentally capped.

Section 5-803. Docks and mooring piles--Biscayne Bay.

The construction, erection or installation of watercraft docks or similar landing facilities for watercraft, pilings and dolphins on the bay front edge or in Biscayne Bay shall be subject to the following conditions and restrictions:

- A. No docks shall extend more than twenty-five (25) feet from the property line into Biscayne Bay.

- 1 B. All mooring piles, dolphins and/or docks shall set back a minimum distance of twenty-five (25) feet
2 from the adjacent property owner's lot line extended.
3
- 4 C. No docks, pilings or dolphins may be set until a permit therefore is first granted by the Department of
5 the Army of the United States Government.
6
- 7 D. Mooring piles and dolphins shall not be set more than twenty (20) feet into the bay from the dock line.
8

9 **Section 5-804. Mooring of watercraft.**

10 In single-family residential districts, where watercraft is permitted to be moored in water bodies, all
11 watercraft shall be moored parallel to the property line abutting the water body.
12

13 **Section 5-805. Davits, watercraft lifts and floating watercraft lifts.**

14 Davits, watercraft lifts and floating watercraft lifts shall be permitted as an accessory use to property in a
15 residential district, subject to the following conditions and restrictions, except as further provided for
16 specific properties and the Mahi Canal in Appendix A: (2807, 3206)
17

- 18 A. That the appropriateness of the proposed location shall be reviewed and approved by an
19 administrative site plan approval.
20
- 21 B. That certified engineering drawings be submitted with details of the proposed method of attachment.
22
- 23 C. That the minimum side setback for such davits, watercraft lifts or floating watercraft lifts shall be the
24 same as the minimum side setbacks, extended, for the main structure.
25
- 26 D. That only one set of davits, watercraft lift, or floating watercraft lift shall be permitted for each single-
27 family dwelling and duplex. Multi-family buildings may have at least one set of davits or floating
28 watercraft lift, but may not have more than one set of davits, watercraft lift or floating watercraft lift per
29 ten (10) dwelling units.
30
- 31 E. That watercraft lifts or floating watercraft lifts shall not extend beyond twenty-five (25) feet from the
32 banks of waterways.
33
- 34 F. That the remaining, navigable waterway shall be a minimum of seventy-five (75) feet in width.
35
- 36 G. That watercraft lifts or floating watercraft lifts shall maintain safety light reflectors visible at night, and
37 guide poles to show the submerged portion of the lift.
38

39 **Section 5-806. Bulkheads and retaining walls.**

40 No bulkhead, retaining wall or similar installation along a water body shall be built or constructed unless
41 such bulkhead, retaining wall or similar installation be constructed of reinforced concrete, pre-stressed
42 concrete or gravity mass non-reinforced concrete, providing, however, that in those water bodies west of
43 LeJeune Road and north of Sunset Road, bulkheads and retaining walls may be constructed of concrete
44 block or native stone. All bulkheads and retaining walls shall be subject to the following conditions:
45

- 46 A. All plans for such bulkheads and walls shall be designed by a registered engineer, qualified under the
47 laws of the State of Florida, to prepare such plans.
48
- 49 B. All such bulkheads and walls and components shall be designed to meet loads imposed by saturated
50 backfill.
51
- 52 C. The minimum elevation of such bulkheads and walls shall be plus five (5) and no hundredths feet,
53 U.S.E.D. Bay Datum.
54
- 55
- 56

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 9 - Group Homes; Assisted Living Facilities (ALF) and Child Care Facilities

Section 5-901. General. Each group home or assisted living facility shall be in conformance with all applicable provisions of the Florida Building Code, Dade County Health Code, appropriate state agencies, and standards and regulations of any other agency or department which has authority over facilities of this type.

Section 5-902. Assisted Living Facilities. All Assisted Living Facilities (ALF) in Multi-family or Commercial Districts shall not exceed a F.A.R. of 3.0. Mediterranean bonuses may apply as permitted in these regulations. Maximum permitted number of living units shall be calculated according to the following table (two (2) persons max/unit):

Comprehensive Plan Designated Land Use*	Maximum ALF Living Units/Acre
Commercial	
Low-Rise Intensity	60
Mid-Rise Intensity	120
High-Rise Intensity	180
Residential (Multi-family)	
Low Density	60
Medium Density	120
High Density	180

* As shown on City's adopted Future Land Use Map

- A. No more than two (2) persons per bedroom, (excluding staff), shall be allowed as a means of determining maximum occupant density per dwelling unit. There shall also be a minimum of eighty (80) square feet per person of bedroom space for each dwelling unit.
- B. Minimum off-street parking shall be provided at 0.5 spaces per ALF unit. Group homes shall provide off-street parking according to the requirements established in Article 5 Division 16 of these regulations.
- C. Recreational space shall be provided at a minimum of one hundred (100) square feet per resident, of which thirty (30%) percent shall be interior space. Exterior recreational space shall be properly landscaped and buffered for the benefit of both the residents and adjacent properties. A portion of required exterior space shall be provided on the building's front façade to allow for the passive observation of common outdoor areas and public right-of-way by residents.
- D. Facilities shall be aesthetically compatible with the surrounding neighborhood and adjacent properties.
- E. Assisted Living Facilities (A.L.F.) abutting or across the street or alleyway from single-family zoned property shall only be permitted as a major conditional use.

Section 5-903. Childcare facilities. Childcare facilities shall be provided in accordance with the provisions of Miami-Dade County Code Chapter 33, Article XA.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 10 - Heliport and Helistops

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Section 5-1001. Purpose and applicability.

The purpose of this Division is to set out standards for the provision of heliports and helistops in the City. A heliport may be approved as a conditional use in a Special Use District. A helistop may be approved as a conditional use in a Special Use District, Commercial District or Industrial District.

Section 5-1002. Heliport and helistop standards.

- A. The Planning and Zoning Board shall consider the following standards, in addition to the general standards for conditional uses in Article 3 Division 4 in deciding whether to approve, approve with conditions or deny an application for a conditional use for a heliport or helistop:
 - 1. Proximity to residential and noise sensitive areas.
 - 2. Height and location of surrounding buildings, utility lines/towers and vegetation.
 - 3. Projected average decibel readings.
 - 4. Volume of vehicular traffic and hours of operation.
 - 5. Proposed site plan, including all structures, service facilities, landing pads, fueling and safety equipment, night lighting, wind directional indicators, associated parking and other accessory uses as appropriate and applicable.
- B. The applicant shall provide proof of compliance with Federal Aviation Administration (FAA) requirements established in the Federal Aviation Regulations (FAR) for helicopter and heliport development.
- C. Take-off and landing of any helicopter is prohibited except at an approved heliport or helistop. Essential public safety services, being emergency helicopter services to and from any designated use district within the City and trauma centers, hospitals, fire stations and law enforcement agencies, shall be excluded from these requirements.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 11 - Landscaping

Section 5-1101. Purpose.

The purpose of this Division is to preserve the existing natural environment and provide landscape improvements on private properties and within public rights-of-ways in order to encourage amenities and screening that promotes a positive urban image, enhancement of property values, strengthening of the historic fabric and promotion of orderly growth, and enhanced aesthetic quality in the City.

Section 5-1102. Applicability.

A. Miami-Dade County Code provisions applicability. The minimum landscape requirements for the City of Coral Gables are governed by all requirements within the following Miami-Dade County Codes:

1. Chapter 18A, Landscaping Ordinance.
2. Chapter 24, _____.
3. Chapter 33, _____.
4. Miami-Dade County Landscape Manual.

The provisions in this Division are supplemental to the above provisions and with reference to Chapter 18A are more restrictive. As provided for per Miami-Dade County Code provisions, if these provisions are not enforced by the City, Miami-Dade County Code shall enforce same. Should a conflict arise between these provisions and Miami-Dade County provisions, the most restrictive shall apply.

B. Applicability thresholds. These provisions shall be a minimum standard and shall apply to all public and private development when a building permit is required for new development, redevelopment, changes in use and where a paving permit is required for expansion of existing parking areas or new parking areas. Redevelopment of properties shall be required to adhere to these provisions if either of the two thresholds are exceeded: 1) the proposed redevelopment costs exceeds 50% of the total property value; or 2) results in a 50% or more increase in building square footage.

Section 5-1103. Application and plan review requirements.

- A. Application requirements. The Building and Zoning Department shall determine the minimum application requirements for adherence to the provisions of this Division.
- B. Landscape plan. A landscape plan(s) shall be prepared pursuant to Miami Dade County requirements.
- C. Irrigation Plan. An irrigation plan shall be prepared pursuant to applicable building code requirements and Miami-Dade County Code, Chapter 33.
- D. Additional information. Any additional plans or information may be requested as determined by the Building and Zoning Department as deemed necessary for its review.

Section 5-1104. General standards.

A. The following standards are applicable to all properties within the City, unless exempted herein:

	Type	Minimum requirements
1.	Drainage	All properties shall maintain the required drainage onsite as required pursuant to _____ standards.
2.	Irrigation (Single-family zoned properties are exempt from	a. All newly planted and relocated plant material shall be watered by temporary or permanent irrigation systems that produce a minimum of 110% plant material coverage. b. Irrigation shall be prohibited within native plant communities and natural forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of

	these provisions)	<p>plant communities. Irrigation systems shall be designed to conserve water by allowing differential operation schedules based on hydrozone.</p> <p>c. Irrigation systems shall be designed, operated, and maintained to not overthrow or overflow on all impervious surfaces.</p> <ul style="list-style-type: none"> i. Low trajectory spray heads, and/or low volume water distributing or application devices, shall be used. Overhead irrigation systems shall only be permitted in bonafide agricultural activity areas. ii. Gray water shall be used where approved systems are available. iii. A moisture or rain sensor device shall be required on all irrigation systems equipped with automatic controls. Irrigation systems shall be timed to operate only during hours and on days permitted under Miami Dade County Code.
3.	Installation	<ul style="list-style-type: none"> a. All exposed ground shall be landscaped with vegetation (i.e. large shade trees; palm or medium shade trees; shrubs; vines; ground cover or lawn grass) or other landscape treatment excluding paving. b. All landscaping shall be installed in a sound manner and according to accepted good planting practices. c. Consideration shall be given to the selection and location of vegetation on the planting site to avoid serious problems to above and below ground infrastructure including but not limited to clogged sewers, cracked sidewalks, and power service interruptions. d. All street tree plantings shall satisfy the State of Florida Department of Transportation "tree clearance planting zone requirements."
4.	Maintenance	<ul style="list-style-type: none"> a. All landscaped areas shall be maintained in good condition to present a healthy, neat, and orderly appearance, such that landscaping is permitted to mature to the required size and intended aesthetic benefit. b. All planting areas shall be kept free from refuse and debris. c. All plant material located within triangles of visibility required pursuant to Section 5-1406, shall be kept clear of visual obstructions between the height of three (3) feet and eight (8) feet above the established grade. d. If any plant material expires or is degraded through any means such that the plant materials can no longer satisfy the size or intended benefits, which is being used to satisfy requirements under this Division, the plant materials shall be replaced with the same landscape material or an approved substitute. e. Trees shall be pruned in the following manner: <ul style="list-style-type: none"> i. All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub. ii. Removal of dead wood, crossing branches, weak or insignificant branches, and suckers shall be accomplished simultaneously with any reduction in crown. iii. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning. iv. Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree. v. No more than one-third (1/3) of a tree's living canopy shall be removed within a three (3) year period. Trees shall be pruned according to the current ANSI A300 Standards and the Miami-Dade Country Landscape Manual. At no time shall trees be maintained such that the plant material is thwarted from achieving its intended mature size.
5.	Plant material	<ul style="list-style-type: none"> a. Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants " prepared by the State of Florida Department of Agriculture and Consumer Services. b. Plant selection and placement should strive to minimize storm related damage to the canopy, buildings and infrastructure. c. Vegetation requirements. <ul style="list-style-type: none"> i. Large shade trees. Minimum planting height of 14 feet/2 ½ caliper. Large shade trees shall have an average mature spread of crown of greater than fifteen (15) feet provided however, that trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping the same to create the equivalent of a fifteen (15) foot crown spread. Tree species with trunk(s) that can be maintained in a clean condition (leafless) shall have a minimum of five (5) feet clear wood. Trees installed pursuant to this Code shall have one (1) primary vertical

		<p>trunk and secondary branches free of included bark up to a height of six (6) feet above natural grade. Thirty (30) percent of the total trees shall be native species.</p> <ul style="list-style-type: none"> ii. Palm trees and medium shade trees. Minimum planting height of 14 feet. Palms and medium shade trees shall be considered a large shade tree (in terms of required quantity) when clustered in groups of three or more. Thirty (30) percent of the total trees shall be native species. iii. Shrubs. All shrubs shall be a minimum of eighteen (18) inches in height at planting, with a maximum average spacing of twenty-four (24) on center. Shrubs shall be planted and maintained to form a continuous, unbroken, solid, visual screen within a maximum of one (1) year after time of planting. Thirty (30) percent of the shrubs shall be native species. iv. Vines. Vines shall be a minimum of one (1) gallon container is size. Vines used in conjunction with fences, screens, or walls to meet landscaping requirements of these regulations, shall be a minimum of thirty (30) inches in height at time of planting. v. Ground cover. Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (3) months after planting. vi. Lawn grass. <ul style="list-style-type: none"> ▪ All lawn areas shall be sodded. ▪ Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. ▪ Lawn areas shall be planted in species well adapted to localized growing conditions in Miami-Dade County.
6.	Street and driveway intersection visibility requirements	<ul style="list-style-type: none"> a. All vegetation shall be installed and maintained at intersections to maintain these provisions. <ul style="list-style-type: none"> i. Installed traffic signage, signals, etc., shall not be obstructed including when plant material reaches maturity. ii. Subject to the visibility triangle regulations in Section 5-1406.
7.	Vehicle use areas (VUA's) perimeter buffer requirements	<ul style="list-style-type: none"> a. All VUA's abutting rights-of-ways or other properties shall be screened by the following: <ul style="list-style-type: none"> i. Landscape buffer including: <ul style="list-style-type: none"> ▪ Buffer width: Five (5) feet. ▪ One (1) large shade tree for each 25 feet of the total lineal property frontage or fraction thereof. ▪ One (1) shrub for each three (3) feet of the total lineal property frontage or fraction thereof. The intent is to form a continuous vegetative hedge. ▪ Walls up to three (3) feet in height may be installed to satisfy the above shrub/continuous hedge requirements. However, shrubs and/or vines shall be planted within a three (3) foot minimum landscape buffer along the abutting r.o.w. and/or property side of the wall. The landscaping shall either include one (1) shrub per five (5) feet or one (1) vine per two (2) feet of the total lineal wall length or fraction thereof. b. All nonresidential zoned properties and MF zoned properties VUA's abutting properties with residential zoning shall be screened by the following: <ul style="list-style-type: none"> i. Landscape buffer including: <ul style="list-style-type: none"> ▪ Buffer width: Five (5) feet. ▪ One (1) large shade tree for each 25 feet of the total lineal property frontage or fraction thereof. ▪ One (1) shrub for each three (3) feet of the total lineal property frontage or fraction thereof. The intent is to form a continuous vegetative hedge. ▪ Four (4) continuous wall installed the total lineal property perimeter with a three (3) foot minimum landscape buffer along the private property side of the wall including either one (1) shrub per three (3) feet or one (1) vine per two (2) feet of the total lineal wall length or fraction thereof. c. Lineal frontage calculations. Paved vehicular and pedestrian points of

		<p>ingress/egress shall not be calculated in the above required lineal property frontage. These may be subtracted from the lineal dimension used to determine the quantity of vegetation required.</p> <p>d. VUA's abutting alleys. Where VUA's abut alleys, a three (3) foot minimum landscape buffer shall be provided with the required landscaping quantity dependent upon the abutting property zoning requirements provided within this section. The buffer shall either be installed adjacent to the VUA or alley rights-of-way or adjacent private property with the appropriate landscape easements with a restrictive covenant.</p> <p>e. Exemptions. The provisions of this section shall be applicable in the following situations:</p> <ul style="list-style-type: none"> i. The VUA requirements in subsection 7 and 8 shall not be required if the property or abutting property is adjacent to a building that has no setback. ii. Where the VUA abuts an existing landscape buffer of a minimum of three (3) feet in width with vegetation and/or wall, this existing buffer may be used to satisfy the landscape buffer requirements of this Section provided that the buffer satisfies all applicable standards. Deficiencies below the minimum standard shall be incorporated into this buffer to abide by the minimum standards.
8.	VUA's interior landscaping requirements	<p>a. Vehicular use areas shall provide:</p> <ul style="list-style-type: none"> i. A minimum of ten (10) square feet or fraction thereof of interior landscaping for each parking space. ii. One (1) large shade tree is required for each one-hundred (100) square feet or fraction thereof of required interior landscaped area. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving. As a minimum no more than 10 parking spaces are permitted without an interior landscape island. iii. Ten (10) shrubs for each one-hundred (100) square feet or fraction thereof of interior landscaping. iv. As a minimum interior landscape islands shall be no less than (50) square feet and minimum width of five (5) feet.
9.	VUA's in integrated parking structures	<p>a. VUA's that are structurally and architecturally integrated into a building and are abutting rights-of-ways and residentially zoned properties at grade level or partially below grade shall provide the following:</p> <ul style="list-style-type: none"> i. A decorative fence or fence and wall combination that is at least four and one-half (4.5) feet in height shall be provided along the portion of the building that is used for off-street parking, except at points of ingress and egress; and ii. Urban open space and landscaping that screens the building to a height of seven (7) feet at the time of planting shall be provided between the fence and the building. 

		<ul style="list-style-type: none"> b. Parking garage exterior façade treatment. <ul style="list-style-type: none"> i. The exterior façades of parking garages that are not subject to subsection “a” above shall be designed and improved so that the use of the building for parking is not readily apparent. ii. Parking garages that are not subject to subsection “a” shall reflect the architectural character and exterior finishes of the principal building that is to be served. c. Automated parking systems. Automated parking systems shall be located within a structure so that a visual barrier is in place to screen the parking from pedestrian view. The structure shall be subject to all standards that apply to the design and location of parking garages.
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Section 5-1105. Landscape requirements.

As a minimum, the following landscape and improvement provisions shall be required for the following uses:

- A. Public rights-of ways improvements. Commercial, industrial, mixed use, multifamily and other nonresidential-zoned properties exceeding the applicability thresholds as defined in Section 5-1102.B shall be subject to the following improvements on abutting public rights of ways:

	Type	Minimum Requirements
1.	Soils types/additives	Structural soil shall be utilized in all urban planting areas to provide adequate root space and minimize the potential adverse impacts of roots on surrounding infrastructure including but not limited to sidewalks, utilities, foundations, etc.
2.	Irrigation	Required pursuant to Section 5-1104.A.2.
3.	Infrastructure protection measures	Root barriers may be required at the perimeter of all planter areas.
4.	Traffic, parking and landscape improvements	Landscape islands, bulbouts, curbing, pedestrian crosswalk bulbouts, and other associated traffic calming improvements shall be required pursuant to the City’s approved Streetscape Master Plan and accompanying standards and citywide Traffic Calming Plan. If the Streetscape Master Plan is not applicable area in which the proposed development is contemplated, see Section A8 below for minimum r.o.w. planting requirements.
5.	Median planting requirements	<ul style="list-style-type: none"> a. Medians and/or traffic calming devices within City Streetscape Master Plan or Citywide Traffic Calming Plan. If a median can be established or exists on the rights-of-way, landscaping, lighting, and irrigation shall be required pursuant to the City’s approved Streetscape Master Plan and accompanying standards. Potential conflicts between the two plans shall be resolved by the Public Works Department. b. Medians not within City Streetscape Master Plan area. If a median can be established or exists on larger rights-of-way, the median shall include the below listed vegetation: <ul style="list-style-type: none"> i. Large shade trees. One (1) large shade tree, minimum planting height of 16 feet per 35 feet linear feet or fraction thereof of right-of-way abutting the property. ii. Palm or medium shade trees. Palm or medium shade tree, minimum planting height of 14 feet may be utilized to satisfy the above large shade tree requirements at a 3:1 ratio. A maximum of 25% of the required total may be palm variety. iii. Shrub s. One (1) shrub per one (1) linear feet or fraction thereof of the right-of-way abutting the property.
6.	Lawn grass	The area between the private property and the rights-of-way pavement edge shall be sodded.
7.	Groundcover	Groundcover may be substituted in lieu of lawn grass as determined by the City.
8.	Right-of way planting requirements not associated with the approved City Streetscape Master Plan	<p>Landscaping shall be installed within City rights-of-ways shall be reviewed by the Public Service Department in accordance with the following:</p> <ul style="list-style-type: none"> a. Large shade trees. One (1) large shade tree, minimum planting height of 16 feet per 35 feet linear feet or fraction thereof of right-of-way abutting the property. b. Palm or medium shade trees. Palm or medium shade tree, minimum planting height of 14 feet may be utilized to satisfy the above large shade tree requirements at a 3:1 ratio. A maximum of 25% of the required total may be palm variety. c. Shrubs. One (1) shrub per one (1) linear feet or fraction thereof of the right-of-way

		abutting the property.
9.	Payment in lieu of installation	In lieu of the requirements set forth in Section 5-1105.A (4), (5), and (8), the City in accordance with its rules and regulations may allow for the payment of the above improvements into a designated fund in lieu of providing the improvements if the off site improvements exist or if onsite constraints exist or if it is determined that a comprehensive installation of the improvements will be more beneficial to the public realm. The estimate shall be based upon design, installation, and cost of all improvements. Applicants shall provide staff an estimate prepared by a certified civil engineer. City Staff shall evaluate and approve all estimates in accordance with the City's rules and regulations.
10.	Encroachment into r.o.w.'s	The placement of improvements provided herein shall require Public Works Department and/or Public Service Department review and recommendation to the City Commission. The City Commission shall review all encroachments as required by Code prior to issuance of a building permit for the abutting property.

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B. Single family residential properties. Single-family properties shall adhere to the following:

	Reference	Minimum Requirements
1.	Irrigation	Required pursuant to Section 5-1104.A.2
2.	Planting requirements	a. The following quantities shall be required: <ul style="list-style-type: none"> i. Large shade tree. One (1) large shade tree for each 5,000 square foot or fraction thereof of total land area. ii. Palm and medium shade trees. Two (2) palm or medium shade trees for each 5,000 square foot or fraction thereof of total land area. iii. Shrubs. Fifteen (15) shrubs for each 5,000 square foot or fraction thereof of total land area. iv. Lawn grass. A maximum of 60 % of the lot area may be lawn grass. b. A minimum of two (2) trees and 66% of the required shrub quantity shall be in front of the residence.

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C. Multi family residential properties. Multi family residential properties shall adhere to the following:

	Reference	Minimum Requirements
1.	Soils types/additives	Structural soil shall be utilized in all urban planting areas to provide adequate root space and minimize the potential adverse impacts of roots on surrounding infrastructure including but not limited to sidewalks, utilities, foundations, etc.
2.	Irrigation	Required pursuant to Section 5-1104.A.2.
3.	Infrastructure protection measures	Root barriers may be required at the perimeter of all planter areas
4.	Planting requirements	Trees. <ul style="list-style-type: none"> a. A minimum of twenty-eight (28) large shade trees per acre of lot area or fraction thereof shall be located onsite. b. Substitutions. Palm or medium shade trees, minimum planting height of 14 feet may be utilized to satisfy the above large shade tree requirements at a 3:1 ratio. c. Palm variety. A maximum of 25% of the required total may be palm variety.

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D. Commercial, mixed-use, industrial, and other nonresidential-zoned properties. Commercial, mixed use, industrial, and other nonresidential-zoned properties shall adhere to the following:

	Reference	Minimum Requirements
1.	Soils types/additives	Structural soil shall be utilized in all urban planting areas to provide adequate root space and minimize the potential adverse impacts of roots on surrounding infrastructure including but not limited to sidewalks, utilities, foundations, etc.
2.	Irrigation	Required pursuant to Section 5-1104.A.2.
3.	Infrastructure protection measures	Root barriers may be required at the perimeter of all planter areas
4.	Planting requirements	Trees. <ul style="list-style-type: none"> a. Commercial zoned properties. A minimum of twenty-eight (28) large shade trees per

		<p>acre of lot area or fraction thereof shall be located onsite.</p> <p>b. Mixed use properties. A minimum of twenty-eight (28) large shade trees per acre of lot area or fraction thereof shall be located onsite.</p> <p>c. Other nonresidential zoned properties. A minimum of twenty-eight (26) large shade trees per acre of lot area or fraction thereof shall be located onsite.</p> <p>d. Industrial zoned properties. A minimum of fifteen (15) large shade trees per acre of lot area or fraction thereof shall be located onsite.</p> <p>e. Substitutions. Palm or medium shade trees, minimum planting height of 14 feet may be utilized to satisfy the above large shade tree requirements at a 3:1 ratio.</p> <p>f. Palm variety. A maximum of 25% of the required total may be palm variety.</p>
	Mixed use district alley planting requirements	<p>a. If vegetation can be installed within an alley, the below listed vegetation shall be installed along alleyways (right-of-ways) whenever practicable.</p> <p>i. One (1) palm or medium shade tree per 35 feet linear feet or fraction thereof of alley abutting the property. A maximum of 25% of the required total may be palm variety.</p> <p>ii. One (1) shrub per three (3) linear feet or fraction thereof of the alley abutting the property.</p>

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Section 5-1106. Vegetation removal, preservation of existing vegetation and credits.

- A. Tree removal permits or natural forest community vegetation removal permits are required prior to the removal of trees, specimen trees, or any vegetation in a natural forest community, respectively, pursuant to Miami-Dade County, Chapter 18A, Section 24-60 of the Code of Miami-Dade County and City Code Chapter 82. The Building and Zoning Department and/or Public Service Department are responsible for administering and enforcing these provisions. Refer to City Code Chapter 27 for the City tree removal procedures and provisions.
- B. Desirable landscaping shall be preserved in its natural state to the maximum extent possible. General landscaping requirements and standards established by these provisions for off-street parking, yards and open space shall be considered supplemental to retention of desirable natural features. Placement of structures and vehicular use areas shall be designed to retain, to the extent reasonably practical, desirable existing landscaping, open space, and natural features, and to promote provisions of compatible new landscaping. Desirable native plant materials and well-adapted exotic plant materials shall be preferred in plant selection.
- C. Existing trees required by law to be preserved on site and that meet the requirements of Section Miami-Dade County Code 18A-6(C), may be counted toward fulfilling the minimum tree requirements.
- D. Credit for existing plant material. In instances where healthy plant material exists on a site prior to its development, in part or in whole, for purposes of vehicular use areas, City staff may adjust the application of the standards in this Division to allow a credit for such plant material if such an adjustment is in keeping with and will preserve the intent of this Division.

Section 5-1107. Special landscape regulations.

- A. Automobile service stations. All automobile service station sites shall comply with the following minimum landscaping requirements:
 - 1. Not less than ten (10%) percent of the automobile service station site shall be landscaped.
 - 2. Each landscaped area shall have a minimum dimension of five (5) feet with a minimum area of one hundred (100) square feet.
 - 3. A five (5) foot minimum landscaped strip shall be provided along the front and side street right-of-way line except for openings in the driveways.
 - 4. A five (5) foot minimum landscaped strip shall be provided along the rear and side property lines.
 - 5. All landscaped areas shall include curbing.

Section 5-1108. Landscape variances.

1 A. Applicability. Variances to the landscape provisions for private properties may be provided subject to satisfying
2 the requirements for variances as prescribed in Section 3-806. The Board of Adjustment upon receipt of a
3 request for a variance of landscaping requirements shall have the authority and duty to consider and act upon
4 such application.
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6 The Board of Adjustment may approve, modify or deny the requested adjustment, but shall approve or modify
7 such request only if it determines that approval of any adjustment would not be contrary to the public interest and
8 would be in keeping with and would preserve the intent of this chapter. The City shall not consider requests for
9 variance from the requirements of Chapter 24, the Miami-Dade County Environmental Protection Code, including
10 specimen tree and natural forest community variance requests. Any such requests shall be made according to
11 the provisions of Miami-Dade County Code Sections 24-48 and 24-49. Additionally, the City shall not have
12 authority to modify or adjust any part of Chapter 33 of the Miami-Dade County Code.
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14 B. Application requirements. In the application, the applicant shall state clearly and in detail the variance to the
15 landscaping requirements are being requested and the reasons are warranted, and shall accompany the
16 application with such supplementary data, such as sketches, surveys and statistical information as is deemed
17 necessary.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 12 - Lighting

Section 5-1201. Purpose and applicability. It is the purpose of this Division to establish minimum standards for the provision and use of outdoor lighting in order to provide for the safe and secure night time use of public and private property while at the same time protecting adjacent land uses from intrusive light conditions.

Section 5-1202. Outdoor lighting permitted with standards. Outdoor lighting for areas such as but not limited to, tennis courts, golf courses, sporting grounds, outside lighting for security purposes and night lighting of commercial buildings, any of which abut residential areas shall be permitted under the following conditions: (2706)

- A. A permit for outdoor lighting may be issued if, after review of the plans and after consideration of the adjacent area and residential uses, the proposed lighting will be deflected, shaded and focused away from adjacent properties and will not be a nuisance to such adjacent properties.
- B. Outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties shall not exceed one-half ($\frac{1}{2}$) foot-candle (vertical) and one-half ($\frac{1}{2}$) foot candle (horizontal) illumination on adjacent properties.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 13 - Miscellaneous Construction Requirements.

Section 5-1301. Minimum standards.

The following minimum standards shall be required for construction:

- A. Wall studs. Minimum bearing or non-bearing interior partition studding shall be two (2) by four (4) inches with greater dimension perpendicular to the wall surface provided, however, that studs on non-bearing interior partition within a room may be placed parallel to the wall surface.
- B. Wall construction. All portions of exterior walls, including interior walls of garages, rooms exceeding twenty-five (25) square feet in area which lie within a garage, recessed areas above or below normal tie beams as in carports or recessed porches, entries or on limited areas, such as gable roof ends, shall be of the same type construction as the main walls of the building and properly topped with tie beam or rakes, unless the building is located within a designated flood hazard area whereby specially designed blow-out panels are required by local, county, state or federal regulations. Wall construction within a designated flood hazard area where specially designed blow-out panels are required shall be designed with a safe loading resistance of not less than ten (10) and no more than twenty (20) pounds per square foot. Designs in excess of twenty (20) pounds per square foot may be utilized if designed and certified by a Professional Engineer and approved by both the Board of Architects and the City's Structural Engineer. But in no case shall the design load be in excess of one hundred (100) pounds per square foot. Such enclosed space shall be useable solely for the parking of vehicles, building access, or storage. The use of fill for any reason is prohibited within these spaces. Said blow-out or break-away walls shall be constructed of materials as the Board of Architects and Structural Engineer shall deem suitable. (2615)
- C. Beams. All structural supporting beams, including beams on external walls of porches, carports, loggias, and similar areas shall be of reinforced concrete or structural steel, provided, however, that pressure treated wood structural members, so stamped and certified will be permitted on entries, loggias and porticos which are not enclosed or intended to be enclosed or screened and where enclosed walls are to be used as vehicular cover.
- D. Floor elevations--Residential. Minimum floor elevations of residential, duplex, or multiple-family structures, except as otherwise noted herein, shall be not less than sixteen (16) inches above the established grade as determined and established by the Zoning Department, pursuant to this Code and a current survey showing elevations, but in no case shall be less than eight (8) feet above M. L. W. USED Bay Datum. Open or enclosed porches and Florida rooms may be eight (8) inches lower than required for the main structure, except in high flood hazard zones. (2625)
- E. Floor elevations--Commercial. Minimum floor elevations of commercial, industrial structures, private or public garages, cabanas, utility rooms, storage rooms and similar structures shall be not less than six (6) inches above the established grade as determined and established by the Building and Zoning Department, pursuant to this Code and a current survey showing elevations, and in no case shall be less than six and one-half (6½) feet above M. L. W. used Bay Datum. The elevation of floors where alley rights-of-way exist shall be elevated near the alley to a point of six (6) inches higher than the highest point of the alley paving abutting the property. Where alleys or streets have not been improved, design grades as furnished by the Public Works Department shall apply. (2625)
- F. Floor elevations--Existing buildings. Floor elevations for improvements to existing buildings shall meet the requirements above, but in no case shall be less than the floor elevation of the existing structure where such existing floor does not meet the above minimum elevations and provided that the cost of the improvements are less than fifty (50) percent of the assessed value of the structure either (1)

1 before the improvements are started, or (2) if the structure has been damaged and is being restored.
2 (2625)
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4 G. Yard elevations. Where ground elevations are raised above that of adjoining lots or lots graded to
5 shed water onto adjoining property, a retaining wall or curb and/or drainage ditch or well, subject to
6 the approval of the Building Official, shall be installed to protect said adjoining property.
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9 H. Foundations. Foundations of buildings may project on public property, provided such projection shall
10 not exceed six (6) inches into an alley, and provided that the top of the foundation is not less than
11 twelve (12) inches below the established grade of a sidewalk nor less than forty-two (42) inches
12 below the grade of an alley.
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14 I. Foundations--Special locations. (2631)
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16 1. All structures lying within the shaded area shown on the Appendix C entitled: Special Locations
17 Requiring Pile Foundations contained within this section, must be supported by pile foundations
18 designed by a professional engineer. Construction of the foundations shall be under the
19 inspection control of a special inspector as set forth in the Florida Building Code.
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21 2. Exception. Structures within the area that do not lie in a V-zone (HFH) classification may be
22 founded on spread footings provided that the footings bear on a natural undisturbed sound rock
23 formation that is at least five (5) feet thick and that the bottom of the footings are at least six (6)
24 inches below the top of the natural sound rock formation.
25

26 J. Sinks, urinals, water closets and other similar facilities. Sinks, urinals, water closets and other similar
27 facilities in areas other than the main building on the premises such as, but not limited to, cabanas or
28 additions which are not tied in or directly connected with the main building, shall be permitted
29 provided proper restrictive covenants, approved as to execution and form by the City Attorney, are
30 given.
31

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 14 – Parking, Loading, and Driveway Requirements.

Section 5-1401. Purpose and applicability.

A. Purpose. The purpose of this Division is to ensure that:

1. Adequate off-street parking is provided for uses that are permitted by these regulations.
2. Vehicular use areas are designed and lighted to promote public safety.
3. Vehicular use areas and landscaped areas relate to each other in a manner that protects and enhances community character.
4. Adequate loading areas are provided that do not interfere with the function of other vehicular use areas.
5. Sufficient parking is provided in nonresidential areas that are near residential neighborhoods, so that the character and quality of life in the residential neighborhoods are protected from overflow parking.

B. Applicability.

1. Except as provided for in subsections 3 and 4, the requirements of this Division apply to:
 - a. New buildings, uses, or structures.
 - b. The net new area of any building, structure, or outdoor use that is modified or expanded.
 - c. The net new parking demand generated by a change in the use of all or part of a building, structure, or property in a residential, mixed use, overlay, special use and industrial districts.
2. Parking and loading areas that are required by this Division shall be maintained for as long as the use to which they relate is continued.
3. Any building or structure located in a residential or commercial zoning district which existed as of March 11, 1964, may be renovated, altered, or repaired without providing off-street parking facilities or additional off-street parking facilities if there is no more than a total of five (5%) percent increase in floor capacity, figured from March 10, 1964; if there is no change in zoning to a zoning district requiring more off-street parking than the existing zoning district, subject to the following requirements:
 - a. Any single-family residence which is increased in size more than fifty (50%) percent of the gross floor area of the building as it existed as of March 11, 1964, shall provide off-street parking for the residence as required herein. (2966)
 - b. Any residential unit in a duplex building which is increased in size more than twenty-five (25%) percent of the gross floor area of the residential unit as it existed as of March 11, 1964, shall provide the off-street parking required for the residential unit as required herein. (2966)
 - c. Any apartment unit in an apartment building which is increased in size more than (5%) percent of the gross floor area of the apartment unit as it existed as of March 11, 1964, shall provide the off-street parking required for the apartment unit as required herein. Any apartment unit or units which are added to an existing

1 apartment building shall provide off-street parking for the apartment unit added as
2 required herein. For off-street parking required for apartment buildings which are
3 increased in size more than (50%) percent of the gross floor area, refer to Section
4 13-1(e) hereof.
5

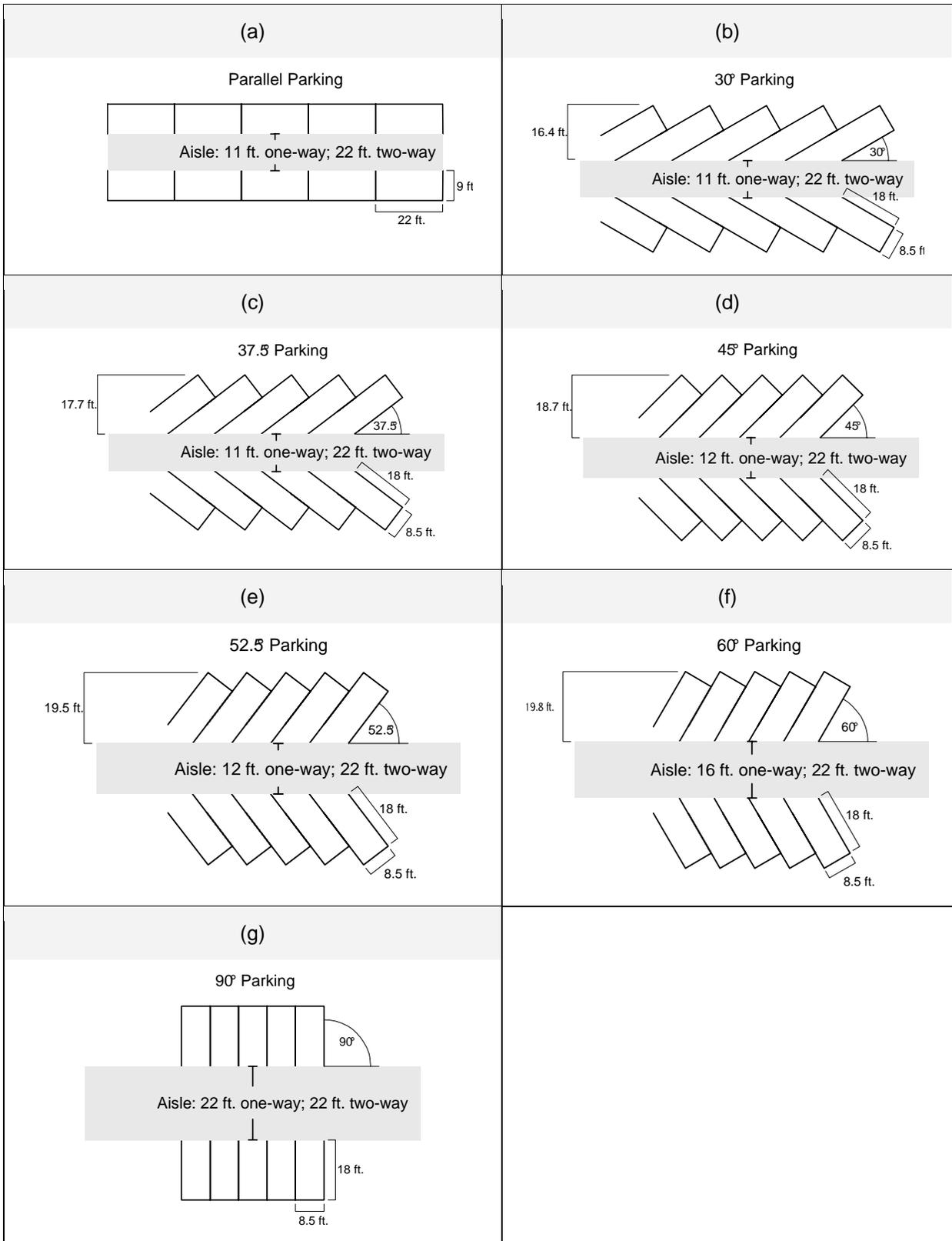
- 6 4. Any building or structure, other than single-family residences, duplexes or apartment
7 buildings, which is increased in size more than five (5%) percent but less than fifty (50%)
8 percent of the gross floor area as it existed as of March 11, 1964, shall provide off-street
9 parking for the added portion as outlined hereinafter but will not be required to provide
10 additional parking facilities for the presently existing portion unless required by a change
11 of zoning. (2666), 3233)
12

13 **Section 5-1402. Geometric standards for parking and vehicular use areas.**
14

15 A. Dimensions and configuration of parking spaces.
16

- 17 1. Required parking space dimensions:
18
19 a. Parallel parking spaces: nine (9) feet by twenty (20) feet
20 b. Angled parking spaces: eight and one-half (8.5) feet by eighteen (18) feet.
21 c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the
22 Florida Building Code
23
24 2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for
25 all angled parking spaces that abut a sidewalk such that cars are curbed at sixteen and
26 one-half (16.5) feet. The balance of the required depth of the parking spaces between the
27 wheel stop or curb and the sidewalk shall be clear of obstructions.
28
29 3. Required aisle widths. Minimum required aisle widths shall be as follows:
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<i>Parking Angle</i>	<i>One-Way Aisle</i>	<i>Two-Way Aisle</i>
0° (parallel) (a); 30° (b); 37.5° (c)	11 ft.	22 ft.
45° (d)	12 ft.	22 ft.
52.5° (e)	14 ft.	22 ft.
60° (f)	16 ft.	22 ft.
90° (g)	22 ft.	22 ft.

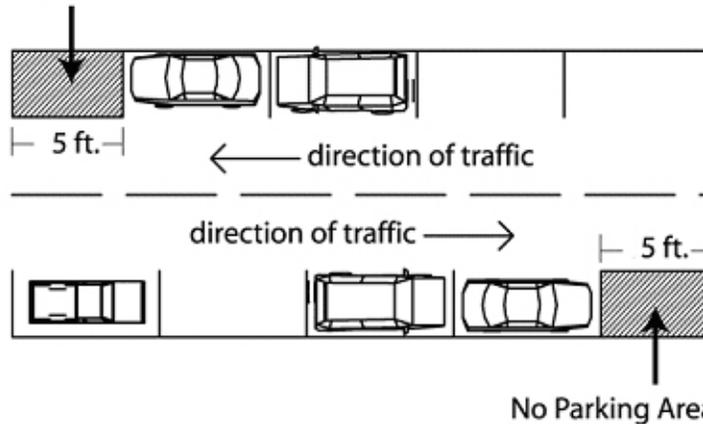


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4. Parallel parking pull-out. A five (5) foot long pull-out area shall be provided at the front end of each group of contiguous parallel parking spaces, as shown in the figure below. It shall be marked "no parking."

No Parking Area / Pullout



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5. Dimensions of garages and carports.

- a. The minimum dimensions of garages and carports are:

Type	Interior Width	Interior Length
One-car garage	12 ft.	22 ft.
Two-car garage	22 ft.	22 ft.
One-car carport	10 ft.	20 ft.
Two-car carport	22 ft.	20 ft.

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- b. Existing carports that were constructed before October 1, 1992 may be converted into enclosed garages if they have the following minimum dimensions:

Type	Interior Width	Interior Length
One-car garage	9 ft.	19 ft.
Two-car garage	18.5 ft.	19 ft.

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- B. Dimensions of loading spaces. Loading spaces shall be at least ten (10) feet wide by twenty-five (25) feet long, and shall provide at least fourteen (14) feet of vertical clearance.

- C. Configuration and connectivity of access driveways and aisles.

1. Access to parking spaces. Access to parking spaces shall be provided in accordance with the following:

Access to parking spaces from:	Permitted methods of access to parking:	Permitted methods of egress from parking:
Alley	Direct access from alley to parking space; or access from aisle to parking space	Directly from parking space to alley or from aisle to alley. Forward and reverse (back-out) movements are permitted.

<i>Access to parking spaces from:</i>	<i>Permitted methods of access to parking:</i>	<i>Permitted methods of egress from parking:</i>
Local residential street	Direct access from street to parking space; or access from aisle to parking space	Directly from parking space to street or from aisle to street. Forward and reverse (back-out) movements are permitted for single-family residence.
Arterials	Access only from aisle	Directly aisle to street; back out for single-family residence on lots of less than 75'.

2. Ingress and egress driveways.

a. The minimum width of ingress and egress driveways shall be:

- i. One-way drive: 15 ft.
- ii. Two-way drive: 25 ft.

b. Ingress and egress driveways shall connect to the adjacent street or alley such that the intersection of the centerlines of the driveway and the street create an angle that is between 80 and 100 degrees.

c. Ingress and egress driveways shall be designed such that:

- i. Drivers can enter and exit the from the property without endangering themselves, pedestrians, or vehicles traveling on abutting streets;
- ii. Interference with the free and convenient flow of traffic on adjacent streets or alleys is minimized.

D. Configuration of parking bays within automated parking systems. Automated parking systems shall be designed or restricted such that the positioning of any one vehicle within the automated parking system does not prevent access to any other vehicle, unless the bays that contain the obstructing vehicle and obstructed vehicle are under the control of the same person.

Section 5-1403. Parking, driveway, and vehicular use areas: provision, location and setbacks.

A. Provision of driveways and driveway approaches.

- 1. Driveways and driveway approaches required. All vehicular use areas shall have a driveway or driveway approach connection to the street.
- 2. Permitting and construction costs. Permitting and construction of driveway approaches within the public right-of-way shall be at the sole expense of the property owner.

B. General location.

- 1. Special Use Districts. All required parking in Special Use Districts shall be provided behind buildings, in enclosed garages, and/or in the interior side setback area behind the front building line, except if:
 - a. there is no principal building or the principal building is too small to screen the required parking; or

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b. the use of the property is a marina, cemetery, or open space area.

2. Attached residential uses. All required parking for attached residential uses shall be provided behind buildings or in enclosed garages.

C. Setbacks.

1. Setbacks from buildings. All parts of parking spaces shall be set back from building entrances and exits a distance of at least three (3) feet from the outside edge of the open door.

2. Parking garages and accessory decks (> 3.5 ft. in height). Parking garages and accessory decks of a height that is greater than three and one-half (3.5) feet above established grade are subject to the same setback regulations as principal buildings.

3. Parking garages and accessory decks (<= 3.5 ft. in height). Parking garages and accessory decks of a height that is less than three and one-half (3.5) feet above established grade shall be set back a sufficient distance to comply with perimeter landscaping and sight triangle requirements.

4. Parking garages (underground). There is no minimum setback for parking garages or parts thereof that are located completely underground, below established grade.

5. Vehicular use areas. Vehicular use areas shall be set back:

a. a sufficient distance to comply with perimeter landscaping and sight triangle requirements; or

b. if no perimeter landscaping requirement or sight triangle applies: eighteen (18) inches from all property lines.

Section 5-1404. Materials, construction, and drainage.

A. Surfacing. Surfacing of all access aisles, driveways and off-street parking areas shall be composed of one or more of the following:

- 1. Asphalt.
- 2. Chattahoochee gravel laid in asphalt with all loose gravel removed.
- 3. Clay or cement brick.
- 4. Concrete.
- 5. Decorative concrete pavers.
- 6. Loose gravel, provided that areas of loose gravel are set back five (5) feet from all property lines and bordered by another permitted driveway material.
- 7. Rock laid in asphalt with all loose gravel removed.
- 8. Wood block.

B. Engineering standards. The design, materials, drainage requirements, and engineering specifications of parking spaces, access aisles, driveways, points of ingress and egress, and turnarounds and other related items not specifically addressed in this Division shall comply with the technical standards promulgated or approved by the Director of the Public Works Department.

1 **Section 5-1405. Landscaping, screening, and design.**

2
3 A. General. Landscaping shall be provided as required by Article 5, Division 11.

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5 B. Screening of integrated structured parking.

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7 1. When required. Screening of parking that is structurally and architecturally integrated
8 into or located under a building is required pursuant to this Section 5-1405.B.2. when:

- 9
10 a. The building is in an MF-2, CL, C, or MX District;
- 11
12 b. Any part of the area in or under the building that is used for parking (from finished
13 floor to ceiling) is located above established grade and closer than twenty (20) feet to
14 the front building setback line; and
- 15
16 c. No intervening use (e.g., retail, lobby, etc.) is located between the parking and the
17 front setback line at ground level.

18
19 2. Screening requirement. Portions of buildings which must be screened pursuant to this
20 Section shall be screened as follows:

- 21
22 a. A decorative fence or fence and wall combination that is at least four and one-half
23 (4.5) feet in height shall be provided along the portion of the building that is used for
24 off-street parking, except at points of ingress and egress; and
- 25
26 b. Urban open space and landscaping that screens the building to a height of seven (7)
27 feet at the time of planting shall be provided between the fence and the building.



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31 C. Parking garage exterior façade treatment.

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33 1. The exterior façades of parking garages that are not subject to Subsection B shall be
34 designed and improved so that the use of the building for parking is not readily apparent.
- 35
36 2. Parking garages that are not subject to Subsection B shall reflect the architectural
37 character and exterior finishes of the principal building that is to be served.

38
39 D. Automated Parking Systems. Automated parking systems shall be located within a structure
40 so that a visual barrier is in place to screen the parking from pedestrian view. The structure
41 shall be subject to all standards that apply to the design and location of parking garages.

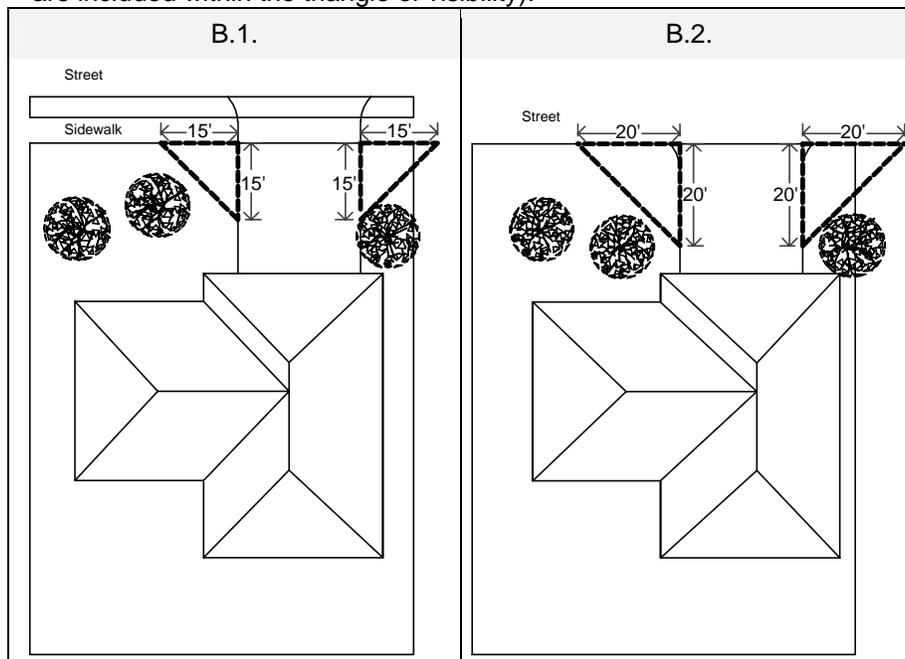
1 **Section 5-1406. Visibility triangles.**

2
3 A. General.

- 4
5 1. All triangles of visibility that are required by this Section shall be kept clear of visual
6 obstructions between a height of three (3) feet and eight (8) feet above the established
7 grade.
8
9 2. The standards of this section are intended to provide a higher standard for visibility than
10 that set out in the Miami-Dade County Code for rights-of-way that are 50 feet in width or
11 less. Visibility triangles for driveways and intersections that are not included in this
12 section shall be provided in accordance with the standards set out in the Miami-Dade
13 County Code.
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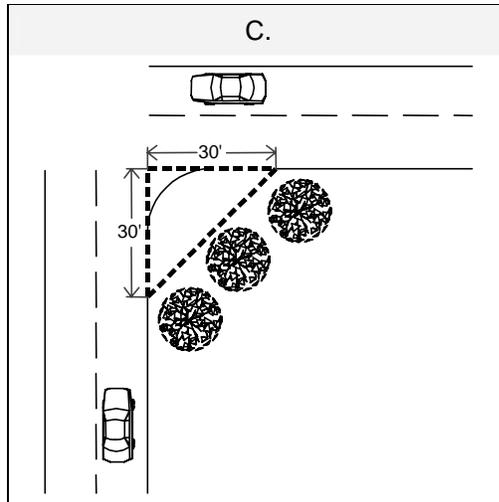
15 B. Ingress and egress driveways. All ingress and egress driveways in residential districts and
16 Special Use Districts that connect to streets with rights-of-way of 50 feet or less in width shall
17 provide triangles of visibility as follows:

- 18
19 1. If a sidewalk is located between the property line and the street, then the legs of the
20 triangle of visibility shall:
21
22 a. be fifteen (15) feet long; and
23
24 b. meet at the point of intersection of the driveway and the edge of the sidewalk that is
25 closest to or on the property line.
26
27 2. If there is no sidewalk located between the property line and the street, then the legs of
28 the triangle of visibility shall:
29
30 a. be twenty (20) feet long; and
31
32 b. meet at the point of intersection of a line that extends from the edge of the driveway
33 and a line that extends from the edge of pavement of the abutting street (flare outs
34 are included within the triangle of visibility).



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- C. Street intersections. Triangles of visibility shall be maintained at all street intersections where the widths of the rights-of-way are 50 feet or less and the streets are within or abutting residential and special use districts. The legs of the triangles of visibility shall:
1. Be a minimum of thirty (30) feet long; and
 2. Meet at the point of intersection of a line that extends from the edge of pavement of the intersecting streets (curb radii are included within the triangle of visibility).



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Section 5-1407. Illumination.

Illumination of parking areas shall be provided in accordance with the standards set out in Chapter 8C of the Miami-Dade County Code.

Section 5-1408. Common driveways and remote off-street parking

- A. Common driveways. Adjacent properties are permitted to share a common driveway, provided:
1. The property owner(s) submit an appropriate restrictive covenant or access easement in recordable form acceptable to the City Attorney; and
 2. The restrictive covenant or access easement provides for the continued existence of the shared driveway until such time as the City Manager releases the obligation of the restrictive covenant or access easement.
- B. Remote off-street parking. Remote off-street parking is permitted, provided:
1. The perimeter of the remote off-street parking facilities is located within five hundred (500) feet of the perimeter of the building site;
 2. The remote parking facilities are not located in a single-family zoning district;
 3. The property owner(s) submit an appropriate restrictive covenant or parking easement in recordable form acceptable to the City Attorney; and

- 1 4. The restrictive covenant or parking easement provides for the continued use of the
 2 remote parking until such time as the City Manager releases the obligation of the
 3 restrictive covenant or parking easement.
 4

5 **Section 5-1409. Amount of required parking**

6
 7 A. Exemptions from required parking. Buildings that are located within the Central Business
 8 District (CBD) that have a floor-area-ratio of 1.25 or less (1.45 or less if Mediterranean bonus
 9 is used) are not required to provide off-street parking for any uses except residential units.

10
 11 B. Calculation of parking requirements.

- 12
 13 1. Required parking shall be provided for each use on a building site, according to the
 14 following table:
 15

USE	MINIMUM PARKING REQUIREMENT
RESIDENTIAL	
Multi-Family Dwellings	Efficiency, one and two bedroom units – 1.75 spaces per unit. Three bedroom – 2.25 spaces per unit.
Detached Dwellings	1 space per unit (spaces must be covered or enclosed)
Townhouses	1 space per unit (spaces must be covered or enclosed)
Duplex	1 space per unit (spaces must be covered or enclosed)
Live - Work	1 space per unit, plus 1 space per 350 sq. ft. of "work" area
NON-RESIDENTIAL	
Adult Uses	1 space per 250 sq. ft. of floor area
Alcoholic Beverage Sales	1 space per 250 sq. ft. of floor area
Animal Grooming & Boarding	1 space per 250 sq. ft. of floor area
Assisted Living Facilities	1 space per full-time employee equivalent (FTE), plus 2 spaces per 5 beds.
Auto Service Stations	1 space per 250 sq. ft. of accessory retail floor area
Bed And Breakfast	1 space, plus 1 space per sleeping room
Camp	1 space per FTE, plus 1 space per 4 students aged 16 years or older based on maximum capacity.
Cemeteries	If services provided in a building, 1 space per 4 fixed seats plus 1 space for each 40 sq. ft. of floor area used for temporary seating.
Community Center	1 space per 250 sq. ft. of floor area
Congregate Care	1 space per FTE, plus 2 spaces per 5 beds
Day Care	Day care for children: 1 space per 100 sq. ft. of floor area Day care for adults: 1 space per 300 sq. ft. of floor area
Educational Facilities	1 space per student station.
Funeral Homes	1 space per 4 fixed seats plus 1 space for each 40 sq. ft. of floor area used for temporary seating.
Golf or Tennis Grounds	4 spaces per hole (golf) 3 spaces per court (tennis) 1 space per 18 linear feet of bleachers
Group Homes	1 space per FTE, plus 1 space per 3 beds

USE	MINIMUM PARKING REQUIREMENT
Heliport And Helistop	1 space per tie-down
Hospitals	2 spaces per patient bed
Indoor Recreation / Entertainment	The greater of 1 space per 5 fixed seats or 1 space per 300 sq. ft. of floor area
Manufacturing	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area
Marinas And Marina Facilities	1 per marina slip, plus 1 per 350 sq. ft. of floor area of marina facilities
Medical Clinic	1 space per 200 sq. ft. of floor area, plus 1 space per FTE
Mixed Use or Multi-Use	Parking shall be provided for each use in the mix of uses in correlation with the requirements of this table.
Nursing Homes	1 space per FTE, plus 1 space per 3 beds
Offices	1 space per 300 sq. ft. of floor area
Outdoor Recreation / Entertainment	1 space per 4 visitors during estimated peak use periods
Outdoor Retail Sales, Display And/Or Storage	1 space per 350 sq. ft. of land area delineated or put to such use
Overnight Accommodations	1 space, plus 1 space per sleeping room
Private Club	1 space per 250 sq. ft. of floor area
Private Yacht Basin	3 spaces per 4 yacht slips
Public Transportation Facility	1 space per 100 sq. ft. of terminal and station area
Religious Institutions	1 space per 5 fixed seats plus 1 space per 50 sq. ft. of assembly room area without fixed seats (not including classrooms).
Research And Technology Uses	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area
Restaurants	12 spaces per 1,000 sq. ft. of floor area
Restaurants, Fast Food	12 spaces per 1,000 sq. ft. of floor area
Retail Sales And Services	1 space per 250 sq. ft. of floor area
Sales and/or Leasing Offices	1 space per 300 sq. ft. of floor area
Schools	1 space per FTE, plus 1 space per 4 students aged 16 years or older based on maximum capacity.
Self-Storage Warehouses	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area
Telecommunications Towers	0 spaces
TV / Radio Studios	1 space per 300 sq. ft. of floor area, plus 1 space per 3 studio audience members at maximum capacity
Utility / Infrastructure Facilities	0 spaces
Utility Substations	0 spaces
Vehicle Sales / Displays	1 space per 300 sq. ft. office floor area, plus 1 space per 600 sq. ft. showroom floor area, plus 1 space per 500 sq. ft. all other floor area
Vehicle Sales / Displays, Major	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area
Vehicle Service, Major	1 space per 300 sq. ft. office floor area, plus 1 space per 500 sq. ft. all other floor area

USE	MINIMUM PARKING REQUIREMENT
Veterinary Offices	1 space per 250 sq. ft. of floor area
Wholesale / Distribution / Warehouse Facility	1 space per 300 sq. ft. office floor area, plus 1 space per 1,000 sq. ft. all other floor area
Post Office	1 space per 200 sq. ft. of floor area

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

C. Alternative parking requirements. If a use is not listed in Section 5-1409.B.1., then the off-street parking requirement shall be the same as the requirement for a functionally similar use that is listed in Section 5-1409.B.1., as determined by the Development Review Official.

D. Loading spaces. Loading spaces shall be provided for all nonresidential or mixed use buildings that exceed a floor area of 100,000 square feet of floor area, as follows:

<i>Nonresidential Floor Area</i>	<i>Required Loading Spaces</i>
<100,000 sq. ft.	No requirement
100,000 sq. ft. to 199,999 sq. ft.	1
200,000 sq. ft. to 299,999 sq. ft.	2
300,000 sq. ft. to 399,999 sq. ft.	3
Each additional 100,000 sq. ft. or fraction thereof	1 additional loading space

E. Calculation of compliance with parking requirement.

1. Excluded parking spaces. Parking spaces that meet any of the following criteria shall not be counted in determining the amount of parking provided pursuant to this Section 5-1409:

- a. Off-street parking spaces that are operated as a commercial parking lot.
- b. Off-street parking spaces that are provided for residential and overnight accommodations uses and are available only upon payment of a fee.
- c. Tandem spaces, except those that serve townhomes, or are used exclusively for valet parking as provided in paragraph 2, below.

2. Valet parking spaces. Valet parking spaces for overnight accommodations, restaurants, and minor vehicle sales in any zoning district may comprise up to twenty-five percent (25%) of the required parking spaces for those uses.

3. Remote parking spaces. In the CBD District, remote parking spaces may comprise up to fifty percent (50%) of the required parking spaces for residential uses.

4. Automated parking systems. Spaces in automated parking systems shall be counted as required parking spaces, provided that:

- a. The system has an average vehicle delivery rate of five (5) minutes; or
- b. The building is located in the CBD and has a floor area ratio of 1.25 or less (1.45 or less if Mediterranean "height bonus" pursuant to Sec. 5-604.C. is used).

- 1 5. Counted parking spaces. All parking and loading spaces that are provided on-site and all
2 parking spaces that are in permitted remote off-street parking facilities count in
3 determining the amount of parking provided pursuant to this Section 5-1408, except as
4 provided in Section 5-1409.E.1. through 4.
5

6 **Section 15-1410. Parking Design Standards.**
7

- 8 a. Tandem spaces. Tandem spaces are permitted as required parking; provided each
9 set of tandem parking spaces are assigned to an individual unit within the building.
10
11 b. Mechanical parking lifts. Mechanical parking lifts are permitted as required parking;
12 provided the spaces from an individual mechanical parking lift are assigned to an
13 individual unit within the building.
14
15 c. Building facades. Building facades abutting the street shall be animated by windows,
16 shutters, planters, columns, relief elements, and other architectural detail to give
17 character to the street. All windows shall be recessed at least four (4) inches.
18
19 d. The off-street parking requirements for duplexes, townhouses and single-family
20 residences located in an MF-1 District shall be one parking space per unit consisting of a
21 roofed structure, which utilizes the same materials as the principle structure and that is a
22 garage, carport, port-cochere, or breezeway. The minimum size required for a garage or
23 carport shall be twelve (12) feet wide by twenty-two (22) feet deep for a one car garage
24 or carport. An additional ten (10) feet in width shall be required for each additional car
25 being stored in a garage or carport. The dimensions provided for herein shall be clear of
26 all obstructions from the floor to the ceiling for the garage.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 15 - Platting Standards.

Section 5-1501. Purpose and applicability.

The purpose of this Division is to provide standards of subdivision design that provide for and encourage:

- A. Development of sound and economically viable communities, and the creation of healthy living environments.
- B. Efficient, adequate, and economic supply of utilities and services to land developments.
- C. Prevention of traffic hazards and the provisions of safe and convenient vehicular and pedestrian traffic circulation in land developments.
- D. Provision of public open spaces in land developments for recreational and educational purposes.

This Division shall apply to any application for the subdivision of land reviewed and approved pursuant to Article 3, Division 9 of these regulations.

Section 5-1502. Minimum requirements conflicts.

Minimum platting requirements for the City are controlled by the Miami-Dade County Code of Ordinances. In the event of a conflict between provisions and the Miami-Dade County Code, the Miami-Dade County requirements shall control.

Section 5-1503. Bulkhead line.

Whenever land adjacent to Biscayne Bay or other open bodies of water is subdivided, the final plat shall show the bulkhead line established by Miami-Dade County, as recorded on sheet numbers 6, 7, 8 and 9, of plat book 74, page 3 of the Public Records of Miami-Dade County and approved by the City Commission under Ordinance Number 1403 which is on file in the office of the City Clerk.

Section 5-1504. Street design.

- A. Conformity. The arrangement, character, extent, width, grade and location of all streets shall be considered in their relation to:
 - 1. Existing and planned streets.
 - 2. Topographical conditions.
 - 3. Public convenience.
 - 4. Safety.
 - 5. Appropriate relation to the proposed use of the land to be served by such street.
- B. Relation to adjoining street system. The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas.
- C. Street projection. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the proper projection of streets.

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- D. Street carried to property line. When a new subdivision adjoins unsubdivided land susceptible of being subdivided, then the new streets shall be carried to the boundaries of the tract proposed to be subdivided.
- E. Dead-end street or cul-de-sac. Dead-end streets or cul-de-sacs, designed to be so permanently, shall not be longer than six hundred (600) feet, unless approved by the City Commission, and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty-four (84) feet, and a street property line diameter of at least one hundred (100) feet. If a dead-end street is of a temporary nature, a similar turn-around shall be provided and provision made for future extension of the street into adjoining properties.
- F. Marginal access streets. Where a subdivision abuts or contains an existing arterial street, marginal access streets may be required, or other such treatment as may be necessary for adequate protection of residential properties, and to afford separation of through and local traffic.
- G. Minor streets. Minor streets shall be so laid out that their use by through traffic will be discouraged.
- H. Minimum street widths. Street widths shall not be less than as follows:

Street Type	Width
Arterial	100'
Collector	75'
Minor	60' however, the width shall be 70' for all industrial areas.
Marginal Access	50', however the width shall be 70' in industrial areas.
Alleys	20'

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- I. Railroads or limited access highways abutting subdivision. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, a street approximately parallel to and on each side of such right-of-way may be required, at a distance suitable for the appropriate use of the intervening land for park purposes in residential districts or for commercial or for industrial purposes in appropriate districts. Such distances shall be determined with due regard for the requirements of approach grade and future grade separation in accordance with uniform standards prescribed by the manual of public works construction.
- J. Street width in commercial areas. Where a proposed commercial use abuts a right-of-way, the width of the right-of-way shall be increased on each side to ensure the free flow of through traffic without interference by parked or parking vehicles, and to provide safe parking spaces for such use.
- K. Intersections. Street intersections shall be rounded with a radius of twenty-five (25) feet measured at the property line when the said intersection occurs at right angles. If an intersection occurs at an angle other than a right angle, it shall be rounded with a curve of a radius acceptable to the public works director. In business districts, the City may permit comparable cut-offs or chords.
- L. Subdivision into tracts larger than ordinary building lots. Where a tract is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow the opening of future streets and logical further re-subdivision.
- M. Street grades. No street grade shall be less than twenty-five-hundredths (.025%) percent.

- 1 N. Half streets. Half streets shall be prohibited except where essential to the reasonable development of
2 the subdivision in conformity with other requirements of these regulations, and where the City finds it
3 will be practical to require the dedication of the other half when adjoining property is subdivided.
4 Whenever a half street is adjacent to a tract to be subdivided, the other half of the street shall be
5 platted within such tracts.
6
- 7 O. Street names and numbers. Names of new streets shall not duplicate existing or platted street
8 names unless they are extensions. House numbers shall be assigned in accordance with the house
9 numbering system now in effect in the City.
10
- 11 P. Street jogs prohibited. Street jogs with centerline offsets of less than one hundred twenty-five (125)
12 feet shall be prohibited unless because of unusual conditions the plat division determines that a
13 lesser centerline offset is justified.
14
- 15 Q. Reverse curves. A tangent of at least one hundred (100) feet long shall be introduced between
16 reversed curves on arterial and collector streets.
17
- 18 R. Street intersections. Streets shall be laid out so as to intersect as nearly as possible at right angles.
19
- 20 S. Property lines at straight intersections. Property lines at street intersections shall be rounded with a
21 radius of twenty-five (25) feet. A greater radius may be prescribed by the City in special cases in
22 accordance with uniform standards prescribed by the City's Manual of Public Works Construction.
23 The City may permit comparable cutoffs or chords in place of rounded corners.
24
- 25 T. Sight distance and safe turning movement. When connecting street lines deflect from each other at
26 any one (1) point by more than ten (10) degrees, they shall be connected by a curve with a radius
27 adequate to insure a sight distance and safe turning movement in accordance with the Uniform
28 Standards set forth in the City's Manual of Public Works Construction.
29

30 **Section. 5-1505. Alleys.**

- 31
- 32 A. Where required. Alleys shall be required in all commercial and industrial districts. Alleys are not
33 required in residential districts.
34
- 35 B. Waiver of requirement. The Public Works Director may waive the requirement for alleys in
36 commercial and industrial districts where other definite and assured provisions are made for service
37 access. Examples of such provisions for service access include areas designated for off-street
38 loading and unloading and the continued availability of adequate parking and access for the uses
39 proposed.
40
- 41 C. Width of alley. The right-of-way width of an alley shall be not less than twenty (20) feet, and shall
42 provide adequate turning areas at changes in angles.
43
- 44 D. Dead-end alleys. Dead-end alleys are prohibited.
45

46 **Section. 5-1506. Easement dimensions.**

- 47
- 48 A. Utility easements. Easements with a minimum right-of-way width of six (6) feet shall be provided
49 on each side of all rear lot lines and along certain side lot lines where necessary for utilities.
50
- 51 B. Drainage easements. Where a subdivision is bordered by or traversed by a watercourse, drainage
52 way, channel, or stream, there shall be provided a minimum twelve-foot storm water easement at
53 intervals to provide storm drainage to the waterway in accordance with the storm drainage plan
54 proposed for the subdivision.
55

1 **Section 5-1507. Blocks.**
2

3 Block length and width or acreage within bounding roads shall accommodate the size of lot required in
4 the area by these regulations and to provide for convenient access, circulation control and safety of street
5 traffic. Block length shall not exceed one thousand five hundred (1,500) feet, or be less than four hundred
6 (400) feet, unless a lesser or greater length is requested by the subdivider and is deemed advisable
7 because of unusual conditions by the City. In blocks nine hundred (900) feet in length or over, pedestrian
8 crosswalks not less than ten (10) feet wide may be required to provide circulation or access to school,
9 playground, shopping center, transportation, and other community facilities.

10
11 **Section 5-1508. Lots.**
12

- 13 A. Dimensions. Lot dimensions and area shall not be less than the requirements of these regulations.
14
15 B. Location. All lots shall abut by their full frontage on a publicly dedicated street or a street that has
16 received the legal status as such.
17
18 C. Lot lines. Side lot lines shall be substantially at right angles to straight street lines or radial to curved
19 street lines.
20
21 D. Corner lots. Corner lots for residential use, unless otherwise approved by the board, shall have extra
22 width to permit appropriate building setback from both streets.
23
24 E. Uninhabitable lots. Lots subject to flooding and lots deemed to be uninhabitable shall not be platted
25 for residential occupancy, nor for such other uses as may increase danger to health, life or property
26 or aggravate the flood hazard, but such land within the plat shall be set aside for such uses as shall
27 not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living
28 conditions.
29
30 F. Lot remnants. All remnants of lots below the minimum size left over after subdividing a larger tract
31 must be added to the adjacent lots, rather than allowed to remain as unusable parcels.
32
33 G. Means of access. Each lot shall be provided access, by means of a public street, with satisfactory
34 access to an existing public street or in the case of units within a townhouse site, or planned
35 developments; each lot shall be provided perpetual right of access by a private street or roadway to
36 an existing public street.
37
38 H. Double frontage lots. Double frontage or through lots shall be avoided except where essential to
39 provide separation from residential development from traffic arteries or to overcome specific
40 disadvantages of topography or orientation. A decorative masonry wall, or in the discretion of the
41 City, a combination of a fence and landscaping that provides a satisfactory buffer may be required
42 along the rear property line, across which there shall be no right of vehicular access. This portion of
43 the block line shall be shown as a limited access line on the final plat.
44

45 **Section 5-1509. Public sites and open spaces.**
46

47 Where a proposed park, playground, school or other public use shown in a master plan is located in
48 whole or in part within a subdivision, the subdivision shall dedicate or reserve adequate space for such
49 purpose in such area within the subdivision.
50

51 **Section 5-1510. Standards for subdivision improvements.**
52

53 The following design and construction standards shall apply:
54

- 55 A. Monuments. Monuments shall be placed at all block corners, angle points, points of curves in
56 streets, and at intermediate points as shall be required by the Director of Public Works. The

1 monuments shall be of such material, size and length as may be approved by the Public Works
2 Director.

3
4 B. Streets. Streets, alleys and appurtenances thereto shall conform to the following:

5
6 1. All streets and alleys shall be constructed and surfaced in accordance with the standard
7 specifications of the public works department. Such construction shall be subject to inspection
8 and approval by the Public Works Director.

9
10 2. Drainage and drainage structures shall be provided on all streets and alleys in accordance with
11 the standard specifications of the Public Works Department. In addition, curbs and gutters shall
12 be provided in all commercial, apartment, hotel, industrial and similar districts. Such construction
13 shall be subject to the inspection and approval by the Public Works Director.

14
15 C. Sidewalks. In all commercial, multi-family, industrial and similar districts concrete sidewalks shall be
16 constructed along each side of every street shown on the plat in accordance with the standard
17 specifications of the Public Works Department.

18
19 D. Street name signs. Street name signs shall be placed at all street intersections within or abutting the
20 subdivision. Such signs shall be of a type approved by the city, and shall be placed in accordance
21 with the standard specifications of the Public Works Department.

22
23 E. Street lighting. Street-lighting facilities shall be provided and installed in all subdivisions. The
24 minimum requirement for such lighting facilities shall be one (1) foot candle average maintained.
25 However, no luminance ratio shall exceed twelve-to-one (12:1). A detailed plan showing the light
26 standards, the locations of the light, wiring diagram and construction details, for the system shall be
27 submitted to the Public Works Director for approval.

28
29 F. Water supply. The subdivider shall furnish the public works director a plan showing all proposed and
30 existing water mains, and give sufficient proof that arrangements have been completed to insure
31 installation of such water system. The water main plan shall be subject to approval by the Public
32 Works Director.

33
34 G. Fire hydrants. Fire hydrants shall be installed in all subdivisions. Evidence shall be submitted to give
35 proof that arrangements have been made to complete installation of such hydrants. The plan for
36 hydrant locations shall be subject to approval by the Public Works Director.

37
38 H. Sanitary sewer. Where a public sanitary sewer is reasonably accessible, each lot within the
39 subdivided area shall be provided with a connection thereto. All connections shall be subject to the
40 approval of the Public Works Director.

41
42 I. Parkway landscaping. All parkways shall be properly treated with topsoil, sprigged, landscaped, and
43 maintained until growth is relatively permanent. The plan for such landscaping shall be equal to the
44 established standards of the City, and subject to the approval of the Public Service Director.

45
46 J. Land filling. All land within subdivisions shall be filled to minimum average settled elevation of plus
47 six (6) feet above the national geodetic vertical datum (N.G.V.D.) or mean sea level (M.S.L.), and no
48 elevation shall be less than plus five and five-tenths (5.5) feet above the national geodetic vertical
49 datum (N.G.V.D.) or mean sea level (M.S.L.); provided, however, that where bulkheads are provided
50 on waterfront property, the land within a distance of ten (10) feet from the bulkheads may gradually
51 slope to the minimum required elevation of such bulkheads. The plan and additional documents
52 showing proposed elevations, test borings, sources and types of fill, methods of filling, and method of
53 disposal of vegetation and undesirable materials shall be subject to approval by the Public Works
54 Director. After completion of land filling, the subdivider shall submit to the city a topographical survey
55 prepared by a registered land surveyor or engineer to assure compliance with the minimum
56 standards of this Subsection.

- 1
2 K. Bulkheads. When contour of the land is changed, bulkheads shall be required on all waterfront
3 property. The minimum elevation of such bulkheads shall be plus four and five-tenths (4.5) feet
4 national geodetic vertical datum (N.G.V.D.) or mean sea level (M.S.L.), and the type and design shall
5 conform to the public works department standards and shall be subject to the approval by the Public
6 Works Director and the City's Structural Engineer.
7
8 L. Bridges. Bridges shall be provided by the subdivider across all canals and waterways to provide
9 adequate ingress and egress to all areas. The design of such bridges shall be in accordance with the
10 Public Works Department standards and shall be subject to approval by the Public Works Director.
11
12 M. Underground utilities. All utility lines shall be installed in conformance with the requirements of Article
13 5, Division 22.
14

15 **Section 5-1511. Utility easements.**

16
17 Easements shall be provided for the installation of underground utilities or relocating existing facilities in
18 conformance with the respective utility company's rules and regulations. In subdivisions of less than
19 twenty-one (21) lots the directors of the Public Works and Planning Departments may waive the
20 requirements for underground installations if the service to the adjacent area is overhead and it does not
21 appear that further development will occur.
22

23 **Section 5-1512. Construction standards.**

24
25 Properly qualified and licensed contractors shall pay for and obtain proper permits from the Public
26 Works Department for all construction and improvement work within the subdivision. Should any work
27 within the subdivision be performed not in conformity with any provisions of this Division or any other
28 Ordinances of the City, the City Manager shall immediately give notice by certified mail to the
29 subdivider and any contractors performing work in that area that all permits are suspended, and that all
30 improvements, construction, development and other work within the subdivision shall cease within
31 twenty-four (24) hours of receipt of notice. The subdivider and contractor shall in such case further be
32 subject to penalties as set forth in Article 7 of these regulations.
33

34 **Section 5-1513. Improvements or bond required.**

35
36 Before consideration of a final plat of a subdivision, the City Commission must be satisfied that all
37 improvements required by Section 5-1709 are to be constructed. The Director of Public Works shall
38 prepare an estimated cost of all required improvements. The estimated costs shall be based on the actual
39 computed cost of improvements plus ten (10) percent. In lieu of the completion of the improvements, a
40 bond executed by a surety company qualified to transact business in the state, shall be furnished by the
41 subdivider in an amount equal to the estimated cost of the construction plus ten (10) percent of such
42 improvements, including engineering supervision, testing and miscellaneous charges. The surety will be
43 subject to the condition that the improvements will be completed within twelve (12) months after approval
44 of the final plat, and in the event they are not completed, the City shall proceed with the work and hold the
45 owner and the bonding company jointly responsible for the costs thereof. If the bond proves insufficient to
46 complete the improvements covered, the City shall have the right to finish all work by creating a special
47 assessment district, and assess the amount of the additional funds required equally against all divisions
48 of land within the subdivision. As an alternative, the subdivider may deposit a certified or cashier's check
49 with the City Clerk payable to the City in lieu of the surety bond.
50

51 **Section 5-1514. Certificate of insurance and indemnification of City.**

52
53 The subdivider shall hold the City harmless against any liability or damage which may occur during
54 construction of any improvements in, about or upon any land or water dedicated for public use as shown
55 upon the final plat. In addition to saving the City harmless as herein provided, the subdivider shall provide
56 the city with a certificate of insurance naming the city as an additional insured in an amount specified by

1 the City. Nothing herein contained shall be construed to relieve the subdivider from any negligence on its
2 part on account of any such improvements or damage to other persons or property of others.
3

4 **Section 5-1515. Supplemental subdivision building site and design standards.**
5

6 A. Single-family and multi-family districts. Except as may be provided hereinafter to the contrary, in
7 connection with replats, subdivisions, specific regulations and specifically described lots or parcels of
8 land, all buildings or structures located in Single-family or Multi-family Districts shall be constructed or
9 erected upon a building site containing at least one platted lot and such building site shall have a
10 minimum street frontage of fifty (50) feet.
11

12 B. Residential estates. No replat or subdivision for a Residential Estate shall be approved where the
13 building sites have an area of less than one and one-half (1½) acres, a minimum width of two-
14 hundred (200) feet and a minimum lot depth of two hundred and fifty (250) feet.
15

16 C. Replats and subdivisions south of the Coral Gables waterway and east of Old Cutler Road. The
17 following minimum size building sites shall be required for all replats and subdivisions for all lands
18 lying south of the Coral Gables Waterway and east of Old Cutler Road, excluding the area within the
19 plats of Coral Bay Sections B, C and D.
20

21 1. One acre building sites, one tier deep, with a minimum street frontage on Old Cutler Road of one-
22 hundred fifty (150) feet and maximum street frontage on Old Cutler Road of two hundred eight
23 (208) feet on the east side of Old Cutler Road from Casuarina Concourse, as shown on Plat
24 Book 60 at Page 37 of the Public Records of Miami-Dade County, Florida, to the intersection of
25 Old Cutler Road and Red Road, as shown on Plat Book 57 at Page 97 of the Public Records of
26 Miami-Dade County, Florida, and on the east side of Red Road from the intersection of Old
27 Cutler Road and Red Road, as shown on Plat Book 57 at Page 97 of the Public Records of Dade
28 County, Florida, to Avenue Campamento, as shown on Plat Book 57 at Page 97 of the Public
29 Record of Miami-Dade County, Florida.
30

31 2. Corner lots not abutting upon a waterway:
32

33 a. Minimum street frontage of one hundred fifteen (115) feet.
34

35 b. Minimum depth of one hundred twenty-five (125) feet.
36

37 3. Inside lots not abutting upon a waterway:
38

39 a. Minimum street frontage of one hundred (100) feet.
40

41 b. Minimum depth of one hundred twenty-five (125) feet.
42

43 4. Corner lots abutting upon a waterway:
44

45 a. Minimum street frontage of one hundred fifteen (115) feet.
46

47 b. Minimum depth of one hundred forty-five (145) feet.
48

49 5. Inside lots abutting upon a waterway:
50

51 a. Minimum street frontage of one hundred (100) feet.
52

53 b. Minimum depth of one hundred forty-five (145) feet.
54

55 D. Commercial and industrial districts.
56

1 No replat or subdivision in Commercial or Industrial Districts shall be approved where the building sites
2 have a street frontage of less than twenty-five (25) feet and a depth of less than one-hundred (100) feet.
3

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 16 - Roofs

Section 5-1601. Roofs; general.

Except as provided for in this Division, all roofs for single-family residences, townhouses, duplexes, overnight accommodations and uses in a Special Use District shall be constructed of tile, coral rock slabs, slate or copper.

Section 5-1602. Flat roofs without a parapet.

Except on Lots 1 through 18, inclusive, Block 89, Lots 20 through 36, inclusive, Block 91, Riviera Section Part Three and Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4 and Lots 11 through 16, Block 6, French Village, flat roofs without a parapet shall be permitted upon buildings subject to the following restrictions noted hereinafter.

- A. Above porch or room additions within the L, T or U of a residential building having all tile roofs provided:
 - 1. A tile roof is not practical, as shall be determined by the Board of Architects.
 - 2. The flat roof portion shall not exceed fifteen (15%) percent of the ground area of the building.
 - 3. The flat roof portion is not visible from the front elevation of the building on an inside lot, or is not visible from the front or side street elevations on a corner lot.
- B. Above one-story rooms in the rear of a two-story residence, duplex or apartment on inside lots, or over one-story rooms in the rear of a two-story residence, duplex or apartment where the room is not visible from the front or side street elevation on corner lots, providing in all cases some type of metal or masonry railing, as shall be approved by the Board of Architects is installed upon such flat roof.
- C. Industrial Districts where the roof is constructed entirely of non-combustible materials.
- D. On boathouses, provided some ornamental railing, design or other treatment, as shall be approved by the Board of Architects, is placed upon such flat roof.
- E. Above meter rooms, elevator towers, elevator machinery and equipment rooms, stair towers, and air-conditioning rooms in Commercial Districts where the roof is constructed entirely of non-combustible materials.
- F. Above one-story areas of a two (2) story building, or as a balcony, tower or other feature used to enhance the architecture of a building (as with the Colonial or Mediterranean style), provided that if located on an elevation visible to the street, the flat roof portions visible to the street shall not constitute more than twenty (20%) percent of the building's total roof area and a metal or masonry railing is installed on such flat roof.

Section 5-1603. Flat roofs with an eighteen (18) inch parapet.

Except on Lots 1 through 18, inclusive, Block 89, Lots 20 through 36, inclusive, Block 91, Riviera Section Part Three, and Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4 and Lots 11 through 16, Block 6, French Village, flat roofs with a parapet (minimum eight (8) inches thick and eighteen (18) inches above the roof at all points) shall be permitted upon the following buildings subject to restrictions noted hereinafter:

- 1
2 A. Above porch or room additions within the L, T or U of a residential building having all tile roofs
3 provided:
4
5 1. A tile roof is not practical as shall be determined by the Board of Architects.
6
7 2. The flat roof portion shall not exceed fifteen (15%) percent of the ground area of the building.
8
9 3. The flat roof portion is not visible from the front elevation of the building on an inside lot, or is not
10 visible from front or side street elevations on a corner lot.
11
12 B. Above one-story rooms in the rear of a two-story residence or duplex on inside lots, or over one-story
13 rooms in the rear of a two-story residence or duplex where the room is not visible from the front or
14 side street elevation on corner lots.
15
16 C. Above boathouses.
17
18 D. Upon buildings designed and devoted to uses permitted in the Multi-family Districts.
19
20 E. Above one-story areas of a two-story building or as a balcony, tower or other features used to
21 enhance the architecture of a building (as with the Colonial or Mediterranean style), provided that if
22 located on an elevation visible to the street, the flat roof portions visible to the street shall not
23 constitute more than twenty (20%) percent of the building's total roof area.
24
25 F. On additions to existing buildings having a flat roof with a parapet.
26

27 **Section 5-1604. Roofs for commercial buildings.**
28

29 Except for motels, commercial and mixed use buildings shall be permitted to have flat roofs with a
30 parapet (minimum eight (8) inches thick and eighteen (18) inches above the roof at all points, provided,
31 however, that where the height of the building and other attendant and connected circumstances and
32 features of said building justify a lesser height, such parapet wall may be as low as six (6) inches at any
33 point above the roof) where the roof is constructed entirely of non-combustible materials.
34

35 **Section 5-1605. Pitched roofs, material.**
36

37 Except in Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse
38 Center, that part of the Industrial District and/or Mixed Use District abutting South Dixie Highway (U. S.
39 Highway 1), and where plastic or glass translucent material is used as permitted elsewhere in this article,
40 pitched roofs shall be constructed of:
41

- 42 A. Vitrified clay tile.
43
44 B. White concrete tile. The finished surface for white concrete tile shall be a mixture of one part Portland
45 white cement to three parts white silica sand, together with a waterproofing and plasticizer ad-mix.
46 These ingredients shall be mixed with water to a consistency equal to that of a finishing coat of
47 plaster. The mix thus obtained shall be pressure troweled onto the surface of the freshly extruded tile
48 at the time of manufacture.
49
50 C. Colored cement tile, provided the tile is color saturated with the same color intensity throughout and
51 the color is not surface applied, and provided the color meets with approval of the Board of Architects,
52 taken in conjunction with the surrounding areas. Such colored cement tile roofs, which have been
53 installed according to approved plans may be painted or repainted a different color from the original
54 color of the installed tile subject to approval of the application and the paint specifications by the
55 Board of Architects. (2631)
56

- 1 D. Coral rock slabs laid shingle fashion.
2
3 E. Thick butt variegated colored slate as approved by the Board of Architects.
4
5 F. White Bermuda roof, with a minimum pitch of not less than five (5) inches in twelve (12) inches.
6
7 G. Where there exists a pitched roof of other material that was permitted at the time of the original
8 construction, additions to or replacements to said building may use the same material.
9
10 H. Roofs on accessory or auxiliary buildings shall conform to the roof requirements for the principal
11 building provided, that bomb shelters and/or fallout shelters may be constructed with a flat roof that
12 the maximum height of such shall not exceed four (4) feet above grade.
13
14 I. Copper may be used as a roofing material for residences subject to approval of design, manner of
15 installation, conformity with the architectural design, style and composition of the proposed residential
16 structure.
17
18 J. Monier Monray roof tiles with surfaces applied cement glaze under the manufacturers process,
19 provided, that the color meets with the approval of the Board of Architects taken in conjunction with
20 the surrounding area and provided further that the tile shall not be painted or repainted.
21

22 **Section 5-1606. Flat roofs, material.**
23

24 All flat roofs shall have coverings of approved standard quality, such as concrete, gypsum, tile, built-up
25 roofing of tar and paper, or tar paper and gravel, asbestos roofing, or of like grade, which would rank as
26 Class A or B under test specifications of the National Board of Fire Underwriters.
27

28 **Section 5-1607. Plastic, fiberglass, glass and aluminum roofs.**
29

30 Any plastic or glass translucent material or flat aluminum material, as approved by the Board of Architects
31 and the Board of Adjustment may be used as a roof covering on screened enclosures or screened
32 porches of residences providing it does not extend out from the outside wall of the building more than six
33 (6) feet including any existing roof overhang and further provided it is not visible from the street. (3234)
34

35 **Section 5-1608. Skylights.**
36

37 Skylights may be constructed in roofs provided that such skylights comply with the following conditions
38 and restrictions:
39

- 40 A. The size, location and architectural design of such skylights shall be subject to approval by the Board
41 of Architects.
42
43 B. The structural design of such skylight shall be subject to approval by the Structural Engineer.
44

45 **Section 5-1609. Roof projections.**
46

47 Roofs and bay windows that do not extend to the ground may project into the required minimum setback
48 area not more than the following: (3234)
49

- 50 A. On setbacks from five (5) feet to ten (10) feet, roofs and bay windows may project not more than two-
51 and-one-half (2½) feet into the required minimum setback area.
52
53 B. On setbacks from ten and one-tenth (10.1) feet to fifteen (15) feet, roofs and bay windows may
54 project not more than three (3) feet into the required minimum setback area.
55

- 1 C. On setbacks from fifteen and one-tenth (15.1) feet to twenty (20) feet, roofs and bay windows may
2 project not more than three-and-one-half (3½) feet into the required minimum setback area.
3
4 D. On setbacks from twenty and one-tenth (20.1) feet to twenty-five (25) feet, roofs and bay windows
5 may project not more than four-and-one-half (4½) feet into the required minimum setback area.
6
7 E. On setbacks of twenty-five (25) feet or more, roofs and bay windows may project not more than five
8 (5) feet into the required minimum setback area.
9

10 **Section 5-1610. Trussed rafters.**

11
12 The minimum size for upper and lower truss cords in all buildings shall be two (2) inches by six (6) inches.
13
14

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 17 - Sanitation Requirements

Section 5-1701. Air conditioning.

New commercial construction or renovation of an existing commercial structure, the use of which involves food products (such as restaurants, cafeterias, etc.), where the cumulative cost of such renovation is in excess of twenty-five (25) percent of the assessed value of the existing commercial structure shall make provisions for the installation of an air conditioning system for commercial trash containers.

Section 5-1702. Commercial trash containers.

New commercial construction or renovation of an existing commercial structure where the cumulative cost of such renovation is in excess of twenty-five (25) percent of the assessed value of the existing commercial structure shall make provisions for a trash container room or enclosure in accordance with the following provisions: (2648)

- A. All new commercial construction projects and all renovation projects having a setback of less than ten (10) feet on the side of the property best suited for the servicing of trash containers shall include a trash container room for the purpose of housing dumpsters or other trash receptacles.
 - 1. The trash container room may only be located on the rear or side of the proposed development and shall be easily accessible for servicing.
 - 2. The trash container room shall be fully enclosed and include lockable doors.
- B. Renovation projects having a setback of ten (10) feet or more on the side of the property best suited for the servicing of trash containers shall include a trash container room pursuant to subsection A 1. and A 2. above, or a trash container enclosure in accordance with the following:
 - 1. The trash container enclosure may only be located in the rear yard, rear setback area, side yard or side setback area.
 - 2. The trash container enclosure shall be placed at least five (5) feet from any property line, but not within the triangle of visibility required in Section 5-1406.
 - 3. The trash container enclosure shall be located such that garbage or trash trucks will not block the intersections of streets or alleys while servicing trash containers.
 - 4. The trash container enclosure shall consist of:
 - a. a concrete pad or impervious pavers as a base;
 - b. five (5) foot high enclosure walls; and
 - c. an access gate.
 - 5. An impervious surface shall be provided between the trash container enclosure and the street or alley from which the containers will be serviced.
 - 6. Whenever possible, a hedge, or similar landscaping material, shall abut the enclosure walls.

- 1 C. Upon written request of a property owner, the requirements specified in (A) and (B) above may be
2 waived by order of the City Manager or his designee provided the following conditions are met: (3129)
3
4 1. The trash generated within the subject commercial building can be disposed of in a shared
5 consolidated waste container/compactor located off-site.
6
7 2. The trash disposal location is acceptable to the City's commercial waste disposal contractor.
8
9 3. A legal instrument, as prescribed by the City Attorney, is executed by the subject property owners
10 acknowledging that the City Manager shall be empowered to direct full compliance with the above
11 trash enclosure/room requirements if the use of the consolidated waste container is no longer
12 available. (3129)
13

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 18 - Screening

Section 5-1801. Solar water heaters and equipment.

The erection and/or installation of solar water heaters and equipment shall be subject to the following conditions and restrictions:

- A. Collectors located in the same parallel plane of a sloping roof shall be fastened to a maximum of one and one-fourth (1¼) inch by one-eighth (1⁄8) inch metal angles placed directly on the roofing membrane. Surrounding tile shall butt to the edge of the side of the collector.
- B. Collectors located in a different plane from the roof shall incorporate an architectural masking device to screen the underside and edge of the collector apparatus from ground view where such collector is visible from the street. Such screening device may be roof planes, mansard roofs, shed roofs, parapet walls, chimneys or such other features.
- C. Collectors located on a flat roof may be mounted directly upon the roof or may be elevated above the roof provided, however, that all portions of the elevated apparatus are screened from ground view by means of some architectural screening device as provided for under B above.
- D. Where rooftop hot water storage tanks are used they shall be screened from view or shall be incorporated in some architectural feature such as cupolas, chimneys, etc.
- E. Where collectors are mounted on the ground they shall be screened from view from the abutting streets, and the setbacks for such collectors shall be as required for mechanical equipment.
- F. All piping and other serving utilities shall be concealed from view.
- G. The size, location, attachment and design of solar water heating devices shall be in conformity with the building design and overall neighborhood character.
- H. Adequate architectural details shall be drawn to show the proper installation of the system and particularly the roof mounting and method of attachment.

Section 5-1802. Screening of rooftop equipment.

Air-cooled condensing and/or compressor equipment, water cooling towers and any other type of mechanical or service equipment or apparatus installed on roofs of all buildings constructed on or after October 1, 1969, shall be screened from view by a parapet or some other type masonry wall or screening.

Those buildings constructed prior to October 1, 1969, shall be exempt from this requirement until such time as renovation or rehabilitation of any portion of said building is permitted. At the time of permitting for any renovations or rehabilitation in which the value of such construction exceeds twenty (20) percent of the assessed value of the structure, any air-conditioning and/or mechanical apparatus mounted on roof tops, whether new or existing, shall be screened. Said screen shall be constructed so as to conceal the machinery from the eye on a horizontal plane of observation. (2625)

Section 5-1803. Screening or storage areas.

All storage areas permitted under these regulations shall be enclosed on all sides with a solid or louvered masonry wall, not less than six (6) feet in height, with necessary openings.

1 **Section 5-1804. Air-conditioning units and equipment, and other types of mechanical equipment**
2 **or apparatus installed on or attached to premises.**
3

4 A. In a residential or mixed use district, air-cooled condensing and/or compressor equipment which is a
5 part of an air-conditioning system or a water cooling tower, and any other type of mechanical
6 equipment or apparatus installed on or attached to premises shall be completely retained within the
7 primary building, or shall meet side and rear setback requirements for the principal structure and shall
8 be allowed to within fifteen (15) feet of any street or waterway property line with the following
9 conditions: (2931, 3556)

- 10
- 11 1. All air-conditioning units or equipment shall meet noise level requirements in the City Code.
 - 12
 - 13 2. Any air-conditioning unit or equipment, except for window wall units, located closer than fifteen
14 (15) feet to any rear or side property line, or closer than twenty-five (25) feet to any street or
15 waterway property line shall be visually screened from view with landscaping which shall be in
16 addition to the requirements of Article 5, Division 11.
 - 17

18 B. In all districts, permanent generators shall be approved by the Board of Architects, located within a
19 screened structure, outside all applicable setbacks for the principal building, with soundproofing.
20

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 19 – Signs

Sec. 5-1901. Purpose and applicability.

A. The purpose of this Division is to ensure that:

1. Each sign user has an opportunity to provide information, identification and direction to a permitted use.
2. The unique character and quality of the City's appearance, which is essential to its economic, cultural, and social welfare, is protected and preserved.
3. The City's its property values, which are essential to the City's sustainability and the general welfare of its residents, are maintained and enhanced.
4. That the safety of the public is promoted by avoiding visual clutter, reducing conflicts between and among signs, reducing the incidence of certain design elements that tend to distract motorists, promoting proper maintenance, requiring removal of abandoned signs, and by subjecting signs to design review.
5. The number, size, scale, proportions, design and balance of signs are regulated according to content-neutral standards that are based on architectural quality and character.
6. A sound economic and business climate is promoted through the reinforcement and encouragement of graphic excellence.
7. Safe and efficient wayfinding is promoted.
8. Incentives are provided that encourage pedestrian-scale signs.
9. Signs are no larger in area than is necessary to convey the speaker's message.

B. The requirements of this Division apply to the installation, alteration, erection, painting or repainting of any sign, except:

1. Temporary signs, which shall comply with all of the requirements of this division, but which may be installed without prior approval by the City.
2. Detached signs in the Single-Family District, Multi-Family District - 1, and Multi-Family District - 2 that comply with the requirements of Section 5-1902, 5-1903, 5-1904 and 5-1907.
3. Official traffic signs and sign structures, provisional warning signs, and sign structures that are erected, or are required to be erected, by a unit of government in order to promote the safe and efficient flow of traffic or provide for the public safety.
4. Signs that are less than one-half of one square foot in area that are incorporated into machines or equipment and that are not prohibited by Section 5-1902.
5. Flags that comply with Section 5-1902 and meet the following criteria:
 - a. In general:
 - i. no individual flag exceeds fifteen (15) square feet in area; and

- 1
2 c. Such signs shall not be pasted or attached to the window glass, but shall be displayed within
3 the display window.
4
5

6 **Sec. 5-1902. General design standards that are applicable to all signs.**
7

8 All signs shall comply with the following design standards:
9

- 10 A. Signs shall not disfigure or conceal architectural features or details of a structure.
11
12 B. The size and location of signs shall be proportional to the scale of the related structure and
13 compatible with adjacent signage.
14
15 C. The use of lettering and sign design shall enhance the architectural character of the related structure,
16 and if the sign is an attached sign, the particular facade on which the sign is located.
17
18 D. The following sign types and design elements are prohibited:
19
20 1. Abandoned signs, defined as any owner or lessee identification signs advertising a commodity or
21 service associated with a premises that is still in place more than sixty (60) days from the date the
22 premises are vacated and such activity has ceased to exist on the premises.
23
24 2. Bare bulb signs.
25
26 3. Box signs.
27
28 4. Cabinet signs.
29
30 5. Diagonal lettering.
31
32 6. Exposed neon tubing.
33
34 7. Pennants, banners, streamers, balloons, blinking and flashing lights, streamer lights, flags except
35 as provided in Section 5-1901.B., herein and any other fluttering, spinning, rotating or similar type
36 attention attractors and advertising devices.
37
38 8. Portable signs, including signs that are painted or affixed in any manner to any vehicle, vessel,
39 trailer or pick up truck, van or similar transportation device as viewed from a public road, except:
40
41 a. Any vehicle or vessel which displays an advertisement or business notice of its owner, so
42 long as such vehicle or vessel is engaged in the usual business or regular work of the owner,
43 and not used merely, mainly or primarily to display advertisement.
44
45 b. Public buses.
46
47 c. Taxicabs.
48
49 d. Bumper stickers.
50
51 9. Temporary lettering or graphics, except as specifically permitted herein.
52
53 10. Signs attached to or placed on a vehicle (including trailers) that is parked on public or private
54 property. This prohibition, however, shall not apply in the following cases:
55
56 a. Identification of a firm or its principal products on a vehicle operating during the normal hours
57 of business, provided, however, that no such vehicle shall be parked on public or private

- 1 property with signs attached or placed on such vehicle for the purpose of advertising a
- 2 business or firm or calling attention to the location of a business or firm.
- 3
- 4 b. Automobiles carrying advertising signs dealing with the candidacy of individuals for elected
- 5 office. This exemption, however, shall cease seven (7) days after the date of the election in
- 6 which the person was finally voted upon.
- 7
- 8 c. Automobiles carrying advertising signs, advertising propositions to be submitted and voted
- 9 upon by the people. This exemption, however, shall cease seven (7) days after the date of
- 10 the election in which the proposition advertised was finally voted upon.
- 11
- 12 d. Passenger automobiles which require governmental identification, markings or insignias of a
- 13 local, state or federal government agency.
- 14

15 11.Vertical lettering.

16 **Sec. 5-1903. Illumination.**

17 The following conditions and restrictions shall apply to illuminated signs:

- 18
- 19 A. Except as hereinafter provided in this section, illuminated signs, or illumination in show windows,
- 20 display windows and displays, in or upon any building or structure, shall have the source of light
- 21 concealed from view from the exterior of the building or structure, except that where channel letters or
- 22 figures are used for any sign the illumination thereof may be visible if recessed within the depth of the
- 23 channel.
- 24
- 25 B. Intensities of illumination in all cases shall be approved by the Electrical Inspector before the issuance
- 26 of a sign permit for compliance with the following Maximum Illumination Intensity Levels:

27 **Maximum Illumination Intensity Level**

Type of illumination	Located within 200 feet and visible from a residential zone	Located within 200-500 feet and visible from a residential zone	Located beyond 500 feet of a residential zone
Direct, Internal or Backlighted	90 foot-lamberts	150 foot-lamberts	250 foot-lamberts
Indirect or Reflected Sign	10 foot-candles	25 foot-candles	50 foot-candles

- 28
- 29 C. Illuminated signs located within five hundred (500) feet of a residential zone, and which are visible
- 30 from such residential zone, shall be turned off not later than 10:00 p.m. each night.
- 31
- 32 D. No intermittent or flashing illumination will be permitted.
- 33
- 34 E. Hanging exposed neon tubing signs will be permitted on the inside of glass show windows, provided
- 35 that the size of said signs shall not exceed ten (10%) percent of the total glass area where they occur,
- 36 or six-hundred (600) square inches, whichever is less. All such signs located within a distance of five
- 37 (5) feet from any glass show window shall be subject to the above regulations.
- 38
- 39 F. Transformer boxes, outlets, conduits, and other accessory equipment for any sign shall be placed so
- 40 that they are not visible from the exterior.

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G. Wooden signs shall not have electric lights or fixtures attached to them in any manner.

Section 5-1904. Standards for on premise signs. (2003-16)

The provisions contained in the following table shall be applicable within the following zoning districts:

A. Commercial Limited District

B. Commercial District

C. Industrial District

D. Mixed Use District

E. Single-Family District, Multi-Family District – 1, Multi-Family District – 2, and Special Use District, but only with regard to such signs that include the said district names in the column entitled “Type of Sign.”

The provisions are as follows:

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
Awning or canopy.	One (1) per awning or canopy.	Four (4) square feet per awning. Sign to occupy no more than sixty (60%) percent of height of valance on which it is placed.	Fifty (50%) percent of awning or canopy.	Six (6) inch lettering, however, height not to exceed sixty (60%) of height of valance on which it is placed.	Twelve (12) feet maximum.	Minimum of three (3) feet from established inside of curb line, adjacent lease line, adjacent property line, or street r.o.w. whichever is less.	<ol style="list-style-type: none"> 1. Awning or canopy signs are prohibited if tenant signs are provided. 2. Sign lettering must be located on valance of awning or canopy. 3. Permitted text shall only include tenant name and/or logo. 4. Street level tenant names signs on awnings/canopies are only permitted for those uses located at street level. 5. Backlighting of awnings and canopies is prohibited. 6. Internal illumination of sign lettering is permitted. 7. External illumination of awnings/canopies is permitted for the purpose of only identifying the lettering, logos, or other text of the awning. The type and location of light fixture shall be included as a part of the review of the sign.
Directory sign.	One (1) per building entrance.	1. Buildings less than 4 floors – fifteen (15) square feet.			Eight (8) feet maximum.	Four (4) inch maximum projection from wall surface (A.D.A. Requirement).	<ol style="list-style-type: none"> 1. Signage locations shall be at street level to be viewed by pedestrians. 2. Logos are permitted. 3. May be freestanding if

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
		2. Buildings 5 or more floors – twenty-five (25) square feet.					located a minimum of twenty-five (25) feet from property line or R.O.W.
Doorway entrance sign.	One (1) per street level tenant.	Five (5) square feet.		Six (6) inches.	Twelve (12) feet maximum.	4 inch maximum projection from wall surface (A.D.A. Requirement).	<ol style="list-style-type: none"> 1. Sign shall be located over doorway/entrance. 2. Internal or external illumination of sign lettering and sign is prohibited. Backlighting via ambient light is permitted. 3. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
Mixed-use residential buildings with ground/street level uses whereas the building contains seventy-five (75%) percent or more residential square footage.	Signage located at street/ground level is subject to applicable provisions dependent upon type of sign.				Twenty-five (25) feet maximum.	Subject to applicable provisions dependent upon type of sign.	<ol style="list-style-type: none"> 1. Signage identifying ground floor/street level retail and commercial uses are prohibited twenty-five (25) feet above the established grade. 2. One wall sign shall be permitted for residential developments subject to the following: <ol style="list-style-type: none"> a. Sign Area: twelve (12) square feet b. Maximum sign length: fifty (50%) of lineal building frontage. c. Maximum height of sign: twelve (12) inches or an increase in size to eighteen (18) inches if sign is design sign as provide herein. d. Projection: twelve (12) inches. 3. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.
Parking garage entrance/exit identification signs in association with principal building.	One (1) building name or business name per one (1) entrance/exit.	One-hundred (100) square feet.	Twelve (12) feet.	Ten (10) inches.	Within (10) feet of top of garage opening entrance/exit.	Twelve (12) inch maximum projection from wall surface	<ol style="list-style-type: none"> 1. Sign text indicating "Entrance" and "Exit" for parking garages shall be subject to the following: <ol style="list-style-type: none"> a. Maximum

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
							<p>lettering height – ten (10) inches.</p> <p>b. Maximum sign length – ten (10) feet.</p> <p>2. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.</p>
Plaques.	One (1) per public pedestrian entrance/exit.	Four (4) square feet.	Two (2) feet.		Eight (8) feet.	Four (4) inches.	1. Construction materials should be fabricated in a manner to complement the architecture of the building.
Projection sign (Street level).	One (1) per street level tenant. Tenants on corners of r.o.w. shall be permitted one per r.o.w.	Three (3) square feet.		Six (6) inches.	Ten (10) feet maximum.	<ol style="list-style-type: none"> 1. Eight (8) feet max. projection from external bldg. wall if awning / canopy exists, or 2. Four (4) feet maximum projection from ext. bldg. wall with no awning/canopy. 3. Five (5) feet maximum encroachment into r.o.w. to outer edge of sign is permitted. 	<ol style="list-style-type: none"> 1. One sign is permitted per street level tenant. 2. Tenants occupying a corner at two r.o.w.'s shall be permitted one additional sign. 3. Internal or external illumination of sign lettering and sign is permitted. 4. Sign content/text shall only include tenant name and/or logo. 5. Wood signs are permitted. 6. Decorative treatments and three-dimensional use of materials is encouraged. 7. If canopies or

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
							awnings exist, the projection sign shall be located under canopy or awning with sufficient vertical clearance for the passage of pedestrians.

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
Temporary construction signs (nonresidential use districts and Special Use District).	One (1) per site or development.	Sixteen (16) square feet.			Eight (8) feet maximum.	Six (6) inches if attached to a building.	<ol style="list-style-type: none"> 1. Applies to nonresidential-zoned properties. 2. Freestanding signs shall be a minimum of 10 feet from property line and/or r.o.w. 3. Sign can be mounted on building or fence subject to all other provisions. 4. Must be removed with 72 hours of the issuance of temporary or final certificate of occupancy. 5. If freestanding the sign shall be fastened securely to each of two supports, one on each end of the sign, installed a minimum of 3 feet below the established grade in a secure manner utilizing concrete or other suitable method. 6. The sign text may only

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
							<p>identify the property, the owner or agent, contractor, or professional affiliations, property address and telephone numbers who are involved in the construction of improvements on the property.</p> <p>7. The sign shall be constructed of metal, plastic, wood or pressed wood.</p> <p>8. Such sign shall be kept in good repair and shall not be illuminated or constructed of a reflective material and shall not contain any flags, streamers, movable items or like devices.</p>

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
Temporary signs in Single- family, Multi-family – 1, and Multi-family – 2 Districts.	One (1) per site or development.	Forty (40) square inches.			Six (6) feet maximum.		<ol style="list-style-type: none"> 1. Applies to residential zoned properties, as indicated in the "Type of Sign" column. 2. A property owner may erect one temporary sign, which may include only one of the following: real estate sign, temporary construction sign or professional affiliation sign. Real Estate signage shall be regulated via the provisions contained in Section 5-1907, titled Real estate, for sale, lease or rental of property or buildings. 3. Construction signs and professional affiliation signage may be permitted subject to the following provisions: <ol style="list-style-type: none"> a. The sign may identify the property, the owner or agent and the address and telephone number of the agent of work completed to the premises upon which the sign is located. b. The sign shall be constructed of metal, plastic, wood or pressed wood. c. If freestanding, the sign shall be fastened to a supporting member constructed

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
							<p>of angle iron not exceeding one inch by one inch or two (2) inch by two (2) inch wooden post. The supporting member shall be all white or all black in color and have no letters/ numbers upon it.</p> <p>d. The supporting member shall be driven into the ground to provide that the top of the face of such sign shall not be more than four (4) feet above the finished grade of the ground.</p> <p>e. All such signs shall be lettered professionally. Sign shall not require permit issuance or Board of Architects approval.</p> <p>f. Such sign shall be so erected or placed that its centerline is parallel or perpendicular to the front property line.</p> <p>g. Such sign shall not be erected or placed closer than five (5) feet to the front property line unless the main part of the building is less than five (5) feet from the front property line, in which case the sign may be placed in or upon a front or side</p>

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
							<p>door, window or elevation of the building.</p> <p>h. Nothing contained herein shall be construed as prohibiting the same wording from being on both the front and back of the sign.</p> <p>i. Where such sign is suspended from an arm of the support, such arm shall not exceed a length of sixteen (16) inches.</p> <p>j. All such signs shall be erected on a temporary basis.</p> <p>k. Such sign shall be kept in good repair and shall not be illuminated or constructed of a reflective material and shall not contain any flags, streamers, movable items or like devices.</p> <p>l. The sign must be removed with 72 hours of the issuance of temporary or final certificate of occupancy for the property or as determined by the Building and Zoning Department.</p>
Tenant signage	One (1) per street level tenant per	Eighteen (18) square feet per	Fifty (50 %) percent	Twelve (12) inches or an	Eighteen (18) feet maximum.	1. Twelve (12) inch	1. Tenant signage is prohibited if awning or

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
(street level).	street right-of-way frontage.	tenant.	of lineal tenant frontage.	increase in size to eighteen (18) inches if sign is design sign as provided herein.		<p>maximum projection from wall surface.</p> <p>2. The maximum projection may be exceeded for design signs, subject to Board of Architect review and approval.</p>	<p>canopy signage is provided.</p> <p>2. Street level tenant names signs are permitted for those uses located at street level.</p> <p>3. Permitted text shall only include tenant name and/or logo.</p>
Wall mounted signs for buildings 45.0 feet or less in height.*	One (1) per street right-of way frontage.	<p>1. 0.75 square foot per lineal feet of primary street frontage not to exceed one hundred-fifty (150) sq. ft.</p> <p>2. 0.25 square feet per lineal foot of side street frontage.</p>	Fifty (50 %) percent of lineal building frontage.	Eighteen (18) inches.	Twenty-Five (25) feet maximum.	Twelve (12) inch maximum projection from wall surface.	<p>1. Building sign or one curvilinear building name sign is permitted. Only one sign of the above options is permitted.</p> <p>2. Building sign content/text may include up to two names, tenants, etc.</p> <p>3. No off premises sponsors or advertising signs permitted.</p> <p>4. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.</p>

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
Wall mounted signs for buildings 45.1 to 97.0 feet.*	One (1) per street right-of way frontage.	<ol style="list-style-type: none"> 1. 0.75 square feet per lineal foot of primary street frontage not to exceed one hundred-fifty (150) sq. ft. 2. 0.25 square feet per lineal foot of side street frontage. 	Fifty (50 %) percent of lineal building frontage.	Twenty- four (24) inches.	<ol style="list-style-type: none"> 1. Ninety-seven (97 feet) maximum. 2. Minimum thirty-five (35) feet. 	Twelve (12) inch maximum projection from wall surface.	<ol style="list-style-type: none"> 1. Building sign or one curvilinear building name is sign is permitted. Only one sign of the above option permitted. 2. Building sign content/ text may include up to two names, tenants, etc. 3. No off premises sponsors or advertising signs permitted. 4. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
Wall mounted sign for buildings 97.1 feet or more in height. *	Two (2) per building.	Dependent upon location of the one sign the following standards shall apply: 1 1.0 square foot per lineal foot of primary street frontage, not to exceed two-hundred (200) sq. ft. 2. 0.50 square feet per lineal foot of side street frontage or building façade frontage on buildings not fronting on a street frontage, not to exceed one hundred (150) sq. ft.	Fifty percent (50%) of lineal building frontage.	Thirty (30) inches.	1. Maximum of twenty-five (25) feet above the ceiling of the top floor. 2. Minimum ninety-seven (97) feet.	Twelve (12) inch maximum projection from wall surface.	1. Building sign or one curvilinear building name sign is permitted. 2. Building sign content/ text may include up to two names, tenants, etc. 3. No off premises sponsors or advertising signs permitted. 4. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.
Wall mounted signs in Special Use Districts.	One (1) sign.	Twelve (12) sq. ft.	Fifteen (15) feet.	Ten (10) inches.	Twelve (12) feet maximum.	Six (6) inches.	1. Sign shall be subject to the following: a. Shall include no illumination. b. Must be attached to principal building 2. No other signage is permitted. 3. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign*	Projection and/or separation **	Other requirements
Window sign.		Ten percent (10%) maximum of street level total window area or twenty (20) sq. ft., maximum, whichever is less.		Six (6) inch maximum.			<ol style="list-style-type: none"> 1. Permitted only on primary and side street level frontages. 2. Window signage above the first floor is prohibited. 3. The following text shall be exempt from the sign area calculations: enter; exit and similar decals as indicated below; and, property address of building. 4. Maximum of 1.5 square feet of decal signs is permitted to include the following: entrance; exit; credit card advertising or other decals as approved by the Building and Zoning Department. Physical property address signs shall be subject to these limitations. 5. Window signs must be applied to the window in professional manner. 6. The name of the establishment may only be permitted once. One additional establishment name is permitted subject to design review approval. The additional name shall be the same text, lettering style/height, color, etc for both signs.

*Height is measured from the established grade.

**Including all appendages of sign.

All signs attached to a building shall be fastened directly to the walls by well-secured metal anchors in such a manner as to withstand a wind pressure load equal to one-hundred-fifty (150) miles per hour for a one-hour period. No signs shall be erected so as to obstruct any door, window, or fire escape and any building or structure, or so as to obstruct the visibility of any traffic control sign or traffic control signal.

Sec. 5-1905. Detached signs.

Detached signs are subject to the following provisions:

- A. Specific locations. Except as provided for under Sections 5-1905.B. and 5-1907, detached signs will be permitted only upon premises zoned for commercial or industrial use and facing, abutting and fronting upon U.S. Highway 1, (also known as South Dixie Highway) or upon Southwest Eighth Street, subject to the following conditions and restrictions:
 - 1. The face of any such sign shall not exceed thirty-two (32) square feet in area; and the top of the face of such sign shall not be more than six (6) feet above the finished grade of the ground, except that,
 - a. Detached signs, the top of the face thereof being not more than eleven (11) feet above the finished grade of the ground, shall be permitted at the following locations:
 - i. Upon premises abutting and fronting upon Southwest Eighth Street and lying east of LeJeune Road and upon premises lying west of LeJeune Road; and,
 - ii. Fronting upon Southwest Eighth Street, where such premises extend as an entity from street to street measured in an east and west direction; and where the building on such premises, or some portion thereof, is at least two (2) stories in height.
 - b. Detached signs, the top of the face thereof, being not more than twelve (12) feet above the finished grade of the ground, shall be permitted upon premises facing, abutting and fronting upon U.S. Highway 1 (also known as South Dixie Highway).
 - 2. Foundations shall be of masonry; supporting members shall be of metal or masonry construction; the sign itself shall be metal, masonry or plastic construction.
 - 3. The face of any such sign shall be set back at least five (5) feet from the front or any side property line, except in the case of such signs erected upon premises abutting and fronting upon Southwest Eighth Street east of LeJeune Road, and upon premises abutting and fronting upon Southwest Eighth Street west of LeJeune Road where no front setback shall be required; the sign shall be so set and placed that its centerline is at a normal to, or is parallel with, the front property line; and both faces of the sign, or the face and the back thereof, shall be parallel to each other.
 - 4. Each such sign shall be landscaped as approved or required by the Building and Zoning Department.
- B. Specific cases. Subject to the applicable regulations and requirements of this article, detached signs shall be permitted in the following cases, subject to the conditions and restrictions as noted:
 - 1. Apartment buildings, apartment-hotel buildings and hotel. Detached signs the face thereof not exceeding six (6) square feet in area, shall be permitted to be erected upon premises of an apartment building, apartment/hotel building and hotel, but no more than one such sign shall be permitted in connection with any such building or with any group of such buildings operated together as an entity. Such detached sign shall be placed on a standard with cross arms, and the height thereof shall not exceed nine (9) feet from the finished grade of the ground to the top of the standard or post, except, however, that the height of detached signs upon premises of an apartment building, apartment hotel building and hotel facing, abutting and fronting upon U. S.

Highway 1 (also known as South Dixie Highway), shall not exceed a height of twelve (12) feet from the finished grade of the ground to the top of the standard or post.

2. Service stations. Service stations dispensing products of companies which have a standard trademark sign shall be permitted to erect one such detached trademark sign on the premises of the station, such sign to be of a height and size as in accord with the standard height and size of similar signs of other stations handling the same products, subject to all requirements of the Florida Building Code and ordinances of this City. Signs which advertise the price of gasoline dispensed at a service station shall be permitted to be affixed or otherwise attached to the detached trademark sign pole subject to the following conditions and restrictions:
 - a. The face of any such sign shall not be larger than a maximum of three (3) feet wide or a maximum of three (3) feet high or larger overall than a total of eight and one-half (8½) square feet, and shall be surrounded by a one-inch aluminum or galvanized iron pipe frame.
 - b. The lettering and context of such signs shall be limited and restricted to the following:
 - i. The words "Self Serve".
 - ii. The grade and price of not more than three (3) gasoline grades.
 - c. The type style of the letters and numbers shall be Helvetica and the height of the letters and numbers of such signs shall not exceed the following:
 - i. The words "Self Serve" in upper case letters-three (3) inches.
 - ii. The letters designating the "Grade"-five and one-half (5½) inches.
 - iii. The dollars and cents numbers-eight and one-half (8½) inches.
 - iv. The tenths cent numbers-five and one-half (5½) inches.
 - d. The color scheme of such signs shall be as follows:
 - i. Letters and numbers-white.
 - ii. Background-black.
 - iii. Pipe frame-black.
 - e. The sign may be so designed that the letters and/or numbers can be readily removed and replaced.
 - f. Not more than one price sign shall be permitted to be erected for any one service station. This provision, however, shall not preclude the sign from having a front and back as set forth herein in subparagraph (g).
 - g. Such price sign shall be so attached or erected on the detached sign pole that the face of such sign is perpendicular to, or parallel with the front property line and both faces of the sign or the face and back thereof, shall be parallel to each other.
 - h. No such signs shall be located or placed at a corner intersection of a street in such a manner that it would block or obscure the visibility at the street intersection.
 - i. No illumination shall be permitted for such sign.

- j. The structural design and method of attachments of such sign shall be subject to approval of the Structural Engineer.
 - k. Such sign shall initially be subject to approval by the Board of Architects and shall not be installed or erected without a permit, however, subsequent changes of the letters and/or numbers shall not require a permit and shall not be required to be submitted to the Board of Architects for approval, provided, however, that all such changes shall be professionally lettered.
 - l. The Code Enforcement Officer shall cause to be removed any such signs not conforming with the provisions of this section.
3. Parking lots. Detached signs may be erected upon off-street parking lots of ten-thousand (10,000) square feet or more in area, which are operated in connection with stores or other places of business. Wording on the sign shall be limited to the name of the business and may include the words "Customer Parking Only" or any combination thereof. Only one such sign, not larger than twenty-four (24) square feet, shall be permitted on any one such parking lot. Any necessary entrance or exit signs will be permitted with a limit of two (2) signs to each entrance and exit with a maximum area of three (3) square feet and maximum width of two (2) feet, and location must be approved by the Board of Architects. Only the words "Exit Only" or "Entrance Only" shall be permitted on said entrance and exit signs.
4. Motels. Detached signs, the face thereof not exceeding thirty-two (32) square feet in area, shall be permitted to be erected upon the premises of a motel. Only one such detached sign shall be permitted on the motel premises. The height of such detached sign shall not exceed nine (9) feet from the finished grade of the ground to the top of the sign, provided, however, that the height of detached signs upon premises of a motel facing, abutting and fronting upon Southwest Eighth Street and upon U.S. Highway 1 (also known as South Dixie Highway) may be erected to a height not to exceed the height limits permitted by Section 5-1905.A. hereof for such streets. The words Motel or Motor Court or similar designation of any motel, as defined herein, shall not be used to designate any building or facility except in a Commercial, Commercial Limited, or Industrial District, even though the area of living units within such building meet the minimum requirements for motels under the Zoning Code.
5. Historical markers. Whenever any building, structure, site or artifact has been designated as a historic landmark by the Historic Preservation Board, a detached historical marker shall be permitted to be erected upon the site, subject to the following conditions and restrictions:
- a. The size and design of such historical marker shall be in accordance with the historical markers cast for the State of Florida's Bureau of Historical Sites and Properties as if the same were fully set forth herein.
 - b. The historical marker and the letters on such historical marker shall be of cast aluminum or cast bronze.
 - c. The supporting member of such marker shall be of metal imbedded in a masonry foundation.
 - d. The marker may describe events, people, places, ideas and identify the sponsor, but the text on the marker shall be subject to approval of the Historic Preservation Board.
 - e. The letters on such marker shall be painted in gold leaf, but the color of the background of such marker shall be subject to approval of the Historic Preservation Board.
 - f. The face of any such marker erected on private property shall be set back a minimum of five (5) feet from the front property line and a minimum of fifteen (15) feet from any interior property line.

- g. On corner intersections no such marker shall be placed within fifteen (15) feet of any official right-of-way line.
- h. Any such historic marker on private property shall be so erected that its face is perpendicular to or is parallel with the front property line.
- i. The top of such marker shall not be more than seven and one-half (7½) feet above the finished grade of the ground.
- j. The location of the historical marker on private property shall be subject to approval of the Historic Preservation Board.
- k. The location of historical markers on public property shall be subject to approval by the City Commission upon recommendation from the Historic Preservation Board.
- l. Historical markers erected in Commercial, Commercial Limited, and Industrial Districts may be illuminated, provided, however, that the source of illumination be shaded and not directly visible from any public right-of-way.

Sec. 5-1906. Advertising in residential districts.

Except as provided for under Section 5-1904 and except for signs herein otherwise permitted upon building sites during construction of a building thereon, no advertising sign, exposed to view from any public street, highway, thoroughfare, waterway or public place shall be erected, used or maintained upon any lot or parcel of land which is, by the terms of a deed or contract for deed still in force, restricted to purposes of improvements or occupation for residential purposes, or which is now or may hereinafter be zoned by ordinance for residence purpose only, whether such residence purpose be single-family, duplex or multiple-family unless the same shall conform in construction, location, size and type to the provisions of this ordinance.

Sec. 5-1907. Real estate, for sale, lease or rental of property or buildings.

Signs pertaining to the sale, lease, or rental of property or buildings shall be permitted in any use district subject to the following conditions and restrictions: (2803)

- A. The sign may identify the property, the owner or agent and the address and telephone number of the owner or agent relative to the premises upon which the sign is located. In Commercial, Commercial Limited, and Industrial Districts, signs may also contain information concerning building description, price, terms and availability.
- B. The face surface of such sign shall not be larger than:
 - 1. Forty (40) square inches, in Single-family, Multi-Family – 1, and Multi-Family - 2 Districts, provided, however, that it shall be permissible to attach thereto one of the following additional signs not exceeding forty (40) square inches and containing the wording or information:
 - “By Appointment Only”
 - “Open”
 - “Sold”
 - “Listing Agent Name And Telephone Number”
 - 2. In Commercial, Commercial Limited, and Industrial Districts, the face surface of such signs shall not be larger than two hundred and fifty (250) square inches. (3083)
- C. The sign shall be constructed of metal, plastic, wood or pressed wood. In Single-family, Multi-Family-1, and Multi-Family–2 Districts, said signs shall be fastened to a supporting member constructed of angle iron not exceeding one inch by one inch or two (2) inch by two (2) inch wooden

post, provided that said supporting member shall be all white or all black in color and have no letters or numbers upon it. In Commercial, Commercial Limited, and Industrial Districts, the same criterion applies for signs requiring a supporting member. (2604, 2678, 2803)

- D. The supporting member shall be driven into the ground to provide that the top of the face of such sign shall not be more than four (4) feet above the finished grade of the ground.
- E. All such signs shall be lettered professionally, but such signs shall not be required to be submitted to the Board of Architects for approval and no permit shall be required for the installation or erection of such signs.
- F. Only one such sign shall be permitted on any one premises, provided, however, that where the property abuts a waterway or golf course, a sign may also be placed or erected to be visible from such waterway or golf course with such sign having a setback from the waterway or golf course of not less than five (5) feet.
- G. Such sign shall be so erected or placed that its center line is parallel or perpendicular to the front property line.
- H. Such sign shall not be erected or placed closer than five (5) feet to the front property line unless the main part of the building is less than five (5) feet from the front property line, in which case the sign may be placed in or upon a front or side door, window or elevation of the building.
- I. Nothing contained herein shall be construed as prohibiting the same wording from being on both the front and back of the sign.
- J. Where such sign is suspended from an arm of the support, such arm shall not exceed a length of sixteen (16) inches.
- K. All such signs shall be erected on a temporary basis.
- L. Such sign shall be kept in good repair and shall not be illuminated or constructed of a reflective material and shall not contain any flags, streamers, movable items or like devices.
- M. Any such sign shall be removed within five (5) days from the date a binding agreement is entered into for the sale, lease or rental of the property or immediately upon the removal of the property from the market, whichever occurs first.
- N. Any Code Enforcement Officer may cause to be removed any such sign not conforming to the provisions of this section.

Sec. 5-1908. Location in show windows, display windows, door or other windows.

No sign of any kind which is visible from the exterior of the building shall be located or displayed in or from any show window, display window, or door or other window when such sign is so designed or displayed so as to attract attention from the exterior of the building except that: (2992)

- A. Temporary paper signs will be permitted as provided under Section 5-1901.B.
- B. Permanent signs shall be permitted to be installed or affixed to or painted upon any show window, display window, or door or other window as provided for elsewhere in this article as shall be approved by the Board of Architects.
- C. The foregoing shall not prohibit the use of bona fide price tags when such tags are affixed to or attached to merchandise displayed for sale, providing that the size and number of such signs shall be aesthetically in keeping with the building as shall be approved by the Board of Architects.

Sec. 5-1909. Campaign.

Campaign signs shall be permitted subject to the following conditions: (3002)

- A. Campaign signs may only be attached to the face of any building located in a Commercial, Commercial Limited, or Industrial District which is the authorized campaign headquarters for the candidate in question.
- B. Campaign signs may be permitted no earlier than six (6) months prior to the date of election.
- C. The sign shall be of temporary nature and shall not exceed an overall height of four (4) feet and a length of fourteen (14) feet. The wording on the face of the sign must include the words Campaign Headquarters which shall be clearly visible at street level.
- D. The top of the face of the campaign sign shall not be more than twelve (12) feet above the ground.
- E. Only one such sign shall be permitted on the campaign headquarters.
- F. No permit shall be required for such sign; however, the person in charge of the headquarters or the company erecting the sign shall submit a letter to the Building and Zoning Director requesting approval prior to erection of the sign. The letter shall further state that they will be responsible for removing the sign and such a sign shall be removed within seven (7) days after the election.
- G. No candidate signs or placards shall be permitted to be erected or placed upon parkways, vacant lots, utility poles, trees, etc.
- H. Failure to comply with the provisions of this Section shall cause any non-complying sign to be immediately impounded by the City.

Sec. 5-1910. Historical plaques.

Historical plaques may be installed upon buildings, structures and/or artifacts which have been designated as historic landmarks by the Historic Preservation Board, subject to the following conditions and restrictions: (3154)

- A. The Historic Preservation Board shall establish a standard for an historical marker, which will include its design, material, color, and text.
- B. The size of such plaque shall not exceed eighteen (18) inches in width by eighteen (18) inches in height.
- C. Such plaque shall be erected flat against the surface of building, structure or artifact.

Sec. 5-1911. Encroachments over public rights-of-way.

Signs which encroach over public right-of-way shall be subject to the following conditions and restrictions: (2697)

- A. The property owner shall execute a restrictive covenant prepared by the City Attorney, which shall run with the title of the land, agreeing to provide public liability insurance coverage for the encroachment in the minimum limits required by the City, and naming the City as additional insured under the policy.
- B. An executed copy of the restrictive covenant, together with certificate of required insurance, shall be presented to the Building Official, prior to the issuance of any permits for such work.

- C. Signs must be in accordance with the provisions of this section and the Florida Building Code, and maintained in good condition at all times at the property owner's expenses.
- D. The City of Coral Gables reserves the right to remove, add, maintain or have the owner remove any sign within the right-of-way at the owner's expense.

Sec. 5-1912. Restaurant menu boards. Restaurant establishments may install one permanent outdoor menu board subject to the following restrictions: (2958)

- A. Restaurant menu boards shall be located within ten (10) feet of that establishment's main entrance.
- B. Restaurant menu boards shall be permanently wall-mounted, maintained in good condition and contain current menus.
- C. Restaurant menu boards shall not exceed 36 inches (height) x 24 inches (width) x 4 inches (depth).
- D. Framing materials (other than fasteners) for menu boards shall be made of wood, brass or aluminum, and shall blend in and be consistent with the color of the building façade.
- E. All restaurant menu boards shall be required to have a sliding or hinged glass door, and must have an operational key lock.
- F. Backdrop night lighting may be incorporated but must be integrated within the menu board and shielded to reduce glare.
- G. Information displayed on the menu board shall be limited to the specific restaurant's menus and the restaurant's hours of operation.

Sec. 5-1913. Security and alarm system signs.

Free-standing signs identifying the presence of security and alarm systems shall be permitted in any Single-family, Multi-Family – 1, and Multi-Family – 2 Districts subject to the following conditions and restrictions: (3008)

- A. Printed information on the sign shall be limited to a warning message and manufacturer and/or installer's name, address and telephone number.
- B. The face surface of such sign shall not be larger than sixty-three (63) square inches in size.
- C. The sign shall be constructed of metal or plastic and said signs shall be fastened to a supporting member constructed of metal not exceeding one-inch diameter or square. Said supporting member shall be all white or all black in color and have no letters or numbers upon it.
- D. The overall height of the sign shall not exceed three (3) feet above finished grade of the ground.
- E. All such signs shall be lettered professionally, but shall not be required to be submitted to the Board of Architects for approval and no permit shall be required for the installation or erection of such signs.
- F. Only two (2) such signs shall be permitted per property with no more than one per side.
- G. Such sign shall not be erected or placed closer than five (5) feet to the front property line unless the main part of the building is less than five (5) feet from the property line, in which case the sign may be placed in or upon the front or side door, window or elevation of the building.

- H. Such sign shall be kept in good repair and shall not be illuminated or constructed of a reflective material.
- I. Any Code Enforcement Officer may cause to be removed any such sign not conforming with the provisions of this section.

Sec. 5-1914. Sign review as a part of the site plan review for new development.

- A. Site plan reviews. Applicants requesting site plan review from the Planning Department may request review of signage as a part of the required site plan review process. The Planning Director may require applicants undergoing site plan review to secure sign review and approval in association with site plan review. This shall be applicable to the following reviews:
 - 1. Developments of Regional Impact (DRI).
 - 2. Mixed use developments.
 - 3. Planned Area Developments (PAD).
 - 4. Special Use Districts.
 - 5. Conditional Uses, and,
 - 6. Subdivisions for residential uses with a minimum of fifty (50) homes and five (5) acres.
- B. Review process. Applicants shall apply to the Planning Department for review as a total signage package for such developments. Such applications shall require design review and recommendation before the Planning and Zoning Board and final approval by the City Commission.
- C. Review criteria. In reviewing an application, the Planning Department, Planning and Zoning Board and the City Commission shall review the application to determine if the request satisfies all of the following criteria:
 - 1. The design, type, size, number, lettering, logos, construction, materials, type of illumination, and location of the proposed signage are in conformance with the architecture and character of the building, development, etc.
 - 2. The potential use of the signs for advertising instead of identification, informational, or directional purposes.
 - 3. The visibility and impact of the design, type, size, number, lettering, logos, construction, materials, type of illumination, and location of the proposed signs has on adjoining properties.
 - 4. The proposed signage is within the intent and provisions of the current Sign Code provisions.
 - 5. If the proposed signage is consistent and not in conflict with the intent of the Zoning Code, Comprehensive Land Use Plan and City Code.
- D. Signage that is not permitted as part of this Division shall not be permitted.
- E. Application requirements. The Planning Department shall determine the application submission requirements as provided within the Department's Development Review Procedures Handbook.

Sec. 5-1915. Sign review for larger existing development.

- A. Sign review. Applicants requesting signage for existing developed properties for the below listed may request sign review.
 - 1. Special Use Districts; and,
 - 2. Subdivisions for residential uses with a minimum of fifty (50) homes and five (5) acres.
- B. Review process. Applicants shall apply to the Building and Zoning Department for review. Such applications shall require design review and final approval before the full membership five (5) or more members of the Board of Architects.
- C. Review criteria. In reviewing an application, the Building and Zoning Department and the Board of Architects shall review the application and determine if the request satisfies all of the following criteria:
 - 1. The design, type, size, number, lettering, logos, construction, materials, type of illumination, and location of the proposed signage are in conformance with the architecture and character of the building, development, etc.
 - 2. The potential use of the signs for advertising instead of identification, informational, or directional purposes.
 - 3. The visibility and impact of the design, type, size, number, lettering, logos, construction, materials, type of illumination, and location of the proposed signs has on adjoining properties.
 - 4. The proposed signage is within the intent and provisions of the current Sign Code provisions.
 - 5. If the proposed signage is consistent and not in conflict with the intent of the Zoning Code, Comprehensive Land Use Plan and City Code.
- D. Signage that is not permitted as part of this Division shall not be permitted.
- E. Application requirements. The Building and Zoning Department shall determine the application submission requirements.

Sec. 5-1916. Variances.

- A. In the event that a building, buildings or property exhibits special circumstances, the property owner can submit an application for a variance to the provisions of this Article-
- B. The Building and Zoning Department and Board of Adjustment in its review for justification of a variance shall determine if the request satisfies the following criteria:
 - 1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
 - 2. That the special conditions and circumstances do not result from the actions of the applicant.
 - 3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.
 - 4. That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant (see also definition of necessary hardship).

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. That granting the variance will not change the use to one that is different from other land in the same district.
7. That the granting of the variance will be in harmony with the general intent and purpose of the Zoning Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Sec. 5-1917. Nonconforming signs.

- A. All signs issued sign permits, or that were otherwise lawfully existing at the time of adoption of this Division, but which are not in conformance, may continue as nonconforming signs, subject to the following:
 1. No such nonconforming sign shall be enlarged, increased, relocated, nor extended to occupy a greater area than was occupied at the effective date of adoption or amendment of this Article.
 2. If any such use for which the sign ceases for any reason for a period of more than 12 months, any subsequent sign shall conform to the regulations specified herein.
 3. Nonconforming signs that are damaged by any cause may be repaired if the cost of the repair does not exceed fifty (50%) percent of the current replacement value of the sign. Such repairs shall be limited to routine painting, repair and replacement of electrical components. Change of copy shall not be permitted.
 4. Signs that were installed at the time of a buildings or structures initial construction, but were removed or altered, and such building or structure is classified as contributing historic structure may be restored or replicated subject to Historic Preservation Department and Historic Preservation Board review and approval.
 5. The City Commission may require a nonconforming sign to be brought into immediate conformity with all or part of the provisions contained herein or be removed when evidence is presented by City Staff, which indicates the sign to be hazardous to the public or to have been abandoned by its owners. All costs associated may be assessed to the current property owner of record.
- B. Any sign lawfully existing as of February 26, 1985, may be continued provided such sign shall not be replaced or structurally altered unless such sign is then made to comply with the provisions of this Division.
- C. If a sign is removed from a wall or facade of a building in order to renovate, enlarge, and/or structurally alter such wall or facades, such sign shall not be replaced unless it is made to comply with the provisions of this ordinance; providing, however, that this provision shall not prevent routine maintenance or repair to either the sign or the wall on which it is mounted.

Sec. 5-1918. Miscellaneous.

Where discrepancies exist between sections and other sections of the Code, the most stringent standards shall apply.

Sec. 5-1919. Interpretation and severability of regulations within this division.

- A. Interpretation; substitution of noncommercial speech for commercial speech. Notwithstanding anything contained in this Division or Code to the contrary, any sign erected pursuant to the provisions of this Division or Code or otherwise lawfully existing with a commercial message may, at

the option of the owner, contain a noncommercial message in lieu of a commercial message. The noncommercial message may occupy the entire sign face or any portion thereof. The sign face may be changed from commercial to noncommercial messages, or from one noncommercial message to another, as frequently as desired by the owner of the sign, provided that the sign is not a prohibited sign or sign-type and provided that the size, height, setback and other dimensional criteria contained in this Division and Code have been satisfied.

- B. Severability Generally. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Division is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Division.
- C. Severability where less speech results. Without diminishing or limiting in any way the declaration of severability set forth above in subsection A, above, or elsewhere in this Division, this Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Division is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Article, even if such severability would result in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or otherwise.
- D. Severability of provisions pertaining to prohibited signs and sign elements. Without diminishing or limiting in any way the declaration of severability set forth above in subsection A., above, or elsewhere in this Division, this Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Division is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Article that pertains to prohibited signs, including specifically those signs and sign elements that are prohibited by Section 5-1902.D. Furthermore, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of Section 5-1902 is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of Section 5-1902, thereby ensuring that as many prohibited sign-types as may be constitutionally prohibited continue to be prohibited.
- E. It is the intent of the City of Coral Gables to regulate signage in a manner that implements the purposes of this Division as expressed in Section 5-1901. The City finds that the purposes stated in Section 5-1901 are legitimate, substantial, and compelling public interests, that the regulation of signage provided by this Division is unrelated to the suppression of free expression, and that the incidental restrictions on expression that may occur as a result of these regulations is no more than is essential to the furtherance of the public interests. However, if a court of competent jurisdiction finds any regulation herein to be based upon content and, further, declares such regulation unconstitutional, then it is the intent of the City of Coral Gables that only that portion of the provision that is found to relate to content be severed from this Division, and if it is not possible for the court to strike only the portion of the provision that is found to relate to content, then it is the intent of the City of Coral Gables that all signs that would be subject to the stricken provision will instead be subject to the next surviving provision for a sign of like geometry and character that is more restrictive than the stricken provision in terms of sign area.

PLANNING & ZONING BOARD RECOMMENDS APPROVAL

Based on Consultant's Draft of July 2005

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 20 - Telecommunications

Section 5-2001. Purpose and applicability.

The requirements establish general guidelines for the siting of wireless telecommunications towers and antennas and are intended to accomplish the following purposes:

- A. Protect and promote the public health, safety and general welfare of the residents of the City and support the City's public safety and internal communications needs;
- B. Provide for the appropriate location and development of telecommunications facilities within the municipal limits;
- C. Minimize residential areas and land uses from potential adverse impacts of towers and antennas;
- D. Encourage the location of towers to the extent possible on property used for municipal purposes and in non-residential areas to minimize the adverse impact on the community;
- E. Minimize the total number of towers throughout the community by strongly encouraging the co-location of antennas on pre-existing towers and other structures as a primary option rather than construction of additional telecommunications towers;
- F. Encourage users of telecommunications towers and antennas to configure them in a way that minimizes the adverse visual impact of the telecommunications towers and antennas through careful design, siting, landscape screening, and innovative camouflaging techniques;
- G. Minimize potential damage to property from telecommunications towers and facilities by requiring such structures be soundly designed, constructed, modified and maintained; and
- H. Enhance the ability of the providers of personal wireless services to provide such services to the community through an efficient and timely application process. In furtherance of these goals, the City shall at all times give due consideration to the City's Comprehensive Land Use Plan ("CLUP"), zoning map, existing land uses, and environmentally sensitive areas, including hurricane preparedness areas, in approving sites for the location of telecommunications towers and antennas.

Section 5-2002. Administration.

- A. All new towers shall be considered as a Conditional Use subject to all of the requirements of Article 3, Division 4 of these regulations and this Division. All antennas and other Telecommunications Facilities shall be considered as a permitted Use, subject to the standards in this Division. To the extent a conflict should arise between this Division and the Conditional Use requirements under the City's Zoning Code, the latter shall control. All new towers and antennas and repairs or modifications to existing telecommunications facilities in the City shall also be subject to the regulations in this Division to the full extent permitted under applicable state and federal law. Telecommunications facilities owned by the City shall not be subject to this Division, except as specifically referred to herein.
- B. Pre-existing telecommunications towers and antennas shall be required to meet the requirements of this Division, unless prohibited by applicable law.
- C. Broadcasting facilities/amateur radio station operators/receive only antennas. This Division shall not govern any broadcasting facility, telecommunications facilities owned and operated by a federally-licensed amateur radio station operator, or receive only antennas. Antennas, as governed under this Division, shall

not include any traditional residential television antennas, satellite earth stations or microwave antennas, which are covered under separate sections of this Division.

- D. Pending applications. This Division shall not apply to all applications that have received a preliminary approval from the Board of Architects' preliminary review and are considered vested. Those applications with preliminary approval shall comply with the prior Code requirements. All applications not yet vested shall comply with the new Code requirements set out in this Division.
- E. Non-essential services. The providing of Personal Wireless Services and the siting and construction of telecommunications facilities shall be regulated and permitted pursuant to this Division and shall not be regulated or permitted as essential services or City telecommunications.
- F. Except for matters herein specifically reserved to the City Commission, the City Manager shall be the principal City official responsible for the administration of this Division. The City Manager may delegate any or all of the duties hereunder unless prohibited by applicable law.

Section 5-2003. Application requirements.

- A. The City shall create an application form that may be amended from time to time, for a person to apply for the construction, installation, or placement of a telecommunications facility, telecommunications tower, or antenna within the City consistent with the terms of this Division.
- B. The following information must be included in an application.
 - 1. Name and contact information for the applicant.
 - 2. Whether the proposed facility is the Principal or Accessory Use? Antennas and Towers may be considered either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or telecommunications tower on such lot. A statement regarding whether the tower is a new installation or is a modification of an existing structure to be used as a tower. A statement regarding the proposed antenna(s) that will be placed on the proposed tower or attached to or placed upon an existing building.
 - 3. Lot size. For purposes of determining whether the installation of a telecommunications tower or antenna complies with the zoning provisions, including, but not limited to, setback requirements, lot coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antenna or telecommunications tower may be located on leased parcels within such lot.
 - 4. Specific information about the proposed location, height, and design of the proposed telecommunications facilities.
 - 5. Inventory of existing sites.
 - a. Each applicant shall provide the City with an inventory of its pre-existing telecommunications towers and antennas within the City, and the pre-existing sites of other service providers' telecommunications towers within a one (1) mile radius from the proposed site regardless of City boundaries.
 - b. The City encourages and hereby establishes a preference for collocation. For applications for new telecommunications towers, the applicant must provide information to demonstrate, pursuant to the procedures listed within this subsection that no pre-existing telecommunications tower, structure, or state of the art technology, can accommodate or be modified to accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing telecommunications tower, structure, or state of the art technology is suitable may consist of the following:

- i. An affidavit with supporting plans and calculations demonstrating that pre-existing towers or structures located within the geographic search area as determined by a Florida professional engineer experienced in the design of telecommunications systems do not have the capacity to provide reasonable technical service consistent with the applicant's technical system, including but not limited to, applicable FCC requirements.
 - ii. An affidavit by a Florida professional engineer experienced in design of telecommunications systems demonstrating that pre-existing towers or structures are not of sufficient height to meet applicable FCC requirements, or engineering requirements of the applicant.
 - iii. An affidavit with supporting plans and calculations by a Florida professional engineer experienced in design of telecommunications systems demonstrating that pre-existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
 - iv. An affidavit that the applicant's proposed antenna would cause interference with antennas on pre-existing towers or structures, or the antenna on the pre-existing towers or structures would cause interference with the applicant's proposed antenna.
 - v. An affidavit that the applicant's proposed antenna on a pre-existing tower or structure would cause interference with the City's telecommunications facilities.
 - vi. An affidavit demonstrating that the applicant made diligent efforts but was unable to obtain permission to install or collocate the applicant's telecommunications facilities on pre-existing telecommunications towers or usable antenna support located within a one (1) mile radius from the proposed site.
 - vii. An affidavit demonstrating that there are other limiting factors that render pre-existing towers and structures unsuitable.
6. Information to demonstrate compliance with land use siting hierarchies contained herein in subsection 5-2004.
 7. An engineering report, certified by a Florida professional engineer experienced in the design of telecommunications systems that shall include:
 - a. Information for site plan and Planning and Zoning Board review, including without limitation, a legal description of the parent tract and leased parcel if applicable, on-site and adjacent land uses, Master Plan classification of the site, a visual impact analysis and photo digitalization and landscaping embellishment and/or methods used for concealment or camouflage of the proposed telecommunications facilities viewed from the property line, as well as at a distance of 250 feet and 500 feet from all properties within that range, or at other points agreed upon.
 - c. Due consideration must be given to potential construction details, including preliminary structural analysis for any proposed structures, such as equipment screen walls.
 - c. A statement of compliance with this Division and all applicable building codes, associated regulations and safety standards. For all telecommunications facilities attached to existing structures, the statement shall include certification that the structure can support all existing and additional superimposed loads from the telecommunications facility, in compliance with all applicable building codes, associated regulations and safety standards.
 - d. A certification from a Florida professional engineer experienced in design of telecommunications systems that the proposed facility including reception and transmission functions, will not interfere with or obstruct transmission to and from existing City telecommunications facilities;
 - e. A remedial action plan, subject to the City's approval, that includes, but is not limited to, procedures to rectify any Interference or obstruction with City telecommunications, its plans to make all necessary repairs and/or accommodations to alleviate the Interference or obstruction, and a period of compliance; and

8. Additional information that the City may request consistent with this Division, all other applicable City zoning requirements and applicable law to process the application. In the event the City requests any additional information, the time in which an application is processed shall be tolled pending receipt and further evaluation.
- C. Applications for a telecommunications facility on any property owned, leased or otherwise controlled by the City shall require a lease agreement approved by the City Commission and executed by the City and the owner of the proposed telecommunications facility. The City may require, as a condition of entering into a lease agreement, the dedication of space on the facility for City communications purposes, as well as property improvement on the leased space. As part of any application to collocate facilities on City owned property, the City may require that the applicant improve the structural integrity of the building, structure or other City facility. Any dedications and improvements shall be negotiated prior to execution of the lease.
1. No lease granted pursuant to this Division shall convey the exclusive right, privilege, permit or franchise to occupy or to use the public lands of the City for delivery of telecommunications services or any other purpose.
 2. No lease granted pursuant to this Division shall convey any right, title or interest in the public lands other than a leasehold interest, and shall be deemed only to allow the use of the public lands for the limited purposes and term stated in the lease. No lease shall be construed as a conveyance of a title interest in the property.
 3. The City Manager, or his or her designee, may enter into an entry and testing agreement with a service provider to allow for the entry on City property for the purpose of testing. Such entry and testing agreements shall provide for a reasonable time period for such entry and testing, insurance and indemnification requirements, and shall be subject to the approval of the City Attorney.
- D. Filing fee. Failure to comply with the filing fee and cost recovery requirements in the City's Code shall cause the application to be deemed withdrawn or any approvals previously issued to be revoked.
- E. All applications shall be executed by a person with authority to act on behalf of the applicant and verified under penalty of perjury that the information contained within the application is true and correct to the best of the person's knowledge. All subsequent information submitted to the City and appearances at City hearings shall be by a person with authority to act on behalf of the applicant.

Section 5-2004. Review process.

- A. Unless otherwise authorized by state or federal law, no person shall construct, install or maintain a telecommunications facility within the City without the City's approval pursuant to this Division. The City shall review and respond to an application within the time dictated by the nature and scope of the individual application, subject to the generally applicable time frames and consistent with the intent of the Telecommunications Act and Florida law.
- B. The City shall review the application for consistency with the City's Comprehensive Land Use Plan ("CLUP"), these regulations, and compatibility of the proposed telecommunications facility with the surrounding neighborhood.
- C. Timeframes for application.
 1. The City may establish separate applications for the various administrative approvals needed by an applicant including, but not limited to, site plan, zoning compliance, public safety, and building permit reviews.
 2. Notification of completeness. The City shall notify the applicant within twenty (20) business days after the date the application is submitted as to whether the application is, for administrative purposes

only, properly completed, containing sufficiently reliable information, and has been properly submitted in accordance with the requirements set forth above. However, such determination shall not be deemed as an approval of the application. Such notification shall indicate with specificity any deficiencies which, if cured, could make the application properly completed. If the application has been properly submitted, the application shall be scheduled for the next regularly scheduled public hearing of the Planning and Zoning Board, if such a hearing is required by applicable law.

3. Timeframe for decision. Each application for a new tower or antenna shall be approved or denied by the City within ninety (90) business days after the date that the properly completed application is submitted to the City, provided that such application complies with all applicable federal regulations, and applicable local zoning and/or land development regulations, including but not limited to any aesthetic requirements.
4. Each application for collocation of a second or subsequent antenna on a tower, building, or structure within the City's jurisdiction shall be approved or denied by the City within 45 business days after the date the properly completed application is submitted to the City, provided that such application complies with all applicable federal regulations, and applicable local zoning and/or land development regulations, including but not limited to any aesthetic requirements.
5. Extension and waiver. Where action by a City Board, Committee, or the City Commission is required on an application, the City may by letter to the applicant, extend the timeframe for a decision until the next available regularly scheduled meeting of the City Board, Committee, or City Commission. Notwithstanding the foregoing, the applicant may voluntarily agree to waive the timeframes set forth above.
6. Emergency extension. In addition to the extensions referenced in subsection C(5), the City shall also have the discretion to declare a one time waiver of the time frames set forth herein in the case of a declared local, state, or federal emergency that directly affects the administration of all permitting activities in the City.

D. Collocation incentive.

1. To encourage collocation, an application submitted to co-locate a second or subsequent antenna on an existing structure or on a pre-existing telecommunications tower shall only require the approval of the Development Review Committee, Board of Architects and the City Manager. For such applications that are not subject to the City Commission's approval pursuant to this Division, the City Manager shall issue a written decision either approving or denying an application.
2. All other applications for the installation of a telecommunications tower shall be subject to approval or denial by the City Commission and shall comply with the application process set out in Article 3, Division 4 for Major Conditional Use. The process requires that the applications, including site plan, be submitted to the Development Review Committee, then to the Board of Architects, then to the Planning and Zoning Board, and then to the City Commission for a public hearing. All other applications for an antenna or other telecommunications facility shall be subject to review as a Minor Conditional Use.
3. Whether an application is for an initial installation or Collocation, the City shall not approve an application for a proposed telecommunications facility that causes interference with any City communications services, or is otherwise not in compliance with the City's CLUP, this Division or any and all applicable provisions of the these regulations.

- E. For all applications subject to a hearing before the City Commission, the Planning and Zoning Board shall issue a written recommendation to the City Commission. The City Commission shall consider any part of the application, the City staff's recommendation, and any additional evidence presented by the applicant and the public. The City Commission's consideration of an application may include, but is not limited to, the compatibility with the surrounding neighborhood or lack thereof, compliance or non-compliance with

the CLUP, this Division or any other Division of the City's Code, or any other lawful reason considered by the City. In the event of conflicts between this Division and these regulations, the more stringent provision with respect to the construction of a telecommunications facility shall apply.

- F. Appeals. Appeals shall be considered in accordance with the provisions of Article 3, Division 6 of these regulations. No decision of the City Manager may be appealed to a court without first appealing the decision to the City Commission.

Section 5-2005. Development standards.

- A. General regulations. The standards listed in this Division apply specifically to all antennas, towers and telecommunications facilities, except those owned by the City, located on property owned, leased, or otherwise controlled and approved by the City or located on private property as specified herein. The City shall not be required to provide access to City property. To the extent that these development standards conflict with the applicable Major or Minor Conditional Use requirements of these regulations, the latter shall control.
- B. Local, state or federal requirements. The construction, maintenance and repair of telecommunications facilities are subject to the supervision of the City to the full extent permitted by applicable law, and shall be performed in compliance with all laws, ordinances and practices affecting such facility including, but not limited to, zoning codes, building codes, and safety codes, and as provided herein. The construction, maintenance, and repair shall be performed in a manner consistent with applicable industry standards, including the Electronic Industries Association. All telecommunication towers and antennas must meet current standards and regulations of the FAA, the FCC, including emissions standards, and any other agency of the local, state or federal government with the authority to regulate towers and antennas. If such applicable standards and regulations are revised and require that existing facilities adhere to such revised standards, then the owners of telecommunications towers and antennas within the City shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling organization, state or federal agency. Failure to comply with applicable standards and regulations shall constitute grounds for the removal of the telecommunications tower or antenna at the owner's expense.
- C. Collocation. It is the intent of the City to encourage collocation of antennas by more than one service provider on pre-existing telecommunications towers and structures. Except as provided herein, all towers shall have the capacity to permit multiple users. At a minimum, monopole towers shall be able to accommodate two (2) service providers and, at a minimum, lattice or guyed towers shall be able to accommodate three (3) service providers.
- D. Hierarchy of siting alternatives. Placement of telecommunications towers, antennas and telecommunications facilities shall be in accordance with the following siting alternatives hierarchy.
 - 1. The order of ranking is from highest (a) to lowest (j). Where a lower ranked alternative is proposed, the applicant must demonstrate in its application that higher ranked options are not available. The availability of a less expensive lease on a lower ranked site is not sufficient in and of itself to justify using the lower ranked alternative where a higher ranked alternative is otherwise available.
 - a. Collocation on existing stealth tower on property used for a municipal purpose including, but not limited to, parks, public service and City maintenance yards, police and fire stations, City Hall, and community centers (hereinafter "municipal use property").
 - b. Collocation on existing telecommunications tower on municipal use property.
 - c. Attached telecommunications facility on municipal use property.
 - d. Collocation on existing structures on municipal use property.

- e. New stealth tower on municipal use property.
 - f. Co-location on existing stealth tower on private property.
 - g. Attached telecommunications facility on private property.
 - h. New stealth tower on privately owned property.
2. For siting of new telecommunications towers on privately owned property, the following secondary hierarchy of zoning districts from highest (i) to lowest (viii) is applicable. Where a lower ranked alternative is proposed, the applicant must set out in its application that the higher ranked zoning alternative is not available and demonstrate with particularity why it is not available. The availability of a less expensive lease on a lower ranked site is not sufficient in and of itself to justify using the lower ranked alternative where a higher ranked alternative is otherwise available.
- a. Industrial District
 - b. Commercial Districts
 - c. Multi-family 2 District
 - d. Multi-family 1 District
 - e. Special Use District

All other districts are least favored. If an applicant seeks to locate telecommunications towers in a residential zoning district, the applicant may submit an application to the City, with payment of the appropriate fee, for the City to cooperate in determining an appropriate site. Such application, however, shall not be subject to the timeframes for action on an application as otherwise provided in this Division. The placement of towers or antennas shall not be permitted in the Preservation District which is reserved for the preservation and conservation of the City's natural resources. To minimize the visual impact of telecommunications facilities in all zoning districts listed herein, only stealth telecommunications facilities may be permitted.

- E. Aesthetics. It is the intent of this Division to provide for appropriate screening to minimize the visual impact of all telecommunications facilities located within the City.
- 1. Telecommunications facilities and towers that are located within 300 feet of a residential district shall be of a type of stealth design that the City may require to best fit into the surrounding area.
 - 2. Towers and antennas shall meet the following requirements:
 - a. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness or be painted a color as may be required by the City.
 - b. At a telecommunications tower site, the design of the equipment facilities and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings to minimize the visual impact yet maintaining standards as set forth by the City Code.
 - c. The equipment facilities shall be completely surrounded by a decorative concrete block and stucco or pre-cast concrete wall, designed in a "Mediterranean" architectural style or such other style as the Board of Architects or the City Commission may require. This decorative wall shall be designed at the minimum height necessary to completely screen the equipment facilities so as

not to be visible from abutting public streets. If it would blend in more with the surrounding area, the City may require opaque fencing in lieu of the decorative wall.

- d. Architectural embellishment to the decorative wall shall be integrated into the design. Adequate access shall be provided by opaque gates. Walls, gates and accessory structures shall be determined by the Board of Architects and/or any applicable City Code provisions.
- e. This decorative wall must be surrounded by a ten-foot wide landscape buffer to include three tiers of plant material, designed by a landscape architect registered in the State of Florida. The three tiers shall include, at a minimum, native shade trees planted one (1) tree per thirty (30) feet on center with 14' minimum heights; a continuous hedge broken only where access gates are required; and groundcover including annuals. Palm trees are to be used as accent plant material. Proper irrigation must be provided and maintained for long-term maintenance of the site or parcel. The overall aesthetic appeal and relationship with the architectural design of the wall and the site will be judged by the Board of Architects for compliance with these design criteria.
- f. Telecommunications tower sites must comply with any landscaping requirements of the City Code and all other applicable aesthetic and safety requirements of the City, and the City may require landscaping in excess of those requirements to enhance compatibility with adjacent land uses. All landscaping shall be properly maintained to ensure good health and viability at the owner's expense. Telecommunications facilities shall be landscaped as required by the City.
- g. If an antenna is installed on a structure other than a telecommunications tower, the antenna and supporting equipment facility shall be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible. The City shall have the discretion to require that any aesthetic screening required by the City exceed the height of the equipment associated with the antenna by a minimum of one (1) foot.
- h. No more than one (1) telecommunications tower shall be located on a single lot or single building site unless approved by the City.

F. Antennas on pre-existing structure or rooftop.

- 1. Any antenna which is attached to any structure other than a pre-existing telecommunications tower may be approved by the City as a Minor Conditional Use accessory to any commercial, professional, institutional, or multi-family structure provided:
 - a. The antenna does not extend more than ten (10) feet above the highest point of the structure;
 - b. The antenna is not visible from the ground from a distance of five hundred (500) and one thousand (1000) feet, or other points agreed to. Screening from ground view may be provided by a parapet or some other type wall or screening;
 - c. The antenna is not to be located closer than eight (8) feet to any power line;
 - d. The number of antennas does not exceed three per 750 square feet of roof area per roof top for buildings under 125 feet;
 - e. The number of antennas is not limited for any one building of 125 feet or higher.
 - f. The antenna shall be installed and maintained in accordance with all applicable code requirements.
 - g. The antenna complies with all applicable FCC and FAA regulations and all applicable building codes; and

- h. The antenna shall be of a neutral color that is identical to, or closely compatible with, the color of the supporting building and shall be screened as required by the City so as to make the antenna and related equipment as visually unobtrusive as possible.
 - i. To minimize adverse visual impacts, antennas shall be selected based upon the following priority:
 - i. Any stealth antenna (whether panel, whip or dish)
 - ii. Panel;
 - iii. Whip; or
 - iv. Dish.
 - j. The applicant shall demonstrate, in order of priority as outlined above and in a manner acceptable to the City, why each choice cannot be used for a particular application.
2. Antennas on pre-existing telecommunications towers. An antenna attached to a pre-existing telecommunications tower shall be consistent with the following:
- a. A telecommunications tower that is modified or reconstructed to accommodate the collocation of an additional antenna shall be of the same telecommunications tower design as the existing telecommunications tower, unless the City allows reconstruction as a monopole pursuant to this Division.
 - b. Height. An antenna may not extend more than ten (10) feet above the telecommunications tower. An existing telecommunications tower may be modified or rebuilt to a taller height to accommodate the collocation of an additional antenna, only if the modification or reconstruction is approved by the City Manager and is in full compliance with this Division. The additional height referred to above shall not require an additional setback or distance separation, subject to City Commission approval. The tower's pre-modification height shall be used to calculate such setback and distance separations. The maximum additional height that may be added to a tower will vary with the height limitations in the zoning district.
 - c. Onsite location. A telecommunications tower that is being rebuilt to accommodate the collocation of an additional antenna may be moved onsite within fifty (50) feet of its existing location, so long as it complies with all of the set-back requirements and other restrictions in the City's Code. After the telecommunications tower is rebuilt to accommodate collocation, only one (1) telecommunications tower may remain on the site.
 - d. Microwave dish antennas shall be regulated pursuant to Article 5, Division 18.
- G. Lighting. No signals, artificial lights, or illumination shall be permitted on any antenna or telecommunications tower unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views. Lighting design, if required or proposed, is also under the purview of the Planning and Zoning Board and City Commission, to the extent not prohibited by applicable law. Light fixtures types, if visible, shall be designed in accordance with the architectural design. Industrial type lighting such as wall packs shall be minimized, especially at a visible location.
- H. Setbacks. Telecommunications towers must be set back from the property line a minimum distance of 110 percent of the height of the telecommunications tower or as otherwise approved by the City. For purposes of measurement, telecommunications tower setback distances shall be calculated and applied to facilities located in the City irrespective of municipal and county jurisdictional boundaries.
- I. Separation. Any telecommunications tower shall be separated from any other telecommunications tower by a distance of no less than one (1) mile as measured by a straight line between the bases of the towers. For purposes of measurement, telecommunications tower separation distances shall be calculated and

applied to facilities located in the City irrespective of municipal and county jurisdictional boundaries. Towers must also be separated from adjacent properties by a landscape buffer.

- J. Height. Telecommunications towers shall not be constructed at any heights in excess of one hundred twenty (120) feet. For the purpose of determining compliance with all requirements of this Division, telecommunications tower height shall be measured from grade to the highest point on the telecommunications tower or other structure, including the base pad and any antenna over the top of the telecommunications tower structure itself. The City may approve a maximum height not to exceed two-hundred (200) feet for good cause shown.
- K. Modification of existing telecommunications facility. Minor modification of a telecommunications facility, including alteration of the antenna array shall not require an additional approval so long the modification does not change the height of the telecommunications tower, enlarge the antenna array, or enlarge the equipment facility. All other modifications shall require City Manager approval only.
- L. Building codes, safety standards and inspections.
 - 1. To ensure the structural integrity of telecommunications facilities, towers and antennas installed, the owner shall construct and maintain telecommunications facilities, towers, and antennas in compliance with the Florida Building Code, and all other applicable codes and standards, as amended from time to time. A statement shall be submitted to the City by a Florida professional engineer experienced in structural design of telecommunications structures certifying compliance with this Division upon completion of construction and/or subsequent modification. Where a pre-existing structure, excluding light and power poles, is requested as a stealth facility, the facility, and all modifications thereof, shall comply with all requirements as provided in this Division and all other applicable standards as may be amended from time to time.
 - 2. The City reserves the right to conduct periodic inspection of telecommunications facilities, towers, and antennas at the owner's expense, to ensure structural, electrical and general systems integrity and compliance with this Division. There shall be a maximum of one (1) inspection per year. The owner of the telecommunications facilities, towers, or antennas may be required by the City to have more frequent inspections or provide other reports at its expense should there be an emergency, extraordinary conditions or other reason to believe that the structural, electrical and general systems integrity of the telecommunications facility, tower, or antenna is jeopardized. If, upon inspection, the City concludes that a telecommunications facility, tower, or antenna fails to comply with such applicable codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner, the owner shall commence work within thirty (30) days to bring such telecommunications facility, tower, or antenna into compliance with such standards. Failure to bring such telecommunications facilities, tower or antenna into compliance within sixty (60) days of notice shall constitute grounds for the removal of the telecommunications facilities, tower, or antenna at the owner's expense.
- M. Warning signs. Notwithstanding any contrary provisions of the City's Code, the following shall be utilized in connection with any telecommunications facility, tower or antenna site, as applicable.
 - 1. If high voltage is necessary for the operation of the telecommunications tower or any accessory structures, "HIGH VOLTAGE--DANGER" warning signs shall be permanently attached to the fence or wall surrounding the structure and spaced no more than forty (40) feet apart.
 - 2. "NO TRESPASSING" warning signs shall be permanently attached to the fence or wall and spaced no more than forty (40) feet apart.
 - 3. The height of the lettering of the warning signs shall be at least twelve (12) inches in height. The warning signs shall be installed at least five (5) feet above the finished grade.

4. The warning signs may be attached to freestanding poles if landscaping may obstruct the content of the signs.
 5. The face of the warning signs shall be consistent with federal and state law. The trim or framing around the face of the warning signs must be designed to have a decorative appeal.
- N. Licenses. Owners and/or operators of towers or antennas shall certify that all occupational licenses required by law for the construction and/or operation of a wireless communication system in the City have been obtained and shall file a copy of all required occupational licenses with the City.
- O. Public Notice. If approved, upon the City's request, the owner of any telecommunications tower shall provide notice of the location of the telecommunications tower and the tower's load capacity to other service providers. All costs related to the public notice shall be paid by the applicant.
- P. Signs. No signs, including commercial advertising, logo, political signs, flyers, flags, or banners, whether or not posted temporarily, shall be allowed on any part of an antenna, telecommunications facility, or telecommunications tower unless required by applicable law or permit.
- Q. Parking. Each telecommunications facility site may provide parking only for use by maintenance personnel. No vehicle storage shall occur.
- R. Outdoor storage. No outdoor storage of vehicles or maintenance equipment is permitted on sites approved for telecommunications facilities.
- S. Telecommunications towers and antennas in the public rights-of-way. Towers and antennas to be installed in the public rights-of-way shall be subject to this Division as well as other provisions of the City Code, including but not limited to Chapter 22, Article VIII, Section 22-200 of the City's Code. The height of a telecommunications tower in the public rights-of-way shall not be greater than the height of existing utility poles surrounding the proposed tower and shall be of a design consistent with existing utility poles. All antennas attached to the tower or existing utility poles shall be consistent with the requirements herein.

Section 5-2006. Equipment facilities.

- A. Equipment facilities for a telecommunications tower or antennas mounted on a tower shall not exceed 1,000 square feet of gross floor area not including the surrounding concrete pad, or be more than ten (10) feet in height and shall be located in accordance with the minimum yard requirements of the zoning district in which it is located.
- B. Equipment facilities used in association with antennas mounted on structures or rooftops shall comply with the following:
1. All equipment facilities for an array on a structure or rooftop shall not exceed 600 square feet of gross floor area or be more than ten (10) feet in height or as otherwise allowed by the City. This ten (10) foot height limitation shall be measured from the top of the structure or roofline to the highest point of the equipment facility. The base pad shall be considered part of the facility for purposes of measuring the height. In addition, for structures which are less than four (4) stories in height, the related unmanned equipment facility, if over 100 square feet of gross floor area or six (6) feet in height, including base pad, shall be located on the ground or inside the structure and shall not be located on the top of the structure or rooftop unless the structure is completely screened from site.
 2. Providers shall place equipment facilities inside the building or structure where technically feasible. If the equipment facility is located on the roof of a building, the area of the equipment facility and all other equipment and structures shall not occupy more than fifty percent of the roof area. Once fifty percent (50%) of the roof area has been occupied by telecommunications equipment and all other equipment and structures, no additional antennas or equipment may be placed on that rooftop. The City may grant an exception to this provision allowing for additional equipment on a particular rooftop,

if the applicant first, at its own cost, conducts an examination of the structural integrity of the roof to determine whether the roof can accept the placement of additional equipment. The City shall balance this report with the aesthetic issues related thereto in considering whether to allow for additional equipment.

3. The City may require that equipment facilities installed on a building shall be of a neutral color that is identical to, or closely compatible with, the color of the supporting building and shall be screened as required by the City so as to make the equipment facility as visually unobtrusive as possible. The City shall have the discretion to require that any aesthetic screening exceed the height of the equipment associated with the antenna by a minimum of one (1) foot.
- C. Equipment facilities shall comply with all applicable zoning and building codes, including minimum setback requirements as provided herein.
 - D. Mobile or immobile equipment not used in direct support of a telecommunications tower shall not be stored or parked on the site of the telecommunication tower, except while repairs or inspections of the telecommunications tower are being made.
 - E. All buildings and equipment cabinets shall be unoccupied at all times except for routine maintenance.
 - F. Equipment facilities associated with towers or antennas placed in the public rights-of-ways shall be subject to this Division as well as other provisions of the City Code, including but not limited to Chapter 22, Article VIII, Section 22-200 of the City's Code. Such equipment facilities shall be located underground, on existing utility poles or an existing tower, or in existing buildings adjacent to the public rights-of-ways. All lines and cabling to and from such equipment facilities shall be located underground. Design and size of such equipment facilities shall be subject to regulation of the City.

Section 5-2007. Public safety and City communications.

- A. City telecommunications facilities and wireless services. The City may reasonably require appropriate space on towers and structures for location of City communications facilities as necessary for the City's internal communications, public safety, or public purposes as determined by the City for the health, safety and welfare of the City's residents.
 1. The City reserves the right to negotiate with an applicant for a telecommunications tower for space on the proposed telecommunications tower as may be determined by the City and the applicant. If such negotiations do not result in an agreement, the parties shall submit such dispute to mediation under terms to which the parties shall agree.
 2. The City may reasonably require a developer or property owner seeking approvals from the City to permit the City without charge to the City to locate City communications facilities on their building, on another structure, or on their property to allow for the provision of City public safety or internal communications.
 3. All developers or property owners allowing wireless facilities on their buildings, on other structures, or on their property that requires the City's approval shall reserve on their structure or property sufficient space as reasonably specified and required by the City to accommodate City telecommunications facilities.
 4. The City may reasonably require a developer or property owner seeking approvals from the City to permit service providers to locate telecommunications facilities on their buildings, on another structure, or on their property with reasonable compensation to allow for the provision of personal wireless services within the City limits.
- B. Interference with City telecommunications facilities. To the extent not inconsistent with applicable law, all service providers of and owners of telecommunications facilities, buildings, or property within the City shall

comply with the following:

1. No telecommunications facility, building, or structure shall interfere with any public frequency or City telecommunications facilities. Any service provider that causes interference with any public frequency or the operations of City telecommunications facilities, shall, after receiving notice, rectify the interference immediately.
2. The City shall not issue a building permit for any proposed building that will interfere with City telecommunications facility or public frequency unless such building complies with this Division.
3. Telecommunications corridor.
 - a. All plans for buildings to be built having a height of fifty-five (55) feet or greater and located within a designated telecommunications corridor as shown on the telecommunication transmission corridors map shall be reviewed by the Building and Zoning Department and/or the Technical Services division of the Police Department to determine the proposed building's impact on communications transmission. If the City's determination is that the proposed building will interfere with communications transmission, then the building plans shall be required to include facility space, at no cost to the City, for telecommunications equipment as specified subsection (c) and the expenses of such equipment shall be the responsibility of the building owner or developer.
 - b. All plans for buildings having a height greater than one-hundred fifty (150) feet and located within designated telecommunication corridors shall be required to include facility space, at no cost to the City, for telecommunication equipment as specified in subsection (c) and the expenses of such equipment shall be the responsibility of the building owner or developer.
 - c. When telecommunication facility space for antennas and radio equipment is required, such space shall:
 - i. Be provided on the rooftop for antennas.
 - ii. Be provided within the building and be air-conditioned for radio equipment.
 - iii. Be accessible twenty-four (24) hours per day.
 - iv. Be sized in accordance with user requirements to meet the needs of the equipment operations and maintenance.
 - v. Be subject to all easements, covenants, and agreements necessary to address peripheral issues associated with the enactment of these provisions and as further stipulated in the City Code, Ordinance No. 2961.
 - vi. Not be counted in Floor Area Ratio (F.A.R.) calculations if said space is used by, or set aside for, the City.
 - vii. Include all necessary vertical access to roof-mounted equipments.
4. In the event that the telecommunications facility interferes with City telecommunications facilities, it shall be the responsibility of the service provider that creates the interference to make all necessary repairs and/or accommodations to alleviate the problem at its expense. The City shall be held harmless in this occurrence.
5. In the event that the service provider interferes with City telecommunications facilities, once it rectifies the interference, it shall, within thirty (30) days, file a report with the City by a Florida professional engineer experienced in design of telecommunications systems that includes, but is not limited to, the source of the interference, how the interference was rectified, and service provider's plans on preventing such interference from occurring in the future.
6. To the extent not inconsistent with applicable law, if the service provider refuses to rectify interference within twenty-four (24) hours of receiving notice, said violation shall be considered a zoning violation and all applicable remedies thereto may be imposed for such violation. The City may, in addition to the foregoing, file a complaint with the FCC for resolution and/or seek an injunction and pursue other

actions including criminal sanctions against the service provider pursuant to Florida law, including but not limited to Florida Statutes, §§ 843.025 and 843.165. Any person who is found to have violated this Division shall be subject to sanctions as provided by applicable law.

7. The installation of a Bi-Directional Amplifier (“BDA”) by a private property owner shall not interfere with any City frequency. All applicants for permits for new buildings or structures after the adoption of this Division shall be disclose, as a condition of approval, the existence of any BDA to be installed in the building. In the event the BDA is installed subsequent to completion of construction, the developer or property owner of the building or structure shall be required to disclose the existence of the BDA. The disclosure is necessary to allow the City to conduct tests to ensure that the BDA does not interfere with City communications.
8. A BDA, whether installed in new or existing buildings or structures, shall contain as the address, telephone number, and facsimile number of a contact person. The owner of the building shall be responsible for ensuring that accurate contact information remains located on the outside of the BDA. Failure to attach this contact information shall be considered a violation of the City’s Code and all applicable remedies thereto may be imposed for such violation on the owner.
9. Existing buildings or structures that already have or may install a BDA are not required to disclose its existence, although it is encouraged that the BDA be disclosed to local law enforcement. Once the City, however, identifies a BDA in an existing building or structure that is interfering with City communications, the operator of the BDA will be notified using the contact information. The operator shall be responsible for stopping the BDA from interfering with City communications within 24 hours. The preferred form of notice from the City shall be sending a notice of interference via facsimile and providing the operator 24 hours from the facsimile transmission to cease the interference. The operator shall acknowledge in writing that it has received the notice, and such response shall include a statement regarding what the operator is doing to rectify the situation, no later than 12 hours after receipt of the notice. If the operator fails to respond to the notice, the City shall consider this a violation of the City Code and all applicable remedies thereto may be imposed for such violation. In addition to any penalties the City may impose on the operator, the City shall also have the right to terminate the BDA 24 hours from the time noted on the facsimile transmission of the notice to the operator. The City shall not be responsible for any damage to the BDA should it be required to be taken out of service or terminated. If the facsimile number is not working for whatever reason, the City shall telephone the contact person. The operator shall be responsible for ensuring that this number is answered or that the City’s call is returned. If the operator does not respond within 12 hours after the call is received, the City shall consider this non-responsiveness a violation of the City Code and all applicable remedies thereto may be imposed for such violation. In addition to any monetary penalties the City may impose on the operator, the City shall also have the right terminate the BDA 24 hours from the call to the operator. As a courtesy, the City may send a letter via regular U.S. Mail that the BDA will be terminated to the address provided on the contact information. The City’s failure to send this notice via regular mail shall have no legal effect on the City’s right to terminate the BDA for interference with City communications. The City shall not be responsible for any damage to the BDA should it be required to be taken out of service.
10. If the BDA fails to have the appropriate contact information, the City shall attempt to contact the building owner or management company of the building or structure. The City shall have the right to terminate the BDA 24 hours after attempting to contact the building owner or Management Company. The City shall not be responsible for any damage to the BDA should it be required to be taken out of service or terminated.
11. The City’s building official shall have the authority to authorize disconnection of electric service to a building, structure, or telecommunications facility in case of emergency where necessary to address an immediate hazard to life or property. The building official shall notify the electric utility and whenever possible the owner of the building, structure, or telecommunications facility of the decision to disconnect prior to disconnecting and shall notify the owner in writing as soon as practical thereafter.

Section 5-2008. Removal of abandoned antennas and towers.

Any antenna, equipment facility, or telecommunications tower that is not operated for a continuous period of six (6) months shall be considered abandoned, and the owner of such antenna, equipment facility, or telecommunications tower shall remove the same within ninety (90) days of receipt of notice from the City. Failure to remove an abandoned antenna, equipment facility, or telecommunications tower within the ninety (90) days shall be grounds for the City to remove the telecommunications tower, equipment facility or antenna at the owner's expense. If there are two or more users of a single telecommunications tower or telecommunications facility, then this provision shall not become effective until all users cease using the telecommunications tower or telecommunications facility.

Section 5-2009. Protection of the City and residents.

A. Indemnification. The City shall not enter into any lease agreement for City owned property until and unless the City obtains an adequate indemnity from such provider. The indemnity must at least:

1. Release the City from and against any and all liability and responsibility in or arising out of the construction, operation or repair of the telecommunications facility.
2. Indemnify and hold harmless the City, its trustees, elected and appointed officers, agents, servants and employees, from and against any and all claims, demands, or causes of action of whatsoever kind or nature, and the resulting losses, costs, expenses, reasonable attorneys' fees, liabilities, damages, orders, judgments, or decrees, sustained by the City or any third party arising out of, or by reason of, or resulting from or of each telecommunications facility operator, or its agents, employees, or servants negligent acts, errors, or omissions.
3. Provide that the covenants and representations relating to the indemnification provision shall survive following the term of any agreement and continue in full force and effect for at least one year following the termination of the party's agreement as to the party's responsibility to indemnify.

B. Insurance. The City may not enter into any lease agreement for City owned property until and unless the City obtains assurance that such lessee (and those acting on its behalf) has adequate insurance. At a minimum, the following requirements must be satisfied:

1. A telecommunications facility owner shall not commence construction or operation of the facility without obtaining all insurance required under this Division and approval of such insurance by the City Manager, nor shall a telecommunications facility operator allow any contractor or subcontractor to commence work on its contract or sub-contract until all similar such insurance required of the same has been obtained and approved. The required insurance must be obtained and maintained for the entire period the telecommunications facility is in existence. If the operator, its contractors or subcontractors do not have the required insurance, the City may order such entities to stop operations until the insurance is obtained and approved.
2. Certificates of insurance, reflecting evidence of the required insurance, shall be filed with the City. For entities that are entering the market, the certificates shall be filed prior to the commencement of construction and once a year thereafter, and as provided below in the event of a lapse in coverage.
3. These certificates shall contain a provision that coverage afforded under these policies will not be canceled until at least thirty (30) days prior written notice has been given to the City. Policies shall be issued by companies authorized to do business under the laws of the State of Florida. The City may amend its requirements pertaining to insurance from time to time and may require additional provisions pertaining to such insurance in a lease.
4. In the event that the insurance certificate provided indicates that the insurance shall terminate or lapse during the period of the lease agreement with the City, then in that event, the

telecommunications facility operator shall furnish, at least thirty (30) days prior to the expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of the period.

- C. Comprehensive general liability. A telecommunications facility operator and its contractors or subcontractors engaged in work on the operator's behalf, shall maintain adequate insurance to cover liability, bodily injury and property damage in the amount to be determined by the City at the time of Application. Exposures to be covered include premises, operations, and those certain contracts relating to the construction, installation or maintenance of the telecommunications facility. Coverage shall be written on an occurrence basis and shall be included, as applicable, in the lease agreement between the City and the telecommunications facility operator. Certificates of insurance reflecting evidence of the required insurance shall be filed with the City.

Section 5-2010. Security fund.

- A. Prior to any construction, every applicant, whether on public or private property within the City, shall establish a cash security fund, or subject to the City's approval in its sole discretion, provide the City with an irrevocable letter of credit or performance bond subject to the City Attorney's approval, in the amount specified in an agreement, permit, or other authorization as necessary to ensure the applicant's faithful performance of construction and compliance with this Division and removal of abandoned facilities. The amount of the Security Fund shall be established by the City based upon the facilities being constructed and potential costs to the City to remove the facilities and restore the property. The minimum amount of the Security Fund for a telecommunications tower shall be twenty-five thousand dollars (\$25,000) and the minimum amount for each antenna shall be one thousand dollars (\$1,000). The tower or antenna owner shall ensure that the required security fund is maintained with the City for as long as the facility remains in the City.

- B. If the City in its discretion accepts a bond, the applicant and the surety shall be jointly and severally liable under the terms of the bond. The bond shall be issued by a surety having a minimum rating of A-1 in Best's Key Rating Guide, Property/Casualty Edition; shall be subject to the approval of the City Attorney; and shall provide that:

"This bond may not be canceled, or allowed to lapse, until sixty (60) days after receipt by the City, by certified mail, return receipt requested, of a written notice from the issuer of the bond of intent to cancel or not to renew."

- C. The rights reserved by the City with respect to any Security Fund established pursuant to this Division are in addition to all other rights and remedies the City may have under the City's Code, a permit, a lease, or at law or equity

ARTICLE 5, DEVELOPMENT STANDARDS
Division 21 – Temporary Uses

Section 5-2101. Purpose and applicability.

It is the purpose of this Division to provide for certain temporary uses and to ensure that such uses are compatible with adjacent land uses and consistent with the City’s goals and objectives.

Section 5-2102. Carnival.

The City Manager may authorize religious institutions and schools to host or sponsor carnivals subject to the following conditions and restrictions:

- A. Such carnivals shall be conducted only upon the premises of the hosting and/or sponsoring religious institution or school.
- B. The setting up and dismantling of all carnival equipment, structures or apparatus shall be accomplished only between the hours of 8:00 a.m. to 6:00 p.m. Monday through Saturday, provided, however, that work being done on booths by students may continue until 11:00 p.m. No work shall be done on any Sunday, except that students may work on booths between the hours of 12:00 noon and 7:00 p.m.
- C. No tents, structures, equipment or apparatus shall be located within the established setbacks of the premises.
- D. It shall be the responsibility of the carnival owners or his assigned representative to furnish proof of financial liability insurance covering accidents or injury which said insurance policy shall indemnify the City against any and all claims of losses by reason of accidents or injury.
- E. No such carnival shall be allowed to operate for longer than three (3) consecutive days at any one location, and no religious institution or school shall be permitted to hold more than one carnival within any twelve (12) month period.
- F. No alcoholic beverages shall be sold or consumed on the premises except as provided under special event regulations.
- G. It shall be the responsibility of the hosting and/or sponsoring religious institution or school to provide adequate sanitary facilities.
- H. All reasonable precautions shall be taken by the hosting and/or sponsoring religious institution or school to minimize the noise level resulting from such activity, particularly in the area of music emanating from amplified sound systems operated by the promoter of the carnival or any person, persons or firms engaged or authorized to provide such music. Upon notice of violation of acceptable noise levels, the religious institutions or school shall cease the violation or close down the carnival.
- I. It shall be the responsibility of the hosting and/or sponsoring religious institution or school to provide adequate parking facilities, and to insure a non-disruptive traffic flow throughout the area during such activities.
- J. The operation of such carnival shall be restricted to the hours of 9:00 AM to 11:00 PM Monday through Thursday and from 9:00 AM to 12:00 midnight Friday and Saturday.

- 1 K. All carnival equipment, structures or apparatus shall be removed from the premises within two (2)
2 days, excluding Sundays, of the last scheduled day of operation of said carnival.
3
4 L. It shall be the responsibility of the hosting and/or sponsoring religious institution or school to restore
5 the premises to its original condition within seven (7) days from the last scheduled day of operation of
6 said carnival.
7
8 M. The operation of such carnival shall be subject to obtaining proper license and building, electrical and
9 plumbing permits.
10
11 N. In granting approval for the operation of said carnival, the City Manager may prescribe appropriate
12 conditions, restrictions, and safeguards it deems to be in the best interest of the surrounding
13 neighborhood and the general public.
14
15 O. The City Manager shall be authorized and directed to close down the complete operation of any such
16 function for violation of the regulations set forth herein
17

18 **Section 5-2103. Open lot Christmas tree sales.**
19

20 Civic, fraternal and/or religious organizations located within the City of Coral Gables may be authorized to
21 conduct open-lot Christmas tree sales, as a temporary use, subject to the following conditions and
22 restrictions:
23

- 24 A. The sale of such Christmas trees shall be conducted only upon property in a Commercial or Industrial
25 District.
26
27 B. The setting up and dismantling of all equipment, structures or apparatus shall be accomplished only
28 between the hours of 7:30 AM to 6:00 PM Monday through Saturday. No work shall be done on any
29 Sunday.
30
31 C. The applicant for such Christmas tree sales shall submit a sketch plan to the City Manager showing
32 the proposed location of all equipment, tents, structures, off-street parking and tree storage and/or
33 displays.
34
35 D. All equipment, tents, structures, tree storage and/or displays shall provide setbacks as required under
36 these regulations and the Florida Building Code.
37
38 E. Only one sign shall be permitted to be displayed upon the premises and such sign shall not be larger
39 than thirty (30) square feet and shall not contain any reflective materials, streamers, pennants,
40 flashing lights, movable items or similar devices. Such sign shall have a minimum setback of five (5)
41 feet from the front and/or side property line and shall be erected or placed so that the sign is parallel
42 or perpendicular to the front property line. Such sign shall be securely fastened to a supporting
43 member and the top of such sign shall not exceed a height of six (6) feet above the finished grade of
44 the ground.
45
46 F. The operation of such Christmas tree sales shall be conducted between the hours of 9:00 AM to
47 10:00 PM Monday through Saturday and from 12:00 noon to 9:00 PM on Sunday.
48
49 G. The proceeds from such Christmas tree sales shall be used for charitable purposes.
50
51 H. The use of sound amplification, flashing lights or other similar attention attractors and advertising
52 devices shall be prohibited.
53
54 I. Off-street parking shall be provided as shall be required by the City Manager.
55
56 J. Adequate sanitary facilities shall be provided upon the premises of the Christmas tree sales.

- 1
2 K. All tents, equipment and structures shall be maintained and kept in good order and repair and, upon
3 inspection, if found to be in disrepair shall be subject to removal and/or replacement.
4
5 L. The operation of such Christmas tree sales shall be in accordance with the fire safety standards as
6 set forth under the Metropolitan Dade County Fire Prevention and Safety Code and the Florida
7 Building Code.
8
9 M. Each organization conducting such Christmas tree sales shall furnish proof of financial liability
10 covering accidents or injury upon the premises.
11
12 N. The construction of such Christmas tree sales shall be subject to obtaining proper license and
13 building, electrical and plumbing permits.
14
15 O. It shall be the responsibility of each organization conducting such sales to maintain the premises in a
16 clean and sanitary condition during the sale period.
17
18 P. Each organization shall remove all trash, debris and unsold Christmas trees from the premises within
19 a period of seventy-two (72) hours from the last day of sale and the premises shall be restored to its
20 original condition on or before December 31 the year of the sale.
21
22 Q. In granting approval for of Christmas tree sales, the City Manager may prescribe appropriate
23 conditions, restrictions and safeguards deemed to be in the best interest of the surrounding
24 neighborhood and the general public.
25

26 **Section 5-2104. Garage sale.**
27

28 Garage sales shall be permitted as a temporary use on the premises of residences, duplexes and
29 apartments subject to the following conditions and restrictions:
30

- 31 A. No garage sale shall be conducted until and unless a permit shall have been obtained from the
32 License Division of the City of Coral Gables. Only the owner or lessee of the property upon which the
33 garage sale is being conducted may obtain such permit.
34
35 B. Before such permit shall be issued, the applicant shall file with the License Division an application
36 containing the following information:
37
38 1. Legal description and street address where such sale is to be conducted.
39 2. Proof of ownership or lease of property.
40 3. Date(s) of sale.
41 4. Hour(s) of sale.
42 5. Example of sign proposed.
43
44 C. Upon verification and compliance with the provisions of this section, and the payment of the proper
45 fee, the License Division shall issue a permit the same day which shall designate the location of the
46 sale and the day(s) upon which such sale(s) shall be conducted.
47
48 D. Only personal property owned by the seller and usual to a household may be sold or offered for sale
49 by the owner or lessee of the residence, duplex or apartment as the case may be.
50
51 E. Only one sign not exceeding forty (40) square inches in size may be displayed on the premises where
52 such sale is being conducted. Such sign shall not be erected or placed closer than five (5) feet to the
53 front or side property line.
54
55 F. Such garage sale shall be held only between the hours of 9:00 a.m. to 5:00 p.m.
56

- 1 G. Personal property shall be exhibited or displayed only within established setbacks.
2
3 H. No more than two (2) consecutive days shall be permitted for any garage sale.
4
5 I. No more than two (2) garage sales shall be held from the same property within any calendar year,
6 provided however, that such garage sales shall not be held within a thirty (30) day period from each
7 other. (2335)
8
9 J. The garage sale permit shall be prominently displayed from the front of the building from which such
10 sale is conducted. Upon the request of any Code Enforcement Officer of the City of Coral Gables, the
11 owner or lessee of the property shall exhibit such permit.
12
13 K. By making application for such Garage Sale Permit, accepting said permit and conducting such sale,
14 the owner or lessee of the property to whom such permit is granted, authorizes any Code
15 Enforcement Officer of the City of Coral Gables to enter upon the property for the purpose of
16 determining that such sale is being conducted in accordance with the provisions of this section. Any
17 violation of the application and conditions of permit shall result in immediate revocation of the permit
18 and termination of sales.
19

20 **Section 5-2105. Commercial photography.**
21

22 Commercial photography, which includes still photography, commercials and major motion picture filming
23 or video, shall be permitted as a temporary use, subject to the following conditions and restrictions:
24 (3155)
25

- 26 A. No commercial photography shall be conducted without a permit from the City Manager's Office. The
27 owner or lessee of the property upon which the photography is being conducted or a representative of
28 the production company, with the owner's written approval, may obtain such permit.
29
30 B. The permit shall be available for inspection at the site on which the photography is to occur. Upon
31 the request of any police officer or code enforcement officer of the City, the owner, lessee or
32 representative of the production company shall exhibit such permit.
33
34 C. No permit for commercial photography to be conducted on City land shall be issued unless the
35 applicant has provided the City Manager with an executed hold harmless agreement in favor of the
36 City in a form acceptable to the City Attorney.
37
38 D. The following limitations on the number and type of permits for residential districts issued annually
39 shall be enforced:
40
41 1. Still photography shoots that are entirely contained inside a structure can be conducted without a
42 permit.
43
44 2. Large still photograph shoots that are not entirely contained within the structure and commercials
45 or corporate/industrial filming recorded on video or motion picture film shall be limited to twelve
46 (12) permits per year for the same property, with a maximum of three (3) consecutive days
47 allowed per permit.
48
49 3. Major motion pictures or television programs recorded on video or motion picture film shall be
50 limited to three (3) permits per year for the same property and only one permit shall be issued
51 during any thirty (30) day period. Each permit shall be issued for a maximum of fourteen (14)
52 consecutive days, with a maximum of twenty-eight (28) permitted days allowed per year for the
53 same property.
54

1 4. Permitted days which are canceled due to circumstances beyond the control of the production
2 company, such as bad weather days or retakes, shall extend the number of permitted days by the
3 number so canceled, without penalty.
4

5 E. It is the intention of this section to protect the City from undue intrusions associated with commercial
6 photography. The City Manager may approve, disapprove, or approve with appropriate conditions,
7 any permit applied for under this section. Conditions imposed as terms under which a permit is
8 issued may include, but are not limited to, the following:
9

- 10 1. Advance notification of forty-eight (48) hours in a form approved by the City Manager to adjacent
11 neighborhood properties for large still photography, commercial or corporate industrial filming.
12 Advance notification of ten (10) days in a form approved by the City Manager to a homeowner or
13 community association, or if none exists, to adjacent neighborhood properties, for major motion
14 pictures or television program filming.
- 15 2. Hiring of off-duty police officers to supervise traffic and other matters when the public right-of-way
16 is utilized for film purposes.
- 17 3. Hiring of off-duty police officers to provide security and control of shoots on private property.
- 18 4. Limitations on number and location of vehicles or trailers parked on the street or swale area
19 or adjacent or contiguous properties used in the shoot.
- 20 5. Limitations on the daily hours or specific times when commercial photography is to take place
21 when such limitations are necessary to limit disruption to the neighborhood.
- 22 6. Similar conditions or limitations which are necessary to protect the immediate area from undue
23 intrusions.
- 24 7. Compliance with the Noise Ordinance, unless otherwise conditionally approved by the City
25 Manager.
26

27 F. The City Manager may immediately revoke any permit for violation of any part of this section or any
28 permit condition.
29

30 G. The City Manager may refuse to issue any permit applied for if there has been evidence that previous
31 photography at the same location created a disruptive situation in the neighborhood.
32

33 H. The City Manager may refuse to issue any permit applied for if, on previous occasions, the
34 commercial photography company has violated conditions or restrictions of permits issued under this
35 section.
36

37 I. The City Manager may issue administrative variances to these conditions to accommodate unusual
38 circumstances.
39

40 **Section 5-2106. Fund raising car washes.**
41

42 Fund raising car washes shall be permitted as a temporary use on the premises of property in any
43 commercial, industrial or special use district subject to the following conditions and restrictions: (3133)
44

45 A. No fund raising car washes shall be conducted without a permit from the license division of the City.
46 Only the owner or lessee of the property upon which the fund raising car wash is being conducted (or
47 their designee) may obtain a permit.
48

49 B. Upon verification and compliance with the provisions of this section, and the payment of the proper
50 fee, the license division shall issue a permit the same day which shall designate the location of the
51 car wash and the dates and hours of the car wash.
52

53 C. A car wash shall be held only on Saturdays, Sundays and holidays between the hours of 9:00 AM to
54 5:00 PM.
55

56 E. Only one weekend (two consecutive days) shall be permitted for any fund raising car wash.

- 1
2 F. No more than six fund raising car washes shall be held by any sponsoring non-profit group, or from
3 the same property within any calendar year.
4
5 G. Each fund raising car wash shall be conducted under adult supervision, with at least one person
6 eighteen years or older on premises during all hours of operation.
7
8 H. The fund raising car wash permit shall be prominently displayed from the front of the building from
9 which the car wash is conducted. Upon the request of any police officer or code enforcement officer
10 of the City, the owner or lessee of the property shall exhibit the permit.
11
12 I. By making application for a fund raising car wash permit, accepting the permit and conducting a car
13 wash, the owner or lessee of the property to whom the permit is granted, authorizes any police officer
14 or code enforcement officer of the city to enter upon the property for the purpose of determining that
15 the car wash is being conducted in accordance with the provisions of this section.
16

17 **Section 5-2107. Temporary construction and/or field office.**
18

19 Whenever a building permit shall have been issued by the Building Department for construction and/or
20 alteration, a temporary field and/or construction office shall be permitted to be located on the premises
21 covered by a building permit subject to the following conditions and restrictions:
22

- 23 A. That such office shall not be used as a sales and/or advertising office and that no sales brochures
24 shall be handed out or distributed from such office.
25
26 B. That potable water, electricity and sanitary facilities shall be provided for such office as required by
27 the Florida Building Code and such other applicable ordinances.
28
29 C. That such office shall not be used for living or sleeping quarters. No kitchen facilities shall be
30 permitted.
31
32 D. That only one construction or field office shall be allowed per construction site unless approved by the
33 Construction Staging Committee based on the size of the facility.
34
35 E. That such construction of field office is not located in residential district.
36
37 F. That such office shall be removed by the contractor prior to the approval of the final building
38 inspection and to the issuance of a Certificate of Occupancy or whenever, in the opinion of the
39 Building Official, an inspection discloses that the building or alteration has been completed to the
40 point where the final building inspection would be approved and a Certificate of Occupancy, if applied
41 for, would be issued.
42

43 **Section 5-2108. Temporary land development sales office.**
44

45 Whenever a plat containing a gross area of not less than ten (10) acres shall have been recorded in the
46 public records of Miami-Dade County, Florida, or a multi-family construction project with a site of not less
47 than twenty-thousand (20,000) square feet and twelve (12) dwelling units, a permit may be issued for the
48 location of a temporary land development sales office on the development site subject to the following
49 conditions and restrictions: (3024)
50

- 51 A. That the use of such sales office shall be limited and restricted to the sale of lots within a subdivision,
52 replat or multi-family project, and such office shall not be used for the transaction of any other
53 business of whatsoever nature.
54
55 B. That the setbacks for such sales office shall be the same as that required for the premises upon
56 which such sales office shall be located.

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- C. That such sales office shall be landscaped and such landscaping shall be maintained in good condition as to present a healthy, neat and orderly appearance.
- D. That a minimum of six (6) paved off-street parking spaces shall be provided on the premises of such sales office.
- E. That such sales office shall be equipped with adequate potable water, electricity and sanitary facilities.
- F. That such sales office shall not be used for living or sleeping quarters.
- G. That not more than one such sales office shall be permitted to be located in any one subdivision, replat or multi-family project.
- H. That one sign identifying the development may be placed upon such sales office.
- I. That the permit for such sales office shall expire three (3) years from the date of the recording of the plat, or the issuance of a building permit for the multi-family development, provided, however, that the Building Official, upon application, may authorize the extension of such permit for a good and valid reason.
- J. That the Building Official may revoke the permit for such sales office should the developer fail to comply with the conditions and restrictions set forth herein.
- K. That such sales office structures shall be temporary in nature, and shall be removed in the event of a hurricane (on or before issuance of warning status) or other natural and/or man-made disaster.

Section 5-2109. Temporary tents.

Temporary tents are permitted in all districts provided that :

- A. Such tent is composed of nonflammable materials;
- B. Such tent is not installed for more than 72 hours, unless extended by approval of the City Manager;
- C. A building permit is obtained for tents exceeding 20' x 20' upon recommendation of the Director of Building and Zoning.

Section 5-2110. Temporary buildings.

Temporary buildings are permitted in all districts except the Single-family Districts, subject to receipt of a building permit and approval of the City Manager for a period of twelve months. The City Manager may extend the 12-month period for an additional 6 months and may impose reasonable conditions on any approval in order to mitigate the impact of such building on the immediate area.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 22 - Underground Utilities.

Section 5-2201. Requirement for underground utilities.

- A. Purpose. The purpose of this Division is to require the installation of utility service facilities underground to assure the public safety; foster tree preservation; and improve and protect the aesthetic character of the City.
- B. Applicability. Except as expressly provided hereinafter, all utility lines, including but not limited to those required for electrical power, distribution, telephone, and communication, street lighting, and television signal service shall be installed underground. This Section shall apply to all cables, conduits or wires forming part of an electrical distribution system including service lines to individual properties and main distribution feeder electric lines delivering power to local distribution systems, provided that it shall not apply to wires, conductors or associated apparatus and supporting structures whose exclusive function is in transmission of electrical energy between generating stations, substations and transmission lines of other utility systems. Appurtenances such as transformer boxes, pedestal mounted terminal boxes, and meter cabinets may be placed above ground but shall be located in conformance with the requirements of the Manual of Public Works Construction. This Section shall be applicable to the following uses:
 - 1. Except for rehabilitation of structures of less than 50% of value, all new construction and utility installations shall be required to be underground.
 - 2. When a structure undergoes a rehabilitation wherein the cost of the rehabilitation is fifty percent (50%) or more of the replacement value of the existing structure as determined by the Miami-Dade County Property Appraiser, utility service facilities for that structure shall be converted from overhead to underground.
- C. Conversion of overhead to underground facilities. Whenever overhead utility distribution facilities have been converted to underground facilities, the property owners in the area to be served by the new facilities shall be required to arrange for the conversion of their existing service facilities in accordance with these regulations and, where applicable, utility company specifications for underground service. For electric service facilities, such conversion shall include but shall not be limited to rearranging existing electric service entrance facilities and necessary facilities within buildings and structures to accommodate the undergrounding of utilities. The property owner shall be responsible for all costs associated with the modification of service facilities for the affected property to accommodate underground utility service.
- D. Notice of conversion requirement. The City shall notify each property owner when conversion from overhead to underground utility distribution service is complete. The notice shall be served by registered mail, addressed to the owner or owners of the property described as they are known to the City Manager or as their names and addresses are shown upon the records of the County Tax Assessor, or other public records of the City or County, and shall be deemed complete and sufficient when so addressed and deposited in the United States mail with proper postage prepaid. All necessary modifications and arrangements for use of underground facilities shall be completed within ninety (90) days of receipt of such notification.
- E. Notice of property owner's failure to convert facilities.
 - 1. If the City Manager determines that a building has not completed conversion to underground utility service facilities, he or she shall notify the owner of that building in writing and demand that the owner cause the conversion to be made within sixty (60) days of the date of service of the

1 notice. The notice shall be by registered mail and in the form set forth in Subsection (2) of this
2 Section. If such notice is returned by postal authorities, the City Manager shall cause a copy of
3 the notice to be served by a law enforcement officer upon the occupant of the land or upon any
4 agent of the owner thereof.
5

- 6 2. If personal service upon the occupant of the land or upon any agent of the owner thereof cannot
7 be performed after reasonable search by a law enforcement officer, the notice shall be served by
8 physical posting on the property, and by publication in a newspaper of general circulation at least
9 twice, seven days between publications, and 30 days before the date the conversion is required.
10 The notice shall be in substantially the following form:

11
12 NOTICE REQUIRING CONVERSION OF UTILITY SERVICE FACILITIES

13
14 Name of Owner _____

15
16 Address of Owner _____

17
18 Our records indicate that you are the owner(s) of the following land in the City of Coral Gables,
19 Florida: (describe property).
20

21 An inspection of this land discloses, and I have found and determined, that a building is located
22 thereon which has not converted its (state type of utility) service facilities from overhead to
23 underground service.
24

25 You are hereby notified that unless this building converts its (state type of utility) service facility
26 from overhead to underground service within thirty (30) days of personal service upon you of this
27 notice, or of the second publication hereof, the City will proceed to cause the conversion of these
28 facilities and the cost of the work, including advertising costs and all other expenses necessary to
29 complete the conversion will be imposed as a lien on the land if not otherwise paid within ninety
30 (90) days after the conversion has been completed and the cost thereof ascertained by the City of
31 Coral Gables.
32

33 F. Conversion of facilities by City; Lien; Recording; Redemption.

- 34
35 1. If within sixty (60) days after service of the notice as set forth in Subsection (E) above, or by
36 physical posting of the notice on the property, or within thirty (30) days of notice by publication in
37 a newspaper the required conversion of service of facility has not been effected, the City
38 Manager shall cause the conversion to be made by the City at the expense of the property
39 owner. The cost of the conversion shall constitute a lien upon the real estate served thereby.
40 Upon ordering a conversion of service facilities to be made by the City, the City Manager shall
41 cause to be recorded in the public records a notice of utility service conversion lien pending,
42 which shall include a description of the property and a statement that a conversion has been
43 ordered, the cost of which shall under this Section constitute a lien. The notice of pending lien
44 shall, eight (8) months after the date thereof, be null and void and constitute no record notice of a
45 pending lien.
46
47 2. After causing the conversion of service facilities to be done, the City Manager shall certify to the
48 Finance Director the expenses as may have been approved by the appropriate City Department
49 incurred in effecting the conversion and shall include a copy of the notice set forth in Section (E)
50 above, whereupon such expense shall become payable within ninety (90) days, after which a
51 special assessment lien and charge will be made upon the property, which shall be payable in
52 ten equal annual installments together with costs of recordation of all documents required to be
53 recorded hereby and with interest to be determined by the City Finance Director on the unpaid
54 balance from the date of such certification until paid; however, the lien may be satisfied at any
55 time by the payment of the entire sum due plus accrued interest, recordation costs, and such
56 expenses and penalties as may result from the advertisement and sale of certificates for

1 delinquent liens as hereinafter set out. The Finance Director shall file for record a notice of such
2 lien in the office of the clerk of the circuit court, and shall keep complete records relating to the
3 amount payable thereon. One-tenth of the amount of liens accruing during any year ending on
4 June 1 shall be billed and mailed in the fall of the same year to the owners of land subject to such
5 liens at the same time as tax statements for ad valorem taxes are mailed; and if the amount shall
6 not be paid on or before April 1 of the following year, the entire lien and all annual installments
7 thereof shall be delinquent, overdue and in default.
8

9 3. The entire amount of the lien may be foreclosed by the City, or in the alternative may be collected
10 by any other legal means, including the advertisement and sale of certificates. Upon full
11 payments of liens provided by this Section or through foreclosure on tax sale certificates, the
12 director of finance shall, by appropriate means, evidence the satisfaction and cancellation of such
13 lien upon the public records. The cost of recordation of the notice of lien pending, the notice of
14 lien, and the satisfaction of lien shall be secured by the lien hereby provided.
15

16 G. Underground facilities to remain underground. Wherever utility service facilities are located
17 underground, such facilities must remain underground and may not thereafter be converted to
18 overhead facilities.
19
20

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 23 - Unity of Title and Declaration of Restrictive Covenant in Lieu thereof. (3518)

Section 5-2301. Purpose and applicability.

When it is necessary that two (2) or more lots, parcels or portions thereof are added or joined, in whole or in part, a Unity of Title or Declaration of Restrictive Covenant in lieu of a Unity of Title shall be filed to ensure the properties are planned, developed and maintained as an integral development and/or project and are consistent with and satisfy the requirements of these regulations and the City’s Code of Ordinances.

Section 5-2302. Unity of Title.

A. General requirements. As a prerequisite to the issuance of a building permit, the owner(s) in fee simple title shall submit a Unity of Title in recordable form to the Building and Zoning Department providing that all of the property encompassing the parcel proposed for development upon which the building and appurtenances are to be located shall be held together as one (1) tract of land and providing that no part or parcel shall be conveyed or mortgaged separate and apart from the parcel proposed for development, as set forth under the building permit in the following cases:

1. Whenever the required off-street parking is located on contiguous lots or parcels or is otherwise located off-site, as provided for under Article 5 Division 14 of these regulations.
2. Whenever the parcel proposed for development consists of more than one lot or parcel and the main building is located on one lot or parcel and accessory buildings or structures are located on the remaining lot or parcel comprising the parcel proposed for development.
3. Whenever the parcel proposed for development consists of more than one lot or parcel and the main building is located on one or more of the lots or parcels and the remaining lots or parcels encompassing the parcel proposed for development are required to meet the minimum standards of these regulations.
4. Whenever a building is to be constructed or erected upon a lot or parcel which is larger in frontage, depth and/or area than the minimum required by these regulations and which lot or parcel would be susceptible to resubdivision in accordance with Article 3 Division 9.
5. Whenever the Board of Adjustment provides that a Unity of Title shall be executed as a condition for the granting of a variance.
6. Whenever a Unity of Title is specifically required by an ordinance or resolution adopted by the City Commission.
7. Whenever a parcel proposed for development in any residential district consists of more than one platted lot.

B. Approval. The Unity of Title shall be subject to review and approval by the City Attorney as to form and content, together with any additional necessary legal instruments to preserve the intent of these regulations and to properly enforce these regulations and Code of Ordinances and shall be signed and joined by all mortgage holders.

C. Release. Any Unity of Title required by this section shall not be released except upon approval by resolution passed and adopted by the City Commission and executed by the City Manager and City Clerk.

1
2 D. Recording. The owner(s) shall pay all fees as required by the City Code of Ordinances for the
3 processing and recording of the Unity of Title.
4

5 E. Enforcement. Enforcement of the Unity of Title shall be by action at law or in equity with costs and
6 reasonable attorney's fees and City fees payable to the prevailing party.
7

8 **Section 5-2303- Declaration of restrictive covenant in lieu of a Unity of Title.**
9

10 A. General Requirements. In the case of separate but contiguous and abutting parcels proposed for
11 development located in Commercial or Industrial Districts owned by one (1) separate or multiple
12 owners wishing to use said property as one parcel, the Building and Zoning Director may approve a
13 Declaration of Restrictive Covenant in Lieu of a Unity of Title together with a Reciprocal Easement
14 and Operating Agreement approved for legal form and sufficiency by the City Attorney. The
15 Declaration of Restrictive Covenant shall run with the land and be binding upon the heirs, successors,
16 personal representatives and assigns, and upon all mortgagees and lessees and others presently or
17 in the future having any interest in the property. In such instances, the property owner(s) shall agree
18 that in the event that ownership of the subject properties come under a single ownership, the
19 applicants, successors and assigns, shall file a Declaration of Restrictive Covenant covering the
20 subject properties.
21

22 B. Declaration of restrictive covenant shall comply with the following:
23

- 24 1. Submit a record of the existing height, existing size and site conditions, to include both plan and
25 photographic evidence.
26
- 27 2. Develop, maintain and operate the property as a single building site.
28
- 29 3. Develop individual building sites within the subject property in accordance with the provisions of
30 the City's Comprehensive Land Use Plan and these regulations.
31

32 C. The City shall only release a Declaration of Restrictive Covenant if the individual properties satisfy all
33 applicable regulations, Code of Ordinances and Comprehensive Land Use Plan requirements and the
34 release does not create substandard or nonconforming building sites.
35

36 D. Requests for modification of an existing Declaration of Restrictive Covenant shall be submitted to the
37 Building and Zoning Director and satisfy the following:
38

- 39 1. Provide written consent of the current owner(s) of the phase or portion of the property for which
40 modification is sought.
41
- 42 2. The modification shall not create a fire emergency situation or be in conflict with the provisions of
43 these regulations, Code of Ordinances and Comprehensive Land Use Plan.
44
- 45 3. The Building and Zoning Director may impose conditions within the Declaration of Restrictive
46 Covenant to insure the above provisions are satisfied or waive such provisions if not applicable to
47 the parcel proposed for development.
48
- 49 4. Subsequent owners of all parcels shall be bound by the terms, provisions and conditions of the
50 Declaration of Restrictive Covenant.
51
- 52 5. The conveyance of portions of the subject property to third parties shall require a Reciprocal
53 Easement and Operating Agreement executed by third parties in recordable form including the
54 following:
55

- 56 a. Easements in the common area of each parcel for the following:

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- i. Ingress to and egress from the other parcels.
 - ii. For the passage and parking of vehicles.
 - iii. For the passage and accommodation of pedestrians.
 - b. Easements for access roads across the common area of each parcel to public and private roadways.
 - c. Easements for the following on each parcel to permit the following:
 - i. The installation, use, operation, maintenance, repair, replacement, relocation and/or removal of utility facilities in appropriate areas.
 - ii. The installation, use, maintenance, repair, replacement and/or removal of common construction improvements such as footings, supports and foundations.
 - iii. The attachment and support of buildings or other associated structures and/or improvements.
 - iv. For building overhangs and other overhangs and projections encroaching upon such parcel from adjoining parcel such as, by way of example, including but not limited to the following: marquees; signage; canopies; lighting devices; awnings; wing walls; etc.
 - v. Reservation of rights to grant easements to utility companies.
 - vi. Reservation of rights to road right-of-ways and curb cuts.
 - vii. Pedestrian and vehicular traffic over dedicated private right roads and access roads.
 - d. Appropriate agreements between the owners of the parcels as to the obligation for maintenance of the property to include but not limited to the following: maintenance and repair of all private roadways; parking facilities; common areas; landscaping; and, common facilities and the like.
6. These provisions of the Reciprocal Easement and Operating Agreement shall not be amended without prior written request and approval of the City Attorney. In addition, such Reciprocal Easement and Operating Agreement shall contain such other provisions with respect to the operation, maintenance and development of the property as to which the City and the parties thereto may agree, all to the end that although the property may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the approved site plan.
7. Requisites.
- a. The owner(s) shall provide a Certificate of Ownership by way of an opinion of title from an Attorney-At-Law licensed to practice in the State of Florida or from an abstract of title company licensed to do business in Miami-Dade County, Florida; said opinion of title shall be based upon an abstract or certified title information brought up within ten (10) days of the requirement that such Declaration of Restrictive Covenant be recorded.
 - b. The opinion of title shall include the names and addresses of all mortgagees and lien holders, the description of the mortgages and/or liens and the status of all real estate taxes due and payable.
 - c. A subordination agreement signed and executed by the mortgagees and/or lien holders shall accompany and be made part of the Declarations of Restrictive Covenants.
 - d. The Declaration of Restrictive Covenants shall be executed with the same formality and manner as a warranty deed under the laws of the State of Florida.
 - e. The City may also require that the property owners file additional documents with appropriate state and local agencies to ensure that the properties are treated for the purposes herein as a single building site. Such documents shall include, where appropriate, declaration of condominium, approved by the State of Florida and recorded in the public records of Miami-Dade County. Copies shall be provided to the City together with the application for Declaration of Restrictive Covenant in lieu.

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- 8. Approval. The Declaration of Restrictive Covenant shall be subject to review and approval by the City Attorney as to form and content, together with any additional legal instruments to preserve the intent of the ordinance to promote single building sites and to properly enforce these regulations, Code of Ordinances, and Comprehensive Land Use Plan.
- 9. Appeal. Appeal of the Building and Zoning Director's decision shall be to the Board of Adjustment in accordance with the provisions of Article 3, Division 6.
- 10. Release. A release of a Declaration of Restrictive Covenant shall require approval from the City Commission upon review and recommendation by the Building and Zoning Department. Approval shall be via a Resolution passed and adopted by the City Commission and release executed by the City Manager and City Clerk. The Building and Zoning Department and the City Commission must fund that upon demonstration and affirmative finding that the same is no longer necessary to preserve and protect the property for the purposes herein intended.
- 11. Recording. The owner(s) shall pay all fees as required by these regulations and/or Code of Ordinances for the processing and recording of the Declaration of Restrictive Covenant. The Declaration of Restrictive Covenant shall be in effect for a period of thirty (30) years from the date the documents are recorded in the public records of Miami-Dade County, Florida, after which they shall be extended automatically for successive periods of ten (10) years unless released pursuant to the Release provisions contained herein.
- 12. Enforcement. Enforcement of the declaration of restrictive covenant shall be by action at law or in equity with costs and reasonable attorney's fees to the prevailing party.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 24 – Walls and Fences

Section 5-2401. Materials and specifications.

- A. Walls may be constructed of the following materials:
 - 1. Coral rock.
 - 2. Concrete block stuccoed on both sides with concrete cap.
 - 3. Slump or adobe brick.
 - 4. Precast concrete.
 - 5. Used red brick, limed red brick or cement brick painted white.
- B. Wire fences may be constructed of the following materials:
 - 1. Aluminum chain link.
 - 2. Galvanized steel chain link.
 - 3. Vinyl coated galvanized steel chain link in the following colors only: black, dark green, forest green, turf green and aqua.
 - 4. Aluminum or galvanized steel single or double looped ornamental type fence. (3113) The construction of such wire fences shall meet the following specifications:
 - a. The wire used in construction of such fences shall be of not less than eleven (11) gauge or equal, except that one-inch chain link fences may be twelve and one-half (12½) gauge.
 - b. Terminal posts shall be aluminum or galvanized steel pipe of not less than two (2) inches outside diameter or reinforced masonry columns of not less than four (4) inches square.
 - c. Aluminum or galvanized steel angles may be used as intermediate supports.
 - d. All terminal posts and intermediate supports shall be set in concrete, and all terminal posts shall be properly braced when installing any ornamental type fence.
 - e. Top rail, if used, shall be aluminum or galvanized steel pipe not less than one-and three-eighths (1⅜) inches outside diameter and where a top rail is not used, terminal posts shall be properly braced with aluminum or galvanized steel pipe.
- C. Ornamental wrought iron, ornamental aluminum cast iron or cast aluminum fences shall be permitted, provided that masonry pilasters are located at the corners of the lot and periodically along the fence.
- D. Wood fences shall be permitted on Santa Maria Street.
- E. Wood picket fences shall be permitted on residential lots in Golden Gate, MacFarlane Homestead, and Coconut Grove Warehouse Subdivision, subject to the following conditions:

- 1 1. Such fences shall be of cedar, cypress, or redwood, with four (4) inch by four (4) inch terminal
2 posts, two (2) inch by four (4) inch intermediate posts, wood rails and pickets one inch thick.
3 Pickets shall be placed so as to provide a space between of not less than one-half (½) the width
4 of the picket.
5
- 6 2. All such fences shall be painted on each side with an appropriate and harmonious color, and shall
7 be maintained and kept in repair by replacing all rotting wood. Construction and painting shall be
8 completed within a reasonable time after issuance of permit therefor, to be determined by the
9 Building Official.

10
11 F. The finished side of a fence shall be facing the neighboring lot.
12

13 **Section 5-2402. Location.**
14

15 A. All types of masonry or coral rock walls may be erected anywhere upon any premises, and in certain
16 cases, (see 5-2703 2) must be erected along property lines,.
17

18 B. The following fence types are permitted in the following locations:
19

20 1. Wire fences:

- 21 a. Any residential or special use district in accordance with the provisions of this subsection;
- 22 b. In an Industrial District provided that such wire fences are not located closer than one-
23 hundred (100) feet to Bird Road, LeJeune Road or Ponce De Leon Boulevard;
- 24 c. Along rear property line or within the rear setback;
- 25 d. Along the side property line to the front line of a building extended to the nearest point on the
26 side property line provided that a coral rock or masonry wall connects the building with the
27 wire fences;
- 28 e. Along the side property line to the rear corner of the building closest to the side lot line; or
- 29 f. On corner lots, along rear or side yards or within such rear and side property lines, provided,
30 however, that such wire fence shall not be erected in any yard area which abuts a street and
31 provided that if such wire fence extends further toward the street than the side or rear corner
32 of the building closest to the side or rear lot line, a masonry or coral rock wall extending from
33 the building to the rear or side lot line shall be connected to such fence.
34
35

36 2. No wire fences may be erected in any commercial district.

37 3. All types of masonry or coral rock walls are permitted any where upon any premises.
38
39

40 **Section 5-2403. Height. (2705, 2991, 3436)**
41

42 No other wall or fence shall be permitted over four (4) feet high from the actual ground level at such wall
43 or fence, gate or gate feature, whichever is higher, except in the following cases:
44

- 45 1. Wing walls, hereby defined as a wall or walls which extend from a building to or toward the
46 property line, parallel to and in line with the front of said building, may exceed four (4) feet in
47 height in residential districts.
48
- 49 2. Subject to the prior approval of the City Manager, concrete block, stuccoed or natural stone walls
50 or chain link type wire fences may be erected to a maximum height of seven (7) feet upon
51 property lines abutting Red Road of all lots facing or abutting upon Red Road from Coral Way to
52 Southwest Eighth Street in cases where such walls or fences do not, in the opinion of the City
53 Manager, create a hazard to pedestrian or vehicular traffic.
54
- 55 3. Walls confined completely within a U of a residence, duplex or multi-family dwellings may exceed
56 four (4) feet in height in residential districts.

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4. Walls in connection with residences, duplexes or multi-family dwellings in residential districts not included in subsection 3 above, may exceed four (4) feet in height, provided such walls meet the setback requirements for screened enclosures, and provided further that the enclosed ground area covered by the walls, the accessory buildings and the main buildings does not exceed forty-five (45%) percent of the enclosed area of the site.
5. Ornamental wrought iron, cast iron and/or aluminum fences may be erected to a maximum height of six (6) feet
6. Ornamental wrought iron, cast iron and/or aluminum fences may be erected on top of a masonry wall provided that the height of the masonry wall shall not exceed four (4) feet and the maximum height of the wrought iron, cast iron, aluminum and masonry wall shall not exceed six (6) feet.
7. Where residential and commercial districts adjoin each other, a six (6) foot high wall shall be constructed along the property line between the commercial and residential properties. The wall shall be constructed and maintained by the commercial property owner, however, the abutting residential property owner may construct and maintain the wall.
8. Residential gate and gate features may be erected to a maximum height of up to eight (8) feet on property in a residential district which has a street frontage of one-hundred (100) feet or greater and when constructed with a masonry or coral rock wall or wrought iron fence as permitted in this Division. (3557)

Section 5-2404. Walls and fences in public utility easement areas.

Every permit for the erection of a wall or fence in any public utility easement of record shall provide that it is subject to revocation. Each such wall or fence shall be constructed subject to the conditions that the said wall or fence shall be removed by the owner at any time on request of utility company requiring the use of the space for utility purposes, and that if the owner of such property fails to so remove such wall or fence after request and notice, the utility company or the City may remove such wall or fence at the property owner's expense.