

1 **Sec. 3-1 Single Family R- Use Districts.**

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3 **A. Purpose and applicability.** Single-Family Districts are intended to
4 accommodate low density, single-family dwelling units with adequate
5 yards and open space that characterize the residential neighborhoods
6 of The City of Coral Gables. The City of Coral Gables is unique not
7 only in South Florida but in the country for its historic and
8 architectural treasures, its leafy canopy, and its well-defined and
9 livable neighborhoods. These residential areas, with tree-lined streets
10 and architecture of harmonious proportion and human scale, provide
11 an oasis of charm and tranquility in the midst of an increasingly built-
12 up metropolitan environment. The intent of the Code is to protect the
13 distinctive character of Coral Gables, while encouraging excellent
14 architectural design that is responsible and responsive to the
15 individual context of the city’s diverse neighborhoods. The single
16 family regulations, as well as the design and performance standards in
17 the zoning code, seek to ensure that the renovation of residences as
18 well as the building of residences is in accord with the civic pride and
19 sense of stewardship felt by the citizens of Coral Gables. By
20 preserving the community character of the Gables, the Zoning Code
21 safeguards both individual property values, as well as the quality of
22 life that best serves the collective interest.

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24 In single-family residence or R-Use Districts no use shall be permitted
25 other than a single-family and a family day-care home, except that
26 certain special-uses as described in Section 3-11 hereof may be
27 permitted after passage of a special authorizing ordinance therefore.
28 In R-Use Districts no buildings or premises shall be used, nor shall
29 any building or structure be erected, altered or enlarged which is
30 arranged, intended or designed to be used, for a use other than an
31 “SF” use as defined in this code.

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33 **B. Permitted principal uses and structures.** The following uses are
34 permitted in the R-Use District.

- 35
- 36 1. Single-family dwellings.
 - 37 2. Utility infrastructure facilities.
 - 38 3. Accessory uses, buildings or structures.
- 39

1 **C. R-Use District Performance Standards.** The following performance
2 standards shall govern the general development of structures in R-
3 Districts. Where there are specific standards for properties that are
4 specifically set forth in the Site Specific Regulations, the regulations
5 in the Site Specific Regulations shall apply. Refer to the Site Specific
6 Regulations in Article 4.

7
8 **1. Building Sites.** Buildings and structures constructed in an R-
9 Use District shall be constructed or erected upon a building site
10 containing at least one platted lot, and such building site shall
11 have a minimum street frontage of fifty (50) feet. (See also
12 Article 12 Building Sites)

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14 **2. Density.** One principal building per building site.

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16 **3. Facing of Lots and Buildings--General.** The facing of
17 building site shall be based on the platting of the lots that
18 comprise the building site, except for specific deviations or
19 exceptions prescribed in the Site Specific Regulations in Article
20 4. Every lot shall be deemed to face the street upon which it
21 abuts; if a lot abuts upon more than one street, it shall be
22 deemed to face the street upon which it has the shortest street
23 line; and any building shall face the front of the lot, and be
24 subject to the restrictions governing buildings on each street on
25 which it is deemed to face. Whenever a lot is so shaped or
26 situated that it's facing may be uncertain, or the specific
27 restrictions herein provided may be ambiguous, and then
28 applied hereto, the Board of Adjustment shall determine the
29 facing of the lot.

30
31 **4. Setback Requirements, R-Use Districts.** No building or
32 structure, or any part thereof, including porches, projections or
33 terraces, but not including uncovered steps, shall be erected at a
34 lesser distance from the front, side or rear line of any building
35 site than the front, side or rear setback distance, respectively,
36 prescribed and established herein for such building site.
37 Nothing herein shall prohibit a building or structure from
38 having more than the minimum required setbacks.

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- 1 **a. Front Setback.** A minimum front setback of twenty-five
2 (25) feet shall be maintained and required on all building
3 sites in R-Use Districts, except that on existing building sites
4 on platted lots less than seventy-five (75) feet in depth, a
5 minimum front setback of fifteen (15) feet shall be required.
- 6 **b. Side Setbacks.** Inside lots in R-Use Districts shall have
7 minimum side setbacks, which total twenty (20) percent of
8 the width of the lot measured across the front setback line
9 with a minimum total of ten (10) feet and up to a maximum
10 of twenty (20) feet. A minimum side setback of fifteen (15)
11 feet shall be required and maintained from any side line of a
12 building site that abuts upon a street, provided, however,
13 that buildings on corner lots which have one side abutting
14 upon a street on which other lots in the same block face,
15 shall setback a minimum distance from such side street as is
16 provided herein as the minimum front setback for buildings
17 facing such side street. The required side setbacks shall be
18 equal on both sides unless an uneven distribution is used to
19 mitigate an existing contextual condition on the property as
20 determined by the Board of Architects. An existing
21 contextual condition may include but shall not be limited to
22 the location of tree(s), existing structures on the property, or
23 existing non-conforming setback conditions. In no case
24 shall a side setback be less than five (5) feet
- 25 **c. Rear Setback.** A minimum rear setback of ten feet (10'0")
26 shall be maintained and required on all buildings in R-Use
27 Districts.
- 28 **d. Setback from Canal, Water-Way, Lake or Bay.** On all
29 building sites abutting upon a canal, waterway, lake or bay,
30 the minimum setback from the waterway for all buildings, or
31 portions thereof designed or used for occupancy for residen-
32 tial purposes shall be thirty-five (35) feet from the canal,
33 waterway, lake or bay as platted.

- 34
- 35 **5. Setback requirements—Auxiliary and accessory buildings**
36 **or structures.** Except as specifically prescribed herein to the
37 contrary, auxiliary and accessory buildings or structures shall
38 be governed by the same minimum setback requirements as
39 provided for the main or principal building, provided that:
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- 1 a. Except as may be otherwise noted no accessory or auxiliary
- 2 building or structures may be located in the area between the
- 3 street and the main residential building or any part thereof.
- 4 b. In no case shall an auxiliary building or structure be located
- 5 closer to the front or side-street of a lot or building site than
- 6 the main or principal building.
- 7 c. One story detached garages located in the rear yard area,
- 8 with a height that does not exceed sixteen feet above
- 9 established grade and a floor area ~~of~~ that does not exceed
- 10 three hundred and fifty (350) square feet, may have a side
- 11 setback of five feet and a rear setback of five feet.
- 12

13 **6. Height of Single-family Residence Buildings and Height of**

14 **Special-Use Buildings in R-Use Districts - General.** No

15 single-family building shall be constructed in Coral Gables that

16 is more than two (2) stories in height. No subordinate or

17 accessory building permitted by this code as an Auxiliary-Use

18 shall exceed in height the maximum height of the principal

19 building on the building site. Except in Journey’s End where

20 single family residences may have a permitted height of thirty

21 four (34) feet above established grade, said two (2) stories shall

22 not exceed a height of twenty nine (29) feet above established

23 grade (**see definition of established grade**) in all instances

24 including ridgeline, domes, steeples, towers, cupolas,

25 decorative features and such other similar structures, and

26 excluding chimneys having a maximum height of three (3) feet

27 above the ridgeline and a maximum area of seventeen (17)

28 square feet.

29

30 **7. Height of Residences in Flood Hazard Districts.** Single-

31 family residences in flood hazard districts shall not exceed a

32 height of 2 stories or thirty-nine (39) feet above established

33 grade (**see definition of established grade**) including ridgeline,

34 domes, steeples, towers, cupolas, decorative features and such

35 other similar structures, and excluding chimneys having a

36 maximum height of three (3) feet above the ridgeline and a

37 maximum area of seventeen (17) square feet. That portion of a

38 single-family residence located above the garage in the coastal

39 flood hazard district may in no case be more than one story in

1 height, and may be one story in height, subject to the following
2 conditions and restrictions:

- 3
- 4 a. That the elevation of the garage floor shall not be more than
5 six (6) inches above established grade.
 - 6 b. That the area of the garage shall not exceed a gross floor
7 area of more than six hundred (600) square feet or one-third
8 (1/3) of the ground area of the main building on the
9 premises, whichever is greater, including any service or
10 storage, or access area located within the garage.

11

12 **8. Ground Area Coverage.** Buildings or structures designed and
13 constructed for R-Use Districts, shall not occupy more than thirty
14 five (35) percent of the ground area of the building site upon
15 which the building or structure is erected. The area utilized for
16 calculating the maximum ground area coverage for the principal
17 building shall be computed from the exterior face of exterior walls
18 and the exterior face of exterior columns of the ground floor of the
19 building. Cantilevered portions of the building above the ground
20 floor or roof overhangs that are greater than five (5'0) feet shall be
21 computed in the calculation of the ground area coverage of the
22 principal building. Auxiliary buildings or structures, including
23 swimming pools, may occupy additional ground coverage, but the
24 total ground area occupied by the main building or structure and
25 auxiliary structures shall not exceed forty-five (45) percent of the
26 building site upon which the structures are located. In no case
27 shall the main building or structure exceed thirty-five (35) percent
28 of the lot or lots composing the building site. Special Use
29 buildings or structures which may be permitted by ordinance to be
30 located in R-Use Districts shall abide by the same minimum
31 ground area coverage as set forth for single-family residences in R-
32 Use Districts.

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34 **9. Maximum Square Foot Floor Area For Single-family**
35 **Residences. General.** The maximum square foot floor area
36 permitted for single-family residences shall be equal to forty-
37 eight (48) percent for the first five thousand (5,000) square feet
38 of building site area and thirty-five (35) percent for the next
39 five thousand (5,000) square feet of building site area and thirty
40 (30) percent for the remainder of the building site area.

1
2 **10. Determination of Maximum Square Foot Floor Area -**

3 **General.** The maximum square foot floor area of a single-
4 family residence shall be the sum of the gross areas of all the
5 floors of the building or buildings, measured from the exterior
6 faces of exterior walls and exterior faces of supporting columns
7 for any floor not enclosed by exterior walls. The Board of
8 Architects shall require such changes in the plans and
9 specifications for single-family residences as are necessary or
10 appropriate to the maintenance of a high standard of
11 construction, architecture, beauty, and harmony with the
12 aesthetic quality of the surrounding neighborhood in the
13 carrying out of the provisions of this section of the “Zoning
14 Code”.

15
16 a. In particular, gross floor area shall include the following:

- 17
18 i. All floor space used for dwelling purpose, such as
19 living rooms, bedrooms, kitchens, utility rooms,
20 mechanical equipment rooms, and any other similar
21 space, no matter where located within a building.
- 22 ii. Elevator shafts and stairwells at each floor.
- 23 iii. The floor space in penthouses, interior balconies and
24 mezzanines.
- 25 iv. The floor space in auxiliary or accessory buildings.
- 26 v. The floor space in screened porches located on the
27 second floor. The floor space in screened porches
28 located on the first floor shall be computed at one-
29 half (1/2) of the square foot floor area contained
30 therein; provided, a covenant is submitted stating
31 that such screen porch will not be enclosed if it will
32 cause the residence to exceed the maximum
33 permitted floor area.
- 34 vi. The floor space in any garage or garage and storage
35 area except that the floor area shall be counted at
36 three quarters (3/4) of floor area for one story
37 detached garages located in the rear yard area with a
38 height that does not exceed sixteen feet above

1 established grade and a floor area that does not
2 exceed three hundred and fifty (350) square feet.

3 vii. In those cases where the average floor to the bottom
4 of the structural member of roof support height
5 exceeds thirteen (13'0") feet clear, without
6 intermediate structural floor members, then that area
7 shall be counted twice in the maximum floor area
8 factor computation.

9 viii. The floor space in roofed terraces, breezeways, and
10 porches located on the second floor.

11 iv. The floor space in interior court yards and if a portion
12 of the interior court yard is created in whole or in part
13 with a two story portion of the residence then the
14 interior court yard shall count twice.

15 b. The following areas or structures shall not be computed into
16 the gross floor area of the building except as stated herein:

17
18 i. Floor space in one (1) story roofed terraces,
19 breezeways, and porches that do not have an average
20 floor to ceiling height that exceeds thirteen (13'0")
21 feet provided, a covenant is submitted stating that
22 such roofed terrace, and breezeway or porch will not
23 be enclosed if it will cause the residence to exceed the
24 maximum permitted floor area.

25 ii. Floor space in screen enclosures.

26 iii. Carports that consist of a roofed structure that is open
27 on three sides and attached to the main building for
28 the purpose of providing shelter for one or more
29 motor vehicles.

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31 **11. Determination of Maximum Square Foot Floor Area in**
32 **Flood Hazard Districts.** The maximum square foot floor area
33 of a single-family residence in a flood hazard district shall be
34 the sum of the gross areas of all the floors of the building or
35 buildings, measured from the exterior faces of exterior walls
36 and exterior faces of supporting columns for any floor not
37 enclosed by exterior walls. The Board of Architects shall
38 require such changes in the plans and specifications for single-

1 family residences as are necessary or appropriate to the
2 maintenance of a high standard of construction, architecture,
3 beauty and harmony in the carrying out of the provisions of this
4 section of the “Zoning Code”.

- 5
- 6 a. In particular, gross floor area shall include the following:
- 7
- 8 i. All floor space used for dwelling purpose, such as
9 living rooms, bedrooms, kitchens, utility rooms,
10 mechanical equipment rooms, and any other
11 similar space, no matter where located within a
12 building.
- 13 ii. Elevator shafts and stairwells at each floor.
- 14 iii. The floor space in penthouses, interior balconies
15 and mezzanines.
- 16
- 17 iv. The floor space in auxiliary or accessory buildings.
- 18
- 19 v. Screened porches shall be computed at one-half
20 (1/2) of the square foot floor area contained
21 therein; provided, a covenant is submitted stating
22 that such screen porch will not be enclosed if it
23 will cause the residence to exceed the maximum
24 permitted floor area.
- 25
- 26 vi. The floor space in any garage or garage and
27 storage area.
- 28 vii. In those cases where the average floor to the
29 bottom of the structural member of roof support
30 height exceeds fifteen (15'0”) feet clear, without
31 intermediate structural floor members, then that
32 area shall be counted twice in the maximum floor
33 area factor computation.
- 34 b. The following areas or structures shall not be computed
35 into the gross floor area of the building except as stated
36 herein:
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- i. Floor space in roofed terraces, breezeways, and porches provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
- ii. Floor space in screen enclosures.
- iii. Carports that consist of a roofed structure that is open on three sides and attached to the main building for the purpose of providing shelter for one or more motor vehicles.

12. Off-street Parking Requirements. The off-street parking requirements for single-family residences located in an R-Use District shall be one parking space consisting of a roofed structure, which utilizes the same materials as the principle structure that is a garage, carport, porte-cochere, or breezeway. The minimum size required for a garage or carport shall be twelve (12) feet wide by twenty-two (22) feet deep for a one car garage or carport. An additional ten (10) feet in width shall be required for each additional car being stored in a garage or carport. The dimensions provided for herein shall be clear of all obstructions from the floor to the ceiling of the garage.

A garage that faces upon a street shall not exceed one third (1/3) of the width of the façade of the residence that faces upon a street and the remaining two thirds (2/3s) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty feet of street frontage or does not have sufficient depth on a side street to provide a garage, then a one car garage with a maximum interior dimension of 12’0” wide by 25’0” deep shall be permitted to face upon the front street.

The off-street parking requirements for special-use buildings shall be as required in Article 3 Off-Street Parking and Loading.

13. Landscaped Open Space. Landscaped open space for building sites in R-Use Districts shall be provided as follows:

- 1 a. All building sites shall provide landscaped open space of
2 not less than forty (40) percent of the area of the building
3 site.
4 b. At least twenty (20) percent of the required forty (40)
5 percent of landscape open space shall be located in the
6 front yard area.
7 c. The landscaped open space required by this Section shall
8 consist of pervious landscaped area and shall not consist
9 of any paved or otherwise impervious areas.
10

11 **Sec. 14-2. Flat roofs without a parapet.**
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13 Except on Lots 1 through 18, inclusive, Block 89, Lots 20 through 36,
14 inclusive, Block 91, Riviera Section Part Three and Lots 1, 2, 3 and Lots 5
15 through 12, inclusive, Block 4 and Lots 11 through 16, Block 6, French
16 Village, flat roofs without a parapet shall be permitted upon buildings
17 subject to restrictions noted hereinafter.
18

- 19 A. Over porches or rooms within the L, T or U of an R, D, or A Use
20 building having all tile roofs provided:
21
22 1. A tile roof is not practical, as shall be determined by the Board of
23 Architects.
24 2. The flat roof portion shall not exceed fifteen (15%) percent of the
25 ground area of the building.
26 3. The flat roof portion is not visible from the front elevation of the
27 building on an inside lot, or is not visible from the front or side
28 street elevations on a corner lot.
29
30 B. Over one-story rooms in the rear of a two story residence, duplex or
31 apartment on inside lots, or over one-story rooms in the rear of a two-
32 story residence, duplex or apartment where the room is not visible
33 from the front or side street elevation on corner lots, providing in all
34 cases some type of metal or masonry railing, as shall be approved by
35 the Board of Architects is installed upon such flat roof.
36
37 C. In Industrial Districts where the roof is constructed entirely of non-
38 combustible materials.
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- 1 D. On boat houses, provided some ornamental railing, design or other
2 treatment, as shall be approved by the Board of Architects, is placed
3 upon such flat roof.
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- 5 E. Over meter rooms, elevator towers, elevator machinery and equipment
6 rooms, stair towers, and air-conditioning rooms in C-Districts where
7 the roof is constructed entirely of non-combustible materials.
8
- 9 F. Over one-story or two-story areas of a residential building, or as a
10 balcony, tower or other feature used to enhance the architecture of a
11 building (as with the Colonial or Mediterranean style), provided that if
12 located on an elevation visible to the street, the flat roof portions
13 visible to the street shall not constitute more than twenty (20%)
14 percent of the building's total roof area and is used to reduce or
15 minimize the mass of the building.
16

17 **Sec. 14-3 Flat roofs with a parapet.**
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19 Except on Lots 1 through 18, inclusive, Block 89, Lots 20 through 36,
20 inclusive, Block 91, Riviera Section Part Three, and Lots 1, 2, 3 and Lots 5
21 through 12, inclusive, Block 4 and Lots 11 through 16, Block 6, French
22 Village, flat roofs with a parapet (minimum eight (8) inches thick shall be
23 permitted upon single family residences and accessory buildings and
24 structures subject to restrictions noted hereinafter:
25

- 26 A. The residence has a flat roof with a parapet with and a pitched roof
27 area that is lesser in size and proportion to the flat roof area. The roof
28 deck of the flat roof with a maximum thirty (30") inch high parapet
29 shall not exceed twenty four (24'0") feet above established grade and
30 the top of the parapet shall not exceed twenty six feet six inches
31 (26'6') above established grade. The roof shall be pitched in
32 accordance with the provisions of the Florida Building Code.
33
- 34 B. The residence has a flat roof with a parapet with and a pitched roof
35 area that is greater in size and proportion to the flat roof area. The
36 roof deck of the flat roof with a maximum thirty (30") inch high
37 parapet shall not exceed twenty four (24'0") feet above established
38 grade and the top of the parapet shall not exceed twenty six feet six
39 inches (26'6') above established grade. The roof shall be pitched in
40 accordance with the provisions of the Florida Building Code.

- 1 C. Over boat houses.
- 2
- 3 D. Upon buildings designed and devoted to A, C, and M Uses.
- 4

5 **Sec. 14-9 Roof projections.**

6

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

9

- 10 A. On setbacks from five (5) feet to ten (10) feet, roofs may project not
11 more than two-and-one-half (2½) feet into the required minimum
12 setback area.
- 13
- 14 B. On setbacks from ten and one-tenth (10.1) feet to fifteen (15) feet,
15 roofs, balconies, and bay windows may project not more than three
16 (3) feet into the required minimum setback area.
- 17
- 18 C. On setbacks from fifteen and one-tenth (15.1) feet to twenty (20) feet,
19 roofs balconies, and bay windows may project not more then three-
20 and-one-half (3½) feet into the required minimum setback area.
- 21
- 22 D. On setbacks from twenty and one-tenth (20.1) feet to twenty-five (25)
23 feet, roofs and bay windows may project not more than four-and-one-
24 half (4½) feet into the required minimum setback area.
- 25
- 26 E. On setbacks of twenty-five (25) feet or more, roofs and bay windows
27 may project not more than five (5) feet into the required minimum
28 setback area.
- 29
- 30

31 **Sec. 15-1 Architectural Style – General.**

- 32 A. Architectural type – General. (2003-10) Except as provided for in
33 Section 15-3 of this ordinance, all buildings hereinafter constructed or
34 reconstructed, shall be designed in a specific architectural style such
35 as but not limited to Colonial, Venetian, Mediterranean, Italian,
36 French, Bahamian or other identifiable architectural style. All
37 buildings hereinafter altered or added to shall conform to the
38 architectural design of the existing building provided, however, that if
39 the architectural style of the building is being altered then the building
40 shall be designed in a specific architectural style such as but not

1 limited to Colonial, Venetian, Mediterranean, Italian, French,
2 Bahamian or other identifiable architectural style. The Architect shall
3 include a page or pages in the plan which defines the architectural
4 style with text and photographs and provide a statement on how the
5 proposed building complies with the style. It shall be the duty and
6 responsibility of the Board of Architects to determine in each and
7 every case whether or not the submitted plans comply with the type
8 and scale of architecture set forth hereinabove and require from the
9 designing architect such changes as would bring the design into
10 conformity. The Board of Architects shall require such changes in the
11 design of the structure so as to preserve traditional aesthetic
12 treatments and promote design excellence in the community. In
13 considering the design of the building, the Board of Architects shall
14 consider and render a decision as to the adequacy of the following
15 elements in the design concept: (2992)

16

- 17 1. Trim.
- 18 2. Shutters.
- 19 3. Awnings and canopies.
- 20 4. Windows (Fenestration).
- 21 5. Doors.
- 22 6. Texture of surface.
- 23 7. Colors.
- 24 8. Roofs.
 - 25 a. Materials.
 - 26 b. Color.
 - 27 c. Slope.
 - 28 d. Overhang.
- 29 9. Planters.
- 30 10. Window boxes.
- 31 11. Walls, height, location, materials, design.
- 32 12. Height of building.
- 33 13. Location of structure on site.
- 34 14. Site circulation in regard to pedestrian travel, parking, services,
35 grades and landscaping.
- 36 15. Location of exposed piping, conduits and rain water leaders.
- 37 16. The impact on adjacent properties of continuous two story walls
38 that are in excess of forty (40) percent of the site depth.
- 39 17. Decorative lighting (height, location and style).

40

1 The architectural style for a given location, unless specified to the
2 contrary, shall be in harmony with the architecture of its particular
3 neighborhood. The Board of Architects shall review a new building or
4 structure or a substantial addition to an existing building or structure
5 that is to be constructed in context within an area that includes both
6 sides of the street, on the block where it is located and surrounding
7 properties. The Board of Architects shall require that photographs of
8 both sides of the street, on the block where a new building or structure
9 or a substantial addition to an existing building or structure is to be
10 constructed and surrounding properties, is submitted for their review.

11
12 The architectural context of an area includes the height, scale,
13 massing, separation between buildings, and style, in regard to how
14 buildings and structures relate to each other within a specified area.
15 Architectural context allows for differences in height, scale, massing,
16 and separation between building and style, when such differences
17 contribute to the overall harmony and character of the area. The
18 Board of Architects shall not take into consideration existing
19 buildings and structures that are out of context with the area when
20 considering whether a new building or structure or a substantial
21 addition to an existing building or structure is in context with both
22 sides of the street on the block where it is located and surrounding
23 properties. The Board of Architects shall review the building or
24 structure in the context of that area in which the site is located when a
25 new building or structure or a substantial addition to an existing
26 building or structure is located on a building site that is on the border
27 of two areas that have different character or context.

28
29 Additions and alterations to buildings, which have been designated by
30 the provisions within the Zoning Ordinance as a Historic Landmark,
31 shall conform to the Secretary of the Interiors Standards.

32
33 **Sec. 11-10 Utility poles and underground utilities of private property.**

34 The following provisions shall apply to utility poles and
35 underground utilities on private property for all new
36 construction and for existing construction. For the purpose of
37 this section “service to the building” shall include electrical
38 service, telephone service and television service to the building.

39

- 1 a. In R, D and A Districts, utility poles and lines shall be
- 2 placed in rear yard areas reserved for utility uses by
- 3 easements granted for that purpose.
- 4
- 5 b. The service lines for all utilities for new buildings and or
- 6 structures on private property shall be placed underground.
- 7
- 8 c. The lines for all utilities for existing buildings or structures
- 9 on private property shall be placed underground when;
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- 11 i. The service to the building or structure is replaced,
- 12 or
- 13 ii. The service to the building or structure must be
- 14 relocated due to an addition or alteration to the
- 15 building or structure, or
- 16 iii. The service to the building or structure must be
- 17 upgraded, or
- 18 iv. An alteration to a building or structure is an
- 19 Alteration-Level 3 pursuant to the Florida Building
- 20 Code.
- 21

22 **Sec. 2-65-2. INTERIOR COURT YARD:** An interior court yard is a court
 23 yard that is enclosed on at least two sides with building walls and enclosed
 24 on all of the other sides with walls that exceed four feet in height, a trellis, or
 25 covered terrace or any combination thereof.

26

27 **Sec. 15-5 Duplication of elevations and/or exterior architectural**
 28 **design.** No duplication of elevations and/or exterior architectural design or
 29 any similar designs as to massing, scale, and architectural features shall be
 30 permitted in any residential area. It is the intent of this section that the
 31 design of single family residences be unique and original designs and that
 32 designs or similarly designed single-family residences not be repeated with
 33 in the residential neighborhoods of the City. This section does not prohibit
 34 repetitive styles of architecture in the residential neighborhoods of the City,
 35 just a repetitiveness of design. Architects submitting plans for consideration
 36 by the Board of Architects shall, as part of said plan, and as a prerequisite to
 37 approval thereof, sign a certificate reading as follows: To the best of my
 38 knowledge and belief, the within plans and specifications do not duplicate
 39 the elevations and/or exterior architectural design or are similar in design as
 40 to the massing, scale, and architectural features of any buildings in the

1 residential area of the City of Coral Gables, previously submitted by me or
2 by my office. Furthermore, that to the best of my knowledge and belief
3 these plans and specifications are a unique and original design and not a
4 duplication of elevations and/or exterior architectural design or similar
5 design as to the massing, scale, and architectural features of any building
6 constructed, or for which a permit has been issued, in the City of Coral
7 Gables; I further certify that I am fully familiar with the ordinance under
8 which this certificate is required. (seal)

9

10 Architects who have been found by the Code Enforcement Board to have
11 violated the provisions of this section shall be reported to the State of Florida
12 Department of Business and Professional Regulation for disciplinary action,
13 in addition to the other penalties provided by this Code.

14

15 The provisions of this subsection shall not apply, however, in the following
16 cases:

17

18 (a) In the units of a single-housing project, which shall be deemed and
19 which hereby is defined as not more than three multiple family units
20 constructed on a lot or on contiguous lots so as to be an architectural
21 entity; and,

22

23 (b) To the interior design or floor plan of any structure.

24