

ARTICLE 4 - ZONING DISTRICTS

1 The chart on the proceeding page is a summary of the uses permitted in the following zoning districts:
2

Zoning Districts	Zoning District Abbreviation
Single-family Residential District	SFR
Multi-family 1 Duplex District	MF1
Multi-family 2 District	MF2
Multi-family Special Area District	MFSA
Mixed Use District	MXD
University of Miami Campus Area Development	UMCAD
Special Use District	S
Preservation District	P
Commercial Limited District	CL
Commercial District	C
Industrial District	I

3
4 The letter "P" indicates that the use is a permitted use in the district subject to approval as set out in
5 Article 3 and in compliance with the standards in the district and Article 5 of these regulations. The letter
6 "C" indicates that the use is permitted in the district as a conditional use in accordance with the
7 procedures set out in Article 3, Division 4 and the standards in these regulations.

ARTICLE 4 - ZONING DISTRICTS

1

USE CATEGORIES	SFR	MF1	MF2	MFSA	CL	C	I	MXD*	S	UMCAD	P
RESIDENTIAL											
ACCESSORY USES	P	P	P	P				P		SEE SECTION 4-202	SEE SECTION 4-205
SINGLE-FAMILY DWELLINGS	P	P	P	P							
DUPLEX DWELLINGS		P	P	P							
MULTI-FAMILY DWELLINGS			P	P				P			
TOWNHOUSE DWELLINGS			P	P							
LIVE - WORK					P			P			
NON-RESIDENTIAL											
ACCESSORY USES					P	P	P	P	P		
ADULT USES							C				
ALCOHOLIC BEVERAGE SALES					P	P	P	P			
ANIMAL GROOMING & BOARDING						P	P				
ASSISTED LIVING FACILITIES			P	P	C	P	P	C			
AUTO SERVICE STATIONS					C	P	P				
BED AND BREAKFAST			C	C							
BOTANICAL GARDENS									P/C		
CAMPS					P	P	P	C	C		
CEMETERIES									C		
COMMERCIAL LAUNDRIES							P				
COMMUNITY CENTER					C	P	P	C			
CONGREGATE CARE					P	P		C			
DAY CARE						P	P	C			
DRIVE-THROUGH FACILITIES					C	P/C					
EDUCATIONAL FACILITIES					P/C	P					
FAMILY DAY CARE	P	P	P	P							
FUNERAL HOMES						P					
GOLF OR TENNIS GROUNDS									C		
GOVERNMENT USES						P	P	P	C		
HELIPORT									C		
HELISTOP						C	C		C		
HOSPITALS									C		
INDOOR RECREATION / ENTERTAINMENT					P	P					
MANUFACTURING							P				
MARINA FACILITIES						C			C		
MEDICAL CLINIC					P/C	P	P	C			
MIXED USE BUILDINGS						C	C	C			
MUNICIPAL FACILITIES					P	P	P		C		
NIGHTTIME USES					C	P		C			
NURSING HOMES					P	P					
OFFICES					P	P	P	P			
OPEN SPACE AREAS									C		
OUTDOOR RECREATION / ENTERTAINMENT					C	C	P				
OUTDOOR RETAIL SALES, DISPLAY AND/OR STORAGE							P				
OVERNIGHT ACCOMODATIONS					P/C	P	P	P			
PARKING GARAGES						P	P	P			
PARKING LOTS					C	P	P				
PRIVATE CLUB									C		
PRIVATE YACHT BASIN	C	C	C	C		C					
PUBLIC TRANSPORTATION FACILITY						P	P	C	C		
RELIGIOUS INSTITUTIONS								P	C		
RESEARCH AND TECHNOLOGY USES							P	C			
RESTAURANTS					P	P	P	P			
RESTAURANTS, FAST FOOD						P	P	C			
RETAIL SALES AND SERVICES					P	P	P	P			
SALES AND/OR LEASING OFFICES								P			
SCHOOLS									C		
SELF-STORAGE WAREHOUSES							P				
TEMPORARY USES					P	P	P		P		
TV / RADIO STUDIOS						P	P				
UTILITY / INFRASTRUCTURE FACILITIES	P	P	P	P	P	P	P	C	P		
UTILITY SUBSTATIONS							P				
VEHICLE SALES / DISPLAYS						P	P				
VEHICLE SALES / DISPLAYS, MAJOR							P				
VEHICLE SERVICE, MAJOR						P	P				
VETERINARY OFFICES						P	P				
WHOLESALE / DISTRIBUTION / WAREHOUSE FACILITY							P				

2 * Pursuant to Article 4, Section 4-201, uses of the underlying zoning district are permitted as well.

ARTICLE 4 - ZONING DISTRICTS

1 **Division 1. Residential Districts**
2

3 **Section 4-101. Single Family Residential (SFR) District.**
4

5 A. Purpose and applicability. The Single Family Residential (SFR) District is intended to accommodate
6 low density, single-family dwelling units with adequate yards and open space that characterize the
7 residential neighborhoods of the City. The City is unique not only in South Florida but in the country
8 for its historic and architectural treasures, its leafy canopy, and its well-defined and livable
9 neighborhoods. These residential areas, with tree-lined streets and architecture of harmonious
10 proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly
11 built-up metropolitan environment. The intent of the Code is to protect the distinctive character of the
12 City, while encouraging excellent architectural design that is responsible and responsive to the
13 individual context of the City's diverse neighborhoods. The single-family regulations, as well as the
14 design and performance standards in the zoning code, seek to ensure that the renovation of
15 residences as well as the building of residences is in accord with the civic pride and sense of
16 stewardship felt by the citizens of Coral Gables. By preserving the community character of the
17 Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that
18 best serves the collective interest. In an SFR District no use other than these listed below shall be
19 permitted. No buildings or premises shall be used, nor shall any building or structure be erected,
20 altered or enlarged which is arranged, intended or designed to be used for a use other than a single
21 family use as defined in this code.
22

23 B. Permitted principal uses and structures. The following uses are permitted:
24

- 25 1. Accessory dwelling.
26
- 27 2. Accessory uses, buildings or structures as follows:
28
 - 29 a. Boat house and/or boat slip
30
 - 31 b. Cabana.
32
 - 33 c. Docks, davits and floating boat lifts.
34
 - 35 d. Emergency preparedness shelter.
36
 - 37 e. Flagpoles, limit one per property with a maximum height of twenty-five (25) feet (allowed in
38 setback area subject to Board of Architects approval).
39
 - 40 f. Fountains (allowed in setback area subject to Board of Architects approval).
41
 - 42 g. Garage.
43
 - 44 h. Gazebo.
45
 - 46 i. Guesthouse (Residential Estate only).
47
 - 48 j. Greenhouse.
49
 - 50 k. Planters.
51
 - 52 l. Playhouse.
53
 - 54 m. Recreational equipment.
55

ARTICLE 4 - ZONING DISTRICTS

- 1 n. Reflecting pool.
- 2
- 3 o. Screened enclosures.
- 4
- 5 p. Storage building and/or utility room.
- 6
- 7 q. Swimming pool and/or spa.
- 8
- 9 r. Tennis court.
- 10
- 11 s. Trellises (allowed in rear setback area of properties backing onto a canal, waterway, lake or
- 12 bay).
- 13
- 14 t. Wood decks.
- 15

16 3. Family day care as required and defined pursuant to Florida Statutes.

17

18 4. Single-family dwellings.

19

20 4. Utility infrastructure facilities.

21

22 C. Conditional uses. The following uses are permitted in the SFR District as conditional uses, if

23 approved under the provisions of Article 3 Division 4, subject to the standards in this Section and

24 other applicable regulations in Article 5:

25

26 1. Private yacht basins.

27

28 D. Performance standards. The following performance standards shall govern the general development

29 of structures in the SFR District. Where there are specific standards for properties that are

30 specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific

31 Zoning Regulations shall apply (see Appendix A).

32

33 1. Building sites. Buildings and structures shall be constructed or erected upon a building site

34 containing at least one platted lot, and such building site shall have a minimum street frontage of

35 fifty (50) feet. See also Section 3-206, Building site determination.

36

37 2. Density. One (1) principal building per building site.

38

39 3. Facing of lots and buildings. The facing of a building site shall be based on the platting of the lots

40 that comprise the building site, except for specific deviations or exceptions prescribed in the Site

41 Specific Zoning Regulations in Appendix A. Every lot shall be deemed to face the street upon

42 which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon

43 which it has the shortest street line; and any building shall face the front of the lot, and be subject

44 to the restrictions governing buildings on each street on which it is deemed to face. Whenever a

45 lot is so shaped or situated that it's facing may be uncertain, or the specific restrictions herein

46 provided may be ambiguous, and then applied hereto, the Board of Adjustment shall determine

47 the facing of the lot.

48

49 4. Setback requirements. No building or structure, or any part thereof, including porches, projections

50 or terraces, but not including uncovered steps, shall be erected at a lesser distance from the

51 front, side or rear line of any building site than the front, side or rear setback distance,

52 respectively, prescribed and established herein for such building site. Nothing herein shall

53 prohibit a building or structure from having more than the minimum required setbacks.

54

ARTICLE 4 - ZONING DISTRICTS

- 1 a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and
2 required on all building sites except that on existing building sites on platted lots less than
3 seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.
4
- 5 b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%)
6 percent of the width of the lot measured across the front setback line with a minimum total of
7 ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen
8 (15) feet shall be required and maintained from any side line of a building site that abuts upon
9 a street, provided, however, that buildings on corner lots which have one side abutting upon a
10 street on which other lots in the same block face, shall setback a minimum distance from
11 such side street as is provided herein as the minimum front setback for buildings facing such
12 side street. The required side setbacks shall be equal on both sides unless an uneven
13 distribution is used to mitigate an existing contextual condition on the property as determined
14 by the Board of Architects. An existing contextual condition may include but shall not be
15 limited to the location of tree(s), existing structures on the property, or existing non-
16 conforming setback conditions. In no case shall a side setback be less than five (5) feet
17
- 18 c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on
19 all buildings.
20
- 21 d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal,
22 waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions
23 thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet
24 from the canal, waterway, lake or bay as platted.
25
- 26 5. Setback requirements for auxiliary, accessory buildings and/or structures. Except as specifically
27 prescribed herein to the contrary, auxiliary, accessory buildings and/or structures shall be
28 governed by the same minimum setback requirements as provided for the main or principal
29 building, provided that:
30
- 31 a. Except as may be otherwise noted no accessory or auxiliary building or structures may be
32 located in the area between the street and the main residential building or any part thereof.
33
- 34 b. In no case shall an auxiliary building or structure be located closer to the front or side street
35 of a lot or building site than the main or principal building.
36
- 37 c. One (1) story detached garages located in the rear yard area, with a height that does not
38 exceed sixteen (16) feet above established grade and a floor area that does not exceed three
39 hundred-and-fifty (350) square feet, may have a side setback of five (5) feet and a rear
40 setback of five (5) feet.
41
- 42 6. Height of single-family residence buildings and height of special-use buildings. No single-family
43 building shall be constructed in the City that is more than two (2) stories in height. No subordi-
44 nate or accessory building permitted by this code as an auxiliary use shall exceed in height the
45 maximum height of the principal building on the building site. Except in Journey's End where
46 single family residences may have a permitted height of thirty-four (34) feet above established
47 grade, said two (2) stories shall not exceed a height of twenty-nine (29) feet above established
48 grade in all instances including ridgeline, domes, steeples, towers, cupolas, decorative features
49 and such other similar structures, and excluding chimneys having a maximum height of three (3)
50 feet above the ridgeline and a maximum area of seventeen (17) square feet.
51
- 52 7. Height of residences in flood hazard districts. Single-family residences in flood hazard districts
53 shall not exceed a height of 2 stories or thirty-nine (39) feet above established grade including
54 ridgeline, domes, steeples, towers, cupolas, decorative features and such other similar structures,
55 and excluding chimneys having a maximum height of three (3) feet above the ridgeline and a
56 maximum area of seventeen (17) square feet. That portion of a single-family residence located

ARTICLE 4 - ZONING DISTRICTS

1 above the garage in the coastal flood hazard district may in no case be more than one story in
2 height, and may be one story in height, subject to the following conditions and restrictions:

- 3
4 a. That the elevation of the garage floor shall not be more than six (6) inches above established
5 grade.
6
7 b. That the area of the garage shall not exceed a gross floor area of greater than six-hundred
8 (600) square feet or one-third (1/3) of the ground area of the main building on the premises,
9 whichever is greater, including any service or storage, or access area located within the
10 garage.
11
- 12 8. Ground area coverage. Buildings or structures designed and constructed shall not occupy more
13 than thirty-five (35%) percent of the ground area of the building site upon which the building or
14 structure is erected. The area utilized for calculating the maximum ground area coverage for the
15 principal building shall be computed from the exterior face of exterior walls and the exterior face
16 of exterior columns of the ground floor of the building. Cantilevered portions of the building above
17 the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the
18 calculation of the ground area coverage of the principal building. Auxiliary buildings or structures,
19 including swimming pools, may occupy additional ground coverage, but the total ground area
20 occupied by the main building or structure and auxiliary structures shall not exceed forty-five
21 (45%) percent of the building site upon which the structures are located. In no case shall the
22 main building or structure exceed thirty-five (35%) percent of the lot or lots composing the
23 building site. Special Use buildings or structures which may be permitted by ordinance to be
24 located in the SFR District subject to the same minimum ground area coverage as set forth for
25 single-family residences in the SFR District.
26
- 27 9. Maximum square foot floor area for single-family residences. The maximum square foot floor
28 area permitted for single-family residences shall be equal to forty-eight (48%) percent for the first
29 five-thousand (5,000) square feet of building site area and thirty-five (35%) percent for the next
30 five-thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder
31 of the building site area.
32
- 33 10. Determination of maximum square foot floor area. The maximum square foot floor area of a
34 single-family residence shall be the sum of the gross areas of all the floors of the building or build-
35 ings, measured from the exterior faces of exterior walls and exterior faces of supporting columns
36 for any floor not enclosed by exterior walls. The Board of Architects may require such changes in
37 the plans and specifications for single-family residences as are necessary or appropriate to the
38 maintenance of a high standard of construction, architecture, beauty, and harmony with the
39 aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this
40 section of the "Zoning Code".
41
- 42 a. In particular, gross floor area shall include the following:
43
44 All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility
45 rooms, mechanical equipment rooms, and any other similar space, no matter where located
46 within a building.
47
- 48 i. Elevator shafts and stairwells at each floor.
49 ii. The floor space in penthouses, interior balconies and mezzanines.
50 iii. The floor space in auxiliary or accessory buildings.
51 iv. The floor space in screened porches located on the second floor. The floor space in
52 screened porches located on the first floor shall be computed at one-half (1/2) of the
53 square foot floor area contained therein; provided, a covenant is submitted stating that
54 such screen porch will not be enclosed if it will cause the residence to exceed the
55 maximum permitted floor area.

ARTICLE 4 - ZONING DISTRICTS

- 1 v. The floor space in any garage and/or garage storage area shall be computed at three-
2 quarters (3/4) of floor area for one story detached garages located in the rear yard area
3 with a height that does not exceed sixteen feet above established grade and a floor area
4 that does not exceed three-hundred-and-fifty (350) square feet.
- 5 vi. In those cases where the average floor to the bottom of the structural member of roof
6 support height exceeds thirteen (13) feet clear, without intermediate structural floor
7 members, then that area shall be counted twice in the maximum floor area factor
8 computation.
- 9 vii. The floor space in roofed terraces, breezeways, and porches located on the second floor.
- 10 viii. The floor space in interior courtyards and if a portion of the interior court yard is created
11 in whole or in part with a two (2) story portion of the residence then the interior court yard
12 shall count twice.
- 13
- 14 b. The following areas or structures shall not be computed into the gross floor area of the build-
15 ing except as stated herein:
- 16
- 17 i. Floor space in one (1) story roofed terraces, breezeways, and porches that do not have
18 an average floor to ceiling height that exceeds thirteen (13) feet provided, a covenant is
19 submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if
20 it will cause the residence to exceed the maximum permitted floor area.
- 21 ii. Floor space in screen enclosures.
- 22 iii. Carports that consist of a roofed structure that is open on three sides and attached to the
23 main building for the purpose of providing shelter for one or more motor vehicles.
- 24
- 25 11. Determination of maximum square foot floor area in flood hazard districts. The maximum square
26 foot floor area of a single-family residence in a flood hazard district shall be the sum of the gross
27 areas of all the floors of the building or buildings, measured from the exterior faces of exterior
28 walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The
29 Board of Architects may require such changes in the plans and specifications for single-family
30 residences as are necessary or appropriate to the maintenance of a high standard of
31 construction, architecture, beauty and harmony in the carrying out of the provisions of this section
32 of the "Zoning Code".
- 33
- 34 a. In particular, gross floor area shall include the following:
- 35
- 36 i. All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens,
37 utility rooms, mechanical equipment rooms, and any other similar space, no matter where
38 located within a building.
- 39 ii. Elevator shafts and stairwells at each floor.
- 40 iii. The floor space in penthouses, interior balconies and mezzanines.
- 41 iv. The floor space in auxiliary or accessory buildings.
- 42 v. Screened porches shall be computed at one-half (1/2) of the square foot floor area
43 contained therein; provided, a covenant is submitted stating that such screen porch will
44 not be enclosed if it will cause the residence to exceed the maximum permitted floor
45 area.
- 46 vi. The floor space in any garage or garage and storage area.
- 47 vii. In those cases where the average floor to the bottom of the structural member of roof
48 support height exceeds fifteen (15) feet clear, without intermediate structural floor
49 members, then that area shall be counted twice in the maximum floor area factor
50 computation.
- 51
- 52 b. The following areas or structures shall not be computed into the gross floor area of the build-
53 ing except as stated herein:
- 54

ARTICLE 4 - ZONING DISTRICTS

- 1 i. Floor space in roofed terraces, breezeways, and porches provided, a covenant is
2 submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if
3 it will cause the residence to exceed the maximum permitted floor area.
 - 4 ii. Floor space in screen enclosures.
 - 5 iii. Carports that consist of a roofed structure that is open on three sides and attached to the
6 main building for the purpose of providing shelter for one or more motor vehicles.
- 7
- 8 12. Garage facades. A garage that faces upon a street shall not exceed one-third (1/3) of the width of the
9 façade of the residence that faces upon a street and the remaining two-third (2/3) of the façade shall
10 not include other garage areas or detached garages visible from the front of the street. In the event a
11 building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side
12 street to provide a garage, then a one (1) car garage with a maximum interior dimension of twelve
13 (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street.
- 14
- 15 13. Carport canopies are prohibited in SFR zoning districts. Existing carport canopies in SFR zoning
16 Districts shall be considered as nonconforming and are subject to the provisions in Article 6.
- 17
- 18 14. Architectural style. See Article 5, Division 6.
- 19

Section 4-102. Multi-family 1 Duplex (MF1) District.

- 20
- 21
- 22 A. Purpose and applicability. The Multi-family 1 Duplex (MF1) District is intended to accommodate low
23 density, duplex dwelling units with adequate yards and open space to characterize a residential
24 environment. In an MF1 District no buildings or premises shall be used, nor shall any building or
25 structure be erected, altered or enlarged which is arranged, intended or designed to be used, for a
26 use other than uses permitted in the district.
- 27
- 28 B. Permitted principal uses and structures. The following uses are permitted in the MF1 district.
- 29
- 30 1. Accessory uses, buildings or structures as follows:
 - 31 a. Boat house.
 - 32 b. Boat slip
 - 33 c. Docks, davits and floating boat lifts.
 - 34 d. Emergency preparedness shelter.
 - 35 e. Flagpoles. Limit one per property with a maximum height of twenty-five (25) feet.
 - 36 f. Fountains.
 - 37 g. Garage.
 - 38 h. Gazebo.
 - 39 i. Greenhouse.
 - 40 j. Planters (allowed in setback area subject to Board of Architects approval).
 - 41 k. Playhouse.
 - 42 l. Recreational equipment.
 - 43 m. Reflecting pond.
- 44
- 45
- 46
- 47
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55
- 56

ARTICLE 4 - ZONING DISTRICTS

- 1 n. Screened enclosures.
- 2
- 3 o. Storage/utility rooms.
- 4
- 5 p. Swimming pool and/or spa.
- 6
- 7 q. Trellises. Permitted in rear setback area of properties backing onto a canal, waterway, lake or
- 8 bay.
- 9
- 10 r. Wood decks.
- 11

12 2. Duplex dwellings.

13 3. Family day care as required and defined pursuant to Florida Statutes.

14 4. Single-family dwellings that conform to the standards for single-family residences in an SFR

15 District.

16 5. Utility infrastructure facilities.

17 C. Conditional uses. The following uses are permitted in the MF1 District as conditional uses, if

18 approved under the provisions of Article 3 Division 4, subject to the standards in this Section and

19 other applicable regulations in Article 5:

20 1. Private yacht basins.

21 D. Performance standards. The following performance standards shall govern the general development

22 of structures in the District. Where there are specific standards for properties that are specifically set

23 forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations

24 shall apply (see Appendix A).

25 1. Building sites. Buildings and structures constructed in this District shall be constructed or erected

26 upon a building site containing at least one (1) platted lot, and such building site shall have a

27 minimum street frontage of fifty (50) feet.

28 2. Density. Maximum density of two (2) units and one (1) principal building per building site.

29 3. Facing of lots and buildings. The facing of a building site shall be based on the platting of the lots

30 that comprise the building site, except for specific deviations or exceptions prescribed in the Site

31 Specific Zoning Regulations in Appendix A. Every lot shall be deemed to face the street upon

32 which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon

33 which it has the shortest street line; and any building shall face the front of the lot, and be subject

34 to the restrictions governing buildings on each street on which it is deemed to face.

35 4. Setback requirements. No building or structure, or any part thereof, including porches,

36 projections or terraces, but not including uncovered steps, shall be erected at a lesser distance

37 from the front, side or rear line of any building site than the front, side or rear setback distance,

38 respectively, prescribed and established herein for such building site. Nothing herein shall

39 prohibit a building or structure from having more than the minimum required setbacks.

40 a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and

41 required on all building sites, except that on building sites on platted lots less than seventy-

42 five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.

43 b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20) percent

44 of the width of the lot measured across the front setback line with a minimum total of ten (10)

ARTICLE 4 - ZONING DISTRICTS

1 feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet
2 shall be required and maintained from any side line of a building site that abuts upon a street,
3 provided, however, that buildings on corner lots which have one side abutting upon a street
4 on which other lots in the same block face, shall setback a minimum distance from such side
5 street as is provided herein as the minimum front setback for buildings facing such side
6 street. The side setbacks shall be equal on both sides unless an uneven distribution is used
7 to mitigate an existing contextual condition. In no case shall a side setback be less than five
8 (5) feet.
9

10 c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on
11 all buildings.
12

13 d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal,
14 waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions
15 thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet
16 from the canal, waterway, lake or bay as platted.
17

18 5. Setback requirements for auxiliary and accessory buildings or structures. Except as specifically
19 prescribed herein to the contrary, auxiliary and accessory buildings or structures shall be
20 governed by the same minimum setback requirements as provided for the main or principal
21 building, provided that:
22

23 a. Except as may be otherwise noted no accessory or auxiliary building or structures may be
24 located in the area between the street and the main residential building or any part thereof.
25

26 b. In no case shall an auxiliary building or structure be located closer to the front or side street
27 of a lot or building site than the main or principal building.
28

29 ~~6. Height of duplex and single-family residence buildings. No duplex or single-family building shall~~
30 ~~be constructed that is more than two (2) stories in height. No subordinate or accessory building~~
31 ~~permitted by this code as an accessory use shall exceed in height the maximum height of the~~
32 ~~principal building on the building site. Said two (2) stories shall not exceed a height of twenty-~~
33 ~~nine (29) feet above established grade (see definition of established grade) including ridgeline,~~
34 ~~domes, steeples, towers, cupolas, decorative features and such other similar structures, and~~
35 ~~excluding chimneys having a maximum height of three (3) feet above the ridgeline and a~~
36 ~~maximum area of seventeen (17) square feet.~~
37

38 6. Height of duplex buildings and accessory buildings. Maximum of thirty-four (34) feet above
39 established grade and two (2) floors. This includes ridgelines, domes, steeples, towers, cupolas,
40 decorative features and such other similar structures excluding chimneys having a maximum
41 height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.
42

43 7. Height of single-family buildings. Single family buildings and accessory buildings shall satisfy all
44 applicable SFR requirements.
45

46 8. Ground area coverage. Buildings or structures designed and constructed shall not occupy more
47 than thirty-five (35%) percent of the ground area of the building site upon which the building or
48 structure is erected. The area utilized for calculating the maximum ground area coverage for the
49 principal building shall be computed from the exterior face of exterior walls and the exterior face
50 of exterior columns of the ground floor of the building. Cantilevered portions of the building above
51 the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the
52 calculation of the ground area coverage of the principal building. Auxiliary buildings or structures,
53 including swimming pools, may occupy additional ground coverage, but the total ground area
54 occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45)
55 percent of the site upon which the structures are located.

ARTICLE 4 - ZONING DISTRICTS

1 9. Minimum dwelling unit floor area. Each dwelling unit shall have a minimum floor area of five
2 hundred seventy-five (575) square feet.

3
4 10. Architectural style. See Article 5, Division 6.
5

6 **Section 4-103. Multi-family 2 (MF2) District.**

7
8 A. Purpose and applicability. The purpose of the Multi-family 2 (MF2) District is to accommodate various
9 forms of multi-family housing to meet the housing needs of a diverse community, while ensuring that
10 there is a transition to single-family and duplex neighborhoods which protects the integrity of those
11 neighborhoods.

12
13 B. Permitted principal uses and structures. The following uses are permitted in the MF2 District.
14

15 5. 1. Accessory uses, buildings or structures as follows:

16 a. Docks, davits and floating boat lifts.

17 b. Flagpoles. Limit one per property with a maximum height of twenty-five (25) feet.

18 c. Fountains.

19 d. Garage.

20 e. Gazebo.

21 f. Greenhouse.

22 g. Planters.

23 h. Playhouse.

24 i. Recreational equipment.

25 j. Reflecting pool.

26 k. Screened enclosures.

27 l. Swimming pool and/or spa.

28 m. Trellises. Permitted in the rear setback area of properties backing onto a canal, waterway,
29 lake or bay.

30
31 2. Assisted living facilities (ALF).
32

33 3. Duplex dwellings that conform to the performance standards for duplex buildings in an MF1
34 District.
35

36 6. Family day care as required and defined pursuant to Florida Statutes.
37

38 4. Multi-family dwellings.
39

40 5. Single-family dwellings that conform to the standards for single-family residences in an SFR
41 District.
42

43 6. Townhouse/rowhouse dwellings. Minimum building/parcel width of twenty-two (22) feet.
44
45
46
47
48
49
50
51
52
53
54
55
56

ARTICLE 4 - ZONING DISTRICTS

- 1
2
3 7. Utility infrastructure facilities.
4
5 C. Conditional uses. The following uses are permitted in the MF2 District as conditional uses, if
6 approved under the provisions of Article 3 Division 4, subject to the standards in this Section and
7 other applicable regulations in Article 5:
8
9 1. Bed and breakfast establishments.
10
11 2. Private yacht basins.
12
13 D. Performance standards. The following performance standards shall govern the general development
14 of structures in the District. Where there are specific standards for properties that are specifically set
15 forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Regulations shall
16 apply (see Appendix A).
17
18 1. Building sites. Buildings and structures constructed in this District shall be constructed or erected
19 upon a building site containing at least one platted lot, and such building site shall have a
20 minimum street frontage of fifty (50) feet.
21
22 2. Minimum parcel dimensions.
23
24 a. Buildings with a height of forty-five feet (45) feet or less shall be constructed on a parcel of
25 land with a width of not less than fifty (50) feet or a depth of not less than one hundred (100)
26 feet.
27
28 b. Buildings with a height of forty-five (45) feet or greater shall be constructed on a parcel of
29 land with an area of not less than twenty-thousand (20,000) square feet and at least one-
30 hundred (100) feet of frontage on a public street.
31
32 3. Maximum density. The density provided in the Comprehensive Land Use Plan, with architectural
33 incentives.
34
35 4. Facing of lots and buildings. The facing of a building site shall be based on the platting of the lots
36 that comprise the building site, except for specific deviations or exceptions prescribed in the Site
37 Specific Regulations in Appendix A. Every lot shall be deemed to face the street upon which it
38 abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it
39 has the shortest street line; and any building shall face the front of the lot, and be subject to the
40 restrictions governing buildings on each street on which it is deemed to face. Whenever a lot is so
41 shaped or situated that its facing may be uncertain, or the specific restrictions herein provided
42 may be ambiguous then applied hereto, the Board of Adjustment shall determine the facing of the
43 lot.
44
45 5. Setback requirements. No building or structure, or any part thereof, including porches, projections
46 or terraces, but not including uncovered steps, shall be erected at a lesser distance from the
47 front, side or rear line of any building site than the front, side or rear setback distance,
48 respectively, prescribed and established herein for such building site. Nothing herein shall
49 prohibit a building or structure from having more than the minimum required setbacks.
50
51 a. Front setback.
52
53 i. Buildings with a height of forty-five (45) feet or less. Twenty (20) feet.
54 ii. Buildings with a height greater than forty-five (45) feet. Eight (8) feet for the first two (2)
55 floors; provided that no parking areas (surface parking or parking garages) shall be
56

ARTICLE 4 - ZONING DISTRICTS

1 located within twenty-five (20) feet from the front property line. Above the second floor
2 the setback shall be twenty (20) feet.

3
4 b. Side setbacks.

5
6 i. Interior side and abutting alley side setback. Ten (10) feet or five (5) feet if side property
7 line abuts an alley.

8
9 ii. Abutting a side street.

10 (a) Buildings with a height of forty-five (45) feet or less. Fifteen (15) feet.

11 (b) Buildings with a height greater than forty-five (45) feet. Eight (8) feet for the first two
12 (2) floors; provided that no parking areas (surface parking or parking garages) shall
13 be located within twenty-five (20) feet from the side street property line. Above the
14 second floor the setback shall be twenty (20) feet.

15
16
17 c. Rear setback. Ten (10) feet or five (5) feet if rear property line abuts an alley.

18
19 d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal,
20 waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions
21 thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet
22 from the canal, waterway, lake or bay as platted.

23
24 6. Setback requirements of auxiliary and accessory buildings and/or structures. Except as provided
25 for otherwise herein, auxiliary and accessory buildings or structures shall be governed by the
26 same minimum setback requirements as provided for the main or principal building, provided that:

27
28 a. No accessory or auxiliary building or structures may be located in the area between the street
29 and the main residential building or any part thereof.

30
31 b. In no case shall an auxiliary building or structure be located closer to the front or side street
32 of a lot or building site than the main or principal building.

33
34 c. No setbacks shall be required for parking structures and accessory decks which are
35 constructed completely below grade.

36
37 d. Surface parking lots located in an interior side yard or rear yard area shall maintain a
38 minimum landscaped setback of three (3) feet.

39
40 7. Ground area coverage for buildings with a height of forty-five (45) feet or less. Buildings or
41 structures designed and constructed for MF2 Districts, shall not occupy more than thirty five (35)
42 percent of the ground area of the building site upon which the building or structure is erected.
43 The area utilized for calculating the maximum ground area coverage for the principal building
44 shall be computed from the exterior face of exterior walls and the exterior face of exterior columns
45 of the ground floor of the building. Cantilevered portions of the building above the ground floor or
46 roof overhangs that are greater than five (5) feet shall be computed in the calculation of the
47 ground area coverage of the principal building. Auxiliary buildings or structures, including
48 swimming pools, may occupy additional ground coverage, but the total ground area occupied by
49 the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of
50 the site upon which the structures are located. In no case shall the main building or structure
51 exceed thirty-five (35%) percent of the lots or lots composing the site.

52
53 8. Floor area ratio. Maximum floor area ratio (FAR) for buildings in MF2 District.

54
55 a. Buildings with a height of forty-five feet or less shall have a maximum FAR of 1.0.
56

ARTICLE 4 - ZONING DISTRICTS

- 1 b. The FAR for buildings with a height greater than forty five (45) feet but less than seventy
 2 (70) feet with a permitted density of up to forty (40) units per acre without bonuses and up
 3 to fifty (50) units per acre with bonuses shall be as follows:
 4

<i>Height of building in feet</i>	<i>Maximum FAR</i>
Greater than 45' but less than 55'	1.40
55' or greater but less than 60'	1.35
60' or greater but less than 65'	1.30
65' or greater up to 70'	1.25

- 5
 6 c. The FAR for buildings with a height greater than seventy (70) feet with a permitted density of
 7 up to sixty (60) units per acre without bonuses and up to seventy-five (75) units per acre with
 8 bonuses shall be as follows:
 9

<i>Height of building in feet</i>	<i>Maximum FAR</i>
Greater than 70' but less than 80'	1.90
80' or greater but less than 90'	2.00
90' or greater but less than 100'	1.85
100' or greater but less than 110'	1.75
110' or greater but less than 120'	1.70
120' or greater but less than 130'	1.65
130' or greater but less than 140'	1.60
140' or greater up to 150'	1.55

- 10
 11 9. Determination of maximum square foot floor area or FAR: The total floor area of a building or
 12 buildings on a building site divided by the area of the site. The total floor area shall include the
 13 gross horizontal area of the several stories of any building or buildings on the site, as measured
 14 from the exterior face of exterior walls (not the windows or doors in the exterior walls), and shall
 15 include any building area not specifically excluded by this section as floor area excluded from
 16 computing the FAR of a building or buildings. The floor area of a building that is excluded from
 17 the determination of a buildings floor area ratio shall include the following:
 18

- 19 a. Unenclosed private balconies.
 20
 21 b. Off-street parking garages.
 22
 23 c. Lobbies and corridors on the ground floor of the building.
 24
 25 d. Corridors located above the ground floor that are at least fifty (50%) percent open and
 26 unenclosed.
 27
 28 e. Open stairwells.
 29

- 30 11. Height. The maximum permitted height is as follows:
 31

- 32 a. Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning
 33 regulations.
 34
 35 b. MF2 properties shall have a height limitation of three (3) floors or forty-five (45) feet, which
 36 ever is less, within 100 feet of adjacent, abutting or contiguous (including streets, waterways,
 37 or alleys) SFR and/or MF1 properties, as measured from the MF2 property line.
 38
 39 c. In no case shall a building in an MF2 district exceed sixteen (16) floors in height.
 40

ARTICLE 4 - ZONING DISTRICTS

1 d. The maximum permitted height is measured from established grade to the flat roof deck and
2 when there is no flat roof deck the height shall be to the tie-beam on the top floor of the
3 building. Mechanical equipment areas and decorative roof structures may extend beyond the
4 permitted height a total of ten (10) feet. When more than one of the aforementioned
5 conditions occurs for a specific property, the more restrictive condition shall apply
6

7 11. Parking garages. In the event that structured parking is to be constructed above grade, the
8 facades of the garage shall be designed and improved so that the use of the building as a garage
9 is not readily apparent. That portion of the parking garage that is constructed at ground level
10 shall be screened from street view with living units, portions of living units, or other usable
11 building area, except for vehicular entrance and exit areas. Entrances and exits to garage areas
12 shall have gates that at least partially conceal the interior of the garage from street view. The
13 sides and if necessary the rear of parking structures shall be screened from view of the street
14 with a combination of walls and landscaping as shall be approved by the Board of Architects.
15

16 12. Refuse and waste disposal facilities. Refuse and waste disposal facilities shall be enclosed within
17 a building or structure which reflects the architectural character and exterior finishes of the
18 building which is to be served by the facilities. An enclosure used exclusively for refuse and
19 waste facilities may be located in a required front setback area.
20

21 13. Minimum dwelling unit floor area. Each dwelling unit shall have a minimum floor area of five-
22 hundred-seventy-five (575) square feet.
23

24 14. Architectural style. See Article 5, Division 6.
25

26 **Section 4-104. Multi-family Special Area (MFSA) District.** 27

28 A. Purpose and applicability. The purpose of the Multi-family Special Area (MFSA) District is to
29 accommodate various forms of multi-family housing to meet the housing needs of a diverse
30 community, while ensuring that there is a transition to single-family neighborhoods which protects the
31 integrity of those neighborhoods. These regulations are applicable to MFSA zoned property in the
32 area bounded by Biltmore Way to the North, Bird Road to the South, Granada Boulevard to the West
33 and Le Jeune Road to the East.
34

35 B. Permitted principal uses and structures. The following uses are permitted in the MFSA District.
36

37 1. Accessory uses, buildings or structures as follows:
38

39 a. Flagpoles. Limit one per property with a maximum height of twenty-five (25) feet.
40

41 b. Fountains.
42

43 c. Garage.
44

45 d. Gazebo.
46

47 e. Greenhouse.
48

49 f. Planters.
50

51 g. Reflecting pool.
52

53 h. Screened enclosures.
54

55 i. Swimming pool/and or spa.
56

ARTICLE 4 - ZONING DISTRICTS

- 1 j. Trellises. Permitted in the rear setback area of properties backing onto a canal, waterway,
2 lake or bay.
- 3
- 4 2. Assisted living facilities (ALF).
- 5
- 6 3. Duplex dwellings that conform to the performance standards for duplex buildings in an MF1
7 District.
- 8
- 9 3. Family day care as required and defined pursuant to Florida Statutes.
- 10
- 11 4. Multi-family dwellings.
- 12
- 13 5. Single-family dwellings that conform to the standards for single-family residences in an SFR
14 District.
- 15
- 16 6. Townhouse/rowhouse dwellings.
- 17
- 18 7. Utility infrastructure facilities.
- 19
- 20 C. Conditional uses. The following uses are permitted in the MFSA District as conditional uses, if
21 approved under the provisions of Article 3 Division 4, subject to the standards in this Section and
22 other applicable regulations in Article 5:
23
- 24 1. Bed and breakfast establishments.
- 25
- 26 2. Private yacht basins.
- 27
- 28 C. Performance standards. The following performance standards shall govern the general development
29 of structures in this District. Where there are specific standards for properties that are specifically set
30 forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Regulations shall
31 apply (see Appendix A).
32
- 33 1. Building sites. Buildings and structures constructed in this District shall be constructed or erected
34 upon a building site containing at least one platted lot, and such building site shall have a
35 minimum street frontage of fifty (50) feet.
- 36
- 37 2. Minimum parcel dimensions.
- 38
- 39 a. Buildings with a height of less than seventy (70) feet. Multi-family dwellings shall be
40 constructed on a parcel of land with a width of not less than fifty (50) feet or a depth of not
41 less than one hundred (100) feet.
- 42
- 43 b. Buildings with a height of seventy (70) feet or greater. Multi-family dwellings with a height of
44 seventy (70) feet or greater shall be constructed on a parcel of land with an area of not less
45 than twenty thousand (20,000) square feet and at least one hundred (100) feet of frontage on
46 a public road.
- 47
- 48 **c. Townhouses/rowhouses. Minimum building/parcel width of ~~sixteen (16)~~ twenty-two**
49 **(22) feet.**
- 50
- 51 3. Maximum density. Sixty (60) dwelling units per acre or the density provided in the
52 Comprehensive Land Use Plan, with architectural incentives, whichever is less.
- 53
- 54 4. Facing of lots and buildings.
- 55

ARTICLE 4 - ZONING DISTRICTS

- 1 a. The facing of a building site shall be based on the platting of the lots that comprise the
2 building site, except for specific deviations or exceptions prescribed in the Site Specific
3 Zoning Regulations in Appendix A.
4
- 5 b. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than
6 one street, it shall be deemed to face the street upon which it has the shortest street line; and
7 any building shall face the front of the lot, and be subject to the restrictions governing
8 buildings on each street on which it is deemed to face.
9
- 10 c. Townhouse/rowhouse units on a street shall be designed in a rowhouse building typology
11 that is oriented towards the street. All units shall have their primary pedestrian entrance
12 facing and visible from a street, with off-street parking accessed from the rear of the property.
13
- 14 5. Setback requirements. No building or structure, or any part thereof, including porches,
15 projections or terraces, but not including uncovered steps, shall be erected at a lesser distance
16 from the front, side or rear line of any building site than the front, side or rear setback distance,
17 respectively, prescribed and established herein for such building site.
18
- 19 a. Front setback. The front setback shall also be a build to line for the ground level of any
20 building.
21
- 22 i. Townhouses/rowhouses with a height of forty-five (45) feet or less. Ten (10) feet.
23 ii. Buildings with a height of forty-five (45) feet or less. Twenty (20) feet.
24 iii. Buildings with a height greater than forty-five (45) feet. Twenty (20) feet, provided
25 however, that any portion of a building which has a height of greater than twenty-four (24)
26 feet, shall be set back an additional ten (10) feet.
27 iv. Adjustment to front setback. In the event that there is public right-of-way between the
28 edge of street pavement and the front property line of the parcel proposed for
29 development, the required front setback shall be reduced by the distance between the
30 edge of pavement and the front property line; provided however, that in no case shall a
31 building be constructed within five (5) feet of the front property line.
32
- 33 b. Side setbacks.
34
- 35 i. Interior property line and abutting alley side setback.
36 (a) Townhouses with a height of forty-five (45) feet or less. None.
37 (b) Buildings with a height of forty-five (45) feet or less. Five (5) feet.
38 (c) Buildings with a height of greater than forty-five (45) feet. Ten (10) feet, provided
39 however, that any portion of a building which has a height of greater than twenty-four
40 (24) feet, shall be set back an additional ten (10) feet.
41
- 42 ii. Abutting a public street.
43 (b) Buildings with a height of forty-five (45) feet or less. Ten (10) feet.
44 (c) Buildings with a height of greater than forty-five (45) feet. Ten (10) feet, provided
45 however, that any portion of a building which has a height of greater than twenty-four
46 (24) feet, shall be set back an additional five (5) feet.
47
- 48 c. Rear setback. Ten (10) feet or five (5) feet if rear property line abuts an alley.
49
- 50 6. Floor area ratio. Maximum floor area ratio (FAR) shall not exceed 2.0.
51
- 52 7. Determination of maximum square foot floor area or FAR: The total floor area of a building or
53 buildings on a building site divided by the area of the site. The total floor area shall include the
54 gross horizontal area of the several stories of any building or buildings on the site, as measured
55 from the exterior face of exterior walls (not the windows or doors in the exterior walls), and shall
56 include any building area not specifically excluded by this section as floor area excluded from

ARTICLE 4 - ZONING DISTRICTS

1 computing the FAR of a building or buildings. The floor area of a building that is excluded from
2 the determination of a buildings floor area ratio in this District shall include the following:

- 3
4 a. Unenclosed private balconies.
5
6 b. Off-street parking garages.
7
8 c. Lobbies and corridors on the ground floor of the building.
9
10 d. Corridors located above the ground floor that are at least fifty percent (50%) open and
11 unenclosed.
12
13 e. Open stairwells.
14
- 15 8. Height. The maximum permitted height is as follows:
- 16
17 a. Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning
18 regulations.
19
20 b. MFSA properties shall have a height limitation of (35) feet within 50 feet an adjacent, abutting
21 or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as
22 measured from the MFSA property line. MFSA properties shall have a height limitation of
23 three (3) floors or forty-five (45) feet, whichever is less, on the remaining portions adjacent,
24 abutting or contiguous (including streets, waterways, or alleys) to an SFR and/or MF1
25 property.
26
27 c. Parcels of land which are contiguous or adjacent to MF1 Districts or land designated as
28 public buildings and grounds. Forty-five (45) feet.
29
30 d. Parcels of land designated residential use - multi-family low density.
31
32 i. Parcels of land which are contiguous or adjacent to parcels designated residential use -
33 multi-family low-density land use designations: forty-five (45) feet.
34 ii. Parcels of land which are contiguous or adjacent to other parcels designated residential
35 use - multi-family medium density land use designations: forty-five (45) feet.
36 iii. Parcels of land which are contiguous or adjacent to parcels designated residential use -
37 multi-family high density or commercial use high-rise intensity land use designations:
38 sixty (60) feet.
39
40 e. Parcels of land designated Comprehensive Land Use Plan Residential use - multi-family
41 medium density.
42
43 i. Parcels of land which are contiguous or adjacent to parcels designated residential use -
44 multi-family low-density land use designations: sixty (60) feet.
45 ii. Parcels of land which are contiguous or adjacent to parcels designated residential use -
46 multi-family medium density land use designations: sixty (60) feet or seventy (70) feet if a
47 parcel of land has an area of twenty-thousand (20,000) square feet or more.
48 iii. Parcels of land which are contiguous or adjacent to parcels designated residential use -
49 multi-family high density or commercial use high-rise intensity land use designations:
50 sixty (60) feet or one-hundred (100) feet if a parcel of land has an area of twenty-
51 thousand (20,000) square feet or more.
52
53 e. Parcels of land designated Comprehensive Land Use Plan Residential Use - Multi-Family
54 High Density.
55

ARTICLE 4 - ZONING DISTRICTS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

- i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low-density land use designations: sixty (60) feet or seventy (70) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
 - ii. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family medium density land use designations:
 - (a) Sixty (60) feet if a parcel of land is less than ten-thousand (10,000) square feet, or seventy (70) feet if a parcel of land has an area of ten-thousand (10,000) square feet or greater but less than twenty-thousand (20,000) square feet; or,
 - (b) One hundred (100) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
 - iii. Parcels of land which are contiguous or adjacent to other parcels designated residential use - multi-family high density or commercial use high-rise intensity land use designations: sixty (60) feet or one-hundred-fifty (150) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
- f. Parcels of land abutting existing buildings with non-conforming heights. Notwithstanding any other provision of this Subsection 8, a parcel of land which is proposed for development which abuts parcels of land on three (3) sides improved with existing buildings with heights exceeding the maximum permitted height shall have a maximum permitted height of: the lowest height of the three (3) buildings on the parcels abutting the parcel proposed for development.
- g. Height summary. The following matrix summarizes the provisions of Subsection I, 1-6:

<i>Maximum height</i>						
	<i>Parcel size</i>	<i>SFR</i>	<i>MF1</i>	<i>MF L</i>	<i>MF M</i>	<i>MF H</i>
MF L		35'	45'	45'	45'	60'
MF M	<20 K	35'	45'	60'	60'	60'
	>20 K	35'	45'	60'	70'	100'
MF H	<10 K	35'	45'	60'	60'	60'
	10K – 20K	35'	45'	60'	70'	70'
	>20 K	35'	45'	70'	100'	150'

26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

"SFR" means any of the SFR District in the Zoning Code.
 "MF1" means any of the MF1 District in the Zoning Code.
 "MF L" means the residential multi-family low density category in the Comprehensive Land Use Plan.
 "MF M" means the residential multi-family medium density category in the Comprehensive Land Use Plan.
 "MF H" means the residential multi-family high density category in the Comprehensive Land Use Plan.

- h. The maximum permitted height is measured from established grade to the flat roof deck and when there is no flat roof deck the height shall be to the tie-beam on the top floor of the building. Mechanical equipment areas and decorative roof structures may extend beyond the permitted height a total of ten (10) feet. When more than one of the following conditions occurs for a specific property, the more restrictive condition shall apply.
9. Streetscape standards.
- a. Streetscape required. The developer of all new residential buildings shall be responsible for the improvement of the area between the front set back and edge of pavement as an urban or suburban streetscape. If the parcel of land proposed for development is adjacent to parcels of land designated multi-family high density or multi-family medium density, then an urban streetscape shall be required. If the parcel of land proposed for development is

ARTICLE 4 - ZONING DISTRICTS

1 designated multi-family low density and is adjacent to parcels of land designated multi-family
2 low density, then a suburban streetscape shall be required. Any improvements constructed
3 within the public right of way shall be dedicated to and maintained by the City.
4

- 5 b. Minimum width of required streetscape. An urban streetscape shall have a minimum width of
6 twenty-nine (29) feet. A suburban streetscape shall have a minimum width of fifteen (15)
7 feet.
8
- 9 c. Required urban streetscape elements. The required urban streetscape shall be comprised of
10 four zones:
11 i. On-street parking zone.
12 ii. A parkway zone of at least four (4) feet in width.
13 iii. A pedestrian zone of at least eight (8) feet in width except that the zone width may be
14 reduced to six (6) feet where the existing sidewalks adjacent to the parcel proposed for
15 development are five (5) feet or less.
16 iv. An urban open space zone located between the building and the pedestrian zone, except
17 that no urban open space zone shall be required for townhouses.
18
- 19 d. Required suburban streetscape elements. The required suburban streetscape shall be
20 comprised of two zones:
21
22 i. A parkway zone of at least four (4) feet in width.
23 ii. A pedestrian zone of at least six (6) feet in width.
24 iii. If the placement of streetscape elements results in removal of existing on-street parking,
25 the Directors of Public Service and Public Works may reduce the required elements to
26 provide for the preservation of the existing on-street parking.
27
28
- 29 e. On-street parking requirements. Parallel parking spaces shall be provided within the public
30 right of way with dimensions of nine (9) feet by twenty (20) feet. Parallel parking spaces shall
31 be separated with "landscape bulb outs" or pedestrian crosswalks so that no more than six
32 (6) spaces shall be contiguous to one another. If the placement of the spaces results in
33 removal of existing on-street over story trees, the Directors of Public Service and Public
34 Works may reduce the on-street parking requirement to provide for the preservation of the
35 existing over story trees.
36
37
- 38 f. Parkway zone requirements.
39
40 i. At least twenty-five percent (25%) of the parkway zone shall be landscaped with
41 groundcover, flower planters or tree grates.
42 ii. Street trees shall be located in the parkway zone on thirty (30) foot centers.
43 iii. Portions of the parkway zone which are not landscaped shall be improved with pavers.
44 iv. Planters shall not be located in those portions of the parkway zone which are contiguous
45 to parking spaces in an on street parking zone.
46 v. Pavers shall be Coral Gables beige with neutral borders and internal patterns.
47 vi. The pedestrian zone shall be free of obstacles such as street furniture and landscaping.
48
- 49 g. Urban open space zone.
50
51 i. The urban open space zone shall be improved with:
52 (a) Landscape, hardscape or a mix of landscape and hardscape material.
53 (b) Water features, fountains, planters, street lighting and street furniture.
54 (c) Entrance features including steps may be located within the zone.
55 ii. If the urban open space zone is located on private property, the zone may be enclosed
56 with ornamental fencing not to exceed five (5) feet in height. No more than thirty five
57 percent (35%) of the fencing shall be solid and the fencing shall have gates to allow
58 residents to access the pedestrian zone of the required streetscape.

ARTICLE 4 - ZONING DISTRICTS

- 1 iii. Include one (1) tree of at least fourteen (14) feet in overall height per one hundred
2 twenty-five (125) square feet of required open space area.
- 3
- 4 h. Building facades. Building facades abutting the required streetscape shall be animated by
5 windows, shutters, planters, columns, relief elements, and other architectural detail to give
6 character to the street. All windows shall be recessed at least four (4) inches.
- 7
- 8 i. Parking garages.
- 9
- 10 i. No portion of a building which is above grade and within twenty (20) feet of the front
11 setback line shall be used for the storage of vehicles or off-street parking unless the
12 façade is treated with a decorative wall or fence of four and one-half (4½) feet in height
13 along the portion of the building used for off-street parking, with landscaping and urban
14 open space which screens the building to a height of at least seven (7) feet at time of
15 planting.
- 16 ii. In the event that structured parking is to be constructed above grade, the facades of the
17 garage shall be designed and improved so that the use of the building as a garage is not
18 readily apparent.
- 19 iii. Parking garages shall reflect the architectural character and exterior finishes of building
20 which is to be served by the garage.
- 21
- 22 j. Refuse and waste disposal facilities. Refuse and waste disposal facilities shall be enclosed within
23 a building or structure which reflects the architectural character and exterior finishes of the
24 building which is to be served by the facilities. An enclosure used exclusively for refuse and
25 waste facilities may be located in a required front setback area.
- 26
- 27 k. Architectural standards. See Article 5, Division 6.
- 28
- 29 l. All development shall comply with Article 5, Division 6 for residential uses which are set out in
30 Table 1 of Division 6 and five (5) of ten (10) of the standards in Table 2 of Division 6; however,
31 the bonus intensity and heights shall not apply.
- 32
- 33

Division 2. Overlay and Special Purpose Districts

Section 4-201. Mixed Use District (MXD).

A. Purpose. The purpose of this District is to:

1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.
2. Provide for residential uses at higher densities in exchange for public realm improvements.
3. Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.
4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.
5. Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces including the following attributes:
 - a. Provide a variety of uses in the area which can be traversed in a ten (10) minute walk which is an area roughly inscribed by a 1,320 foot (1/4 mile) radius from the center.

ARTICLE 4 - ZONING DISTRICTS

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
 - 11
 - 12
 - 13
 - 14
 - 15
 - 16
 - 17
 - 18
 - 19
 - 20
 - 21
 - 22
 - 23
 - 24
 - 25
 - 26
 - 27
 - 28
 - 29
 - 30
 - 31
 - 32
 - 33
 - 34
 - 35
 - 36
 - 37
 - 38
 - 39
 - 40
 - 41
 - 42
 - 43
 - 44
 - 45
 - 46
 - 47
 - 48
 - 49
 - 50
 - 51
 - 52
- b. Bring within walking distance most of the activities of daily living, residents of all ages may gain independence of movement, thereby reducing the number and length of vehicular trips.
 - c. Designed and organized to promote an assortment of street level pedestrian amenities in exchange for increase in building height, residential density, and floor area ratio.
 - d. Provide for the ability to reduce setbacks and encroachment into the public rights-of-way with public open space improvements.
 - e. Designed to provide for architectural and design elements focused to a pedestrian scale.
 - f. Strengthen the hierarchy of streets and maintain the existing “grid” network that is designed to serve the needs of pedestrians, bicyclists and vehicular circulation equitably.
 - g. Encourage landmark opportunities, including physically defined squares, plazas, urban passageways, parks, public open spaces, and places of public assembly for social, cultural and religious activities to provide places for social activity.
 - h. Encourage private and public buildings to form a clear edge, spatially delineating the public street space and block interiors.
6. By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.
 7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment. This can be accomplished by the following:
 - a. 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. Increase the choices available for transportation to encourage increased mobility and reduction in transportation expenses. Choices shall include public transit, bicycle and pedestrian circulation opportunities.
 - c. Integration of street level plazas, courtyards, open space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.
 - d. Provide for an increased range of housing types and workplace opportunities, where age and economic class are integrated and the bonds of community are formed.
 - e. Applicability.
 1. An MXD may constitute an individual mixed use building(s) or can be assigned as an overlay zoning designation in the Commercial (C) and Industrial (I) Districts and are in addition to the underlying zoning designation and other applicable city regulations. Please see Table 1 below for applicability of provisions for individual mixed use buildings and overlay districts.
 2. MXD as an individual mixed use building(s) shall be subject to the following regulations:

ARTICLE 4 - ZONING DISTRICTS

- 1 a. Multi family residential and residential accessory uses are permitted uses as a part of
2 a site plan approval.
- 3 b. The site plan requires conditional use review and approval.
- 4 c. All underlying zoning district regulations are applicable for the subject property unless
5 superseded by the relevant regulations in Table 1.
- 6
- 7 3. The site specific standards of this Code shall not apply to properties seeking assignment
8 of an MXD overlay. Approval of an MXD overlay shall deem underlying site specific
9 regulations as void.
- 10
- 11 C. Permitted uses for overlay districts only. The following uses are permitted in the Mixed Use District
12 overlay districts in addition to the permitted and conditional uses of the underlying zoning district,
13 subject to the standards in this Section and other applicable regulations in Article 5:
14
- 15 1. Accessory uses, residential.
- 16
- 17 2. Accessory uses, non residential, except for drive through facilities.
- 18
- 19 3. Alcoholic beverage sales.
- 20 4. Government uses.
- 21
- 22 5. Ground floor uses.
- 23
- 24 a. Government uses.
- 25
- 26 b. Live work units.
- 27
- 28 c. Multi-family dwellings.
- 29
- 30 d. Museums.
- 31
- 32 e. Office uses where public rights of way is in excess of one hundred (100) feet in width.
- 33
- 34 f. Overnight accommodations.
- 35
- 36 g. Restaurants.
- 37
- 38 h. Retail sales and services.
- 39
- 40 i. Theaters.
- 41
- 42 j. Sales and/or leasing offices as a part of a residential development for a period not to exceed
43 twelve (12) months from the issuance of a Certificate of Occupancy. The City Manager may
44 grant a maximum of two extensions for a period of six (6) months each with a cumulative total
45 not to exceed twelve (12) months.
- 46
- 47 6. Swimming pool as an accessory use.
- 48
- 49 7. Uses permitted in the underlying district as a permitted use and conditional use subject to the
50 permitted ground floor uses as listed above.
- 51
- 52 D. Conditional uses. The following uses are permitted in the Mixed Use District as conditional uses, if
53 approved under the provisions of Article 3 Division 4, subject to the standards in this Section and
54 other applicable regulations in Article 5:
55
- 56 1. Assisted living facilities.

ARTICLE 4 - ZONING DISTRICTS

- 1
- 2 2. Camps.
- 3
- 4 3. Community center.
- 5
- 6 4. Congregate care.
- 7
- 8 5. Day care.
- 9
- 10 6. Medical clinic.
- 11
- 12 7. Mixed use building(s).
- 13
- 14 8. Nighttime uses.
- 15
- 16 9. Public transportation facilities.
- 17
- 18 10. Research and technology use only within an I district.
- 19
- 20 11. Restaurants, fast food.
- 21
- 22 12. Utility/infrastructure facilities.
- 23

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements
E. Performance standards.				
(1)		✓	Minimum site area for an MXD District.	Twenty-thousand (20,000) square feet.
(2)	✓	✓	Minimum site area for an MXD project/building	No minimum or maximum.
(3)	✓	✓	Lot coverage.	No minimum or maximum.
(4)	✓	✓	Mixed use percentages.	Provide a minimum of eight (8%) percent of the total square footage of the building square footage (not including parking garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses. Remaining portions of the building may be uses permitted in the underlying zoning designations as modified by these regulations.
(5)		✓	Mediterranean architecture.	Mandatory for MXD overlay districts only.
F. Building regulations.				
(1)		✓	Encroachments for loggias and/or arcades located within rights-of-way.	Encroachments up to a maximum of ten (10) feet into public rights-of-way may be permitted for the placement of a street level pedestrian arcade/loggia subject to satisfying the site plan criteria listed herein and the following regulations: <ul style="list-style-type: none"> • Minimum percentage of open space. A minimum of fifty (50%) percent of the total ground floor 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: <ul style="list-style-type: none"> • Types of open space. Types of open space shall be in the form of open

ARTICLE 4 - ZONING DISTRICTS

				<p>arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to rights-of-way.</p> <ul style="list-style-type: none"> • Minimum area. Minimum square footage of allowable open space shall be five hundred (500) square feet. • 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 floor height or a minimum of thirteen (13) feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to conditional use approval as provided for in these regulations. • Maximum arcade/loggia lengths. Encroachments of up to eighty (80%) percent 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. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and mass. • Vertical encroachment. Structures shall be limited to the following: <ul style="list-style-type: none"> • Three (3) floors or forty-five (45) feet (whichever is less) on sixty (60) foot rights-of-way. • One (1) floor or thirteen (13) feet (whichever is less) on rights-of-way less than thirty (30) feet. • The encroachment shall be structurally supported entirely from the adjoining private property. <p>All applicable costs for improvements and/or relocation to utilities, sanitary sewer, stormwater, and other associated infrastructure improvements as a result of the request shall be the responsibility of the property owner.</p> <p>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 established City provisions.</p>
(2)		✓	Encroachments of bridges over rights-of-way.	Bridges traversing a public right-of-way is permitted, however, only if properties on both sides are under same ownership.
(3)	✓	✓	Encroachments for balconies, awnings, etc.	Subject to applicable regulations.

ARTICLE 4 - ZONING DISTRICTS

1

Reference	Individual building(s)	Overlay District	Type	Requirements
(4)		✓	Floor area ratio.	Up to 3.5. with Mediterranean architecture.
(5)	✓	✓	Floors.	No minimum or maximum required.
(6)	✓	✓	Floor-to-floor height.	The minimum floor-to-floor height shall be permitted as regulated per the Building Code.
(7)		✓	Height.	The permitted heights for habitable space for the following underlying zoning designations shall be as follows: <ul style="list-style-type: none"> • Up to a maximum of one hundred (100) feet in an Industrial District. • Underlying Commercial Limited District. Up to a maximum of 75 feet. • Manufacturing uses shall be limited to forty-five (45) feet. • Commercial District up to a maximum of one hundred (100) feet.
(8)	✓	✓	Heights of architectural elements, etc.	The permitted height of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations shall be as follows: <ul style="list-style-type: none"> • Commercial Limited District: up to a maximum of fifteen (15) feet. • Industrial and Commercial Districts: up to a maximum of twenty-five (25) feet. • Manufacturing uses shall be limited to ten (10) feet.
(9)		✓	Height adjoining residential uses.	Properties which are adjacent to residential district designations shall be limited to a maximum height (habitable space) of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for roof top architectural elements, etc. above the habitable height.
(10)	✓	✓	Number of buildings per site.	No minimum or maximum required.
(11)	✓	✓	Retail frontage on streets.	Minimum of fifty (50%) percent of the linear street frontage shall include retail use frontage.
(12)	✓	✓	Retail frontage on side streets.	Minimum of forty (40%) of the linear street frontage shall include retail use frontage or public realm land area (i.e. plazas, courtyards open space, etc.).
(13)	✓	✓	Retail frontage on alleys.	No minimum or maximum required.
(14)		✓	Residential density.	Up to a maximum of one hundred and twenty-five (125) units per acre.
(15)	✓	✓	Setbacks (buildings).	Front: Up to forty-five (45) feet in height: None If over forty-five (45) feet in height: Ten (10) feet Side: Interior side: None Side street: Fifteen (15) feet Rear: Abutting a dedicated alley or street: None. No abutting dedicated alley or street: Ten (10) feet Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet. Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.

ARTICLE 4 - ZONING DISTRICTS

1

Reference	Individual building(s)	Overlay District	Type	Requirements
(16)	✓	✓	Setback reductions.	<p>Reduction in setbacks. Setbacks may be reduced subject to the following standards:</p> <ul style="list-style-type: none"> • Minimum percentage of open space. A minimum of fifty (50%) percent of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following: <ul style="list-style-type: none"> • Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way. • Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be five hundred (500) square feet. • Include both hard and softscape landscape improvements and pedestrian amenities. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of 13 feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to conditional use approval as provided for in the these regulations. <p>Vertical building setback. A vertical setback of a minimum of 10 feet shall be provided above the height of three (3) floors or forty-five (45) feet (whichever is less) on all façades. Additional setbacks may be requested to further reduce the potential impacts of the building bulk and mass.</p>
(17)		✓	Setbacks adjoining residential uses.	Residential districts. All property lines abutting a residential land use or district shall be a minimum of fifteen (15) foot. No reductions in setbacks may be requested or granted.
(18)		✓	Street/lot frontage.	No minimum or maximum.
G. Design regulations.				
(1)		✓	Arcades and/or loggias.	Arcades, loggias or covered areas may accommodate up to eighty (80%) percent of the entire linear length of the building based upon the site plan review criteria listed herein. Encroachment of the entire length or 100% may be requested subject to review and approval at the time of site plan consideration. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and massing.
(2)	✓	✓	Architectural relief and elements.	Architectural relief and elements (i.e., windows, cornice lines, etc.) shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.
(3)	✓	✓	Building support services.	All mechanical, electrical and other associated support service areas shall be located entirely within the structure.

ARTICLE 4 - ZONING DISTRICTS

1

Reference	Individual building(s)	Overlay District	Type	Requirements
(4)	✓	✓	Facades.	Facades in excess of one hundred and fifty (150) feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals. (b) Use of architectural relief and elements.
(5)	✓	✓	Lighting (street).	Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: <ul style="list-style-type: none"> • Light fixtures/poles up to thirty-five (35) feet in height. • Subject to all other applicable City code provisions.
(6)	✓	✓	Lighting (building).	External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.
(7)	✓	✓	Lighting (landscaping).	Lighting in the form of uplighting of landscaping is encouraged.
(8)	✓	✓	Outdoor storage.	The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.
(9)	✓	✓	Overhead doors.	Overhead doors shall not face or be directed towards residential properties and/or adjacent right-of-ways abutting residentially zoned properties.
(10)	✓	✓	Paver treatments.	Paver treatments shall be included in the following locations: <ul style="list-style-type: none"> • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of twenty-five (25%) percent of paving surface.
(11)	✓	✓	Parking garages.	Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.
(12)	✓	✓	Pedestrian access orientation.	All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.

ARTICLE 4 - ZONING DISTRICTS

1

Reference	Individual building(s)	Overlay District	Type	Requirements
(13)	✓	✓	Pedestrian amenities.	<p>Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following:</p> <ul style="list-style-type: none"> • Benches. • Information kiosks. • Lighting. • Bike racks. • Refuse containers. • Sidewalk pavement treatments. • Statuary. • Street crosswalk paver treatments. • Wall mounted fountains. • Water fountains and other similar water features. <p>All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.</p>
(14)	✓	✓	Pedestrian design features for building frontages (street level only).	<p>On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included:</p> <ul style="list-style-type: none"> • Display windows or retail display area; and/or, • Landscaping; and/or, • Architectural building design features. <p>The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.</p>
(15)	✓	✓	Pedestrian pass-throughs/paseo.	<p>Pedestrian pass-throughs shall be provided for each 250 linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following:</p> <ul style="list-style-type: none"> • Minimum of 10 feet in width. • Include pedestrian amenities as defined herein. <p>In lieu of providing one pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1), twenty (20) foot wide pass-through.</p>
(16)	✓	✓	Porte-cocheres.	Porte-cocheres are prohibited on front property line or primary street.
(17)	✓	✓	Rooftop screening.	All mechanical, electrical, cellular antennae's and other similar roof top building support services shall be entirely screened from public view subject to applicable requirements of these regulations.
H. Landscaping.				
(1)	✓	✓	Landscape open space.	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.
I. Parking/vehicle storage.				
(1)	✓	✓	Bicycle storage.	To encourage the use of bicycles, etc., a minimum of one (1) ten (10) foot bicycle rack for each two hundred and fifty (250) parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of site plan review.

ARTICLE 4 - ZONING DISTRICTS

1

Reference	Individual building(s)	Overlay District	Type	Requirements
(2)	✓	✓	Boats, trailers, etc.	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.
(3)	✓	✓	Curbing.	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.
(4)	✓	✓	Loading/unloading areas.	Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14. All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.
(5)		✓	Nonresidential uses.	Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet. Restaurants shall require one (1) space per one hundred (100) gross square feet.
(6)	✓	✓	On street parking.	On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis. On-street parking shall not be included as satisfying the required parking requirements. On-street parking is encouraged on alleys. Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.
(7)	✓	✓	Parking garages.	Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages. Parking facilities shall accommodate pedestrian access to all adjacent street(s) and alleys.
(8)	✓	✓	Parking space limitations.	Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.
(9)	✓	✓	Residential uses.	Off-street parking requirements shall conform to the requirements as set forth Article 5, Division 14.
(10)	✓	✓	Surface parking areas.	Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.

ARTICLE 4 - ZONING DISTRICTS

1

Reference	Individual building(s)	Overlay District	Type	Requirements
(11)		✓	Valet parking areas.	If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.
J. Sanitation and service areas.				
(1)	✓	✓	General	In accordance with Article 5, Davison 17
K. Signs.				
(1)	✓	✓	General.	In accordance with Article 5, Division 19.
L. Streets and alleys.				
(1)	✓	✓	Streets and alleys.	Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.
(2)	✓	✓	Driveways.	<p>Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive through, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions.</p> <p>Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.</p>
(3)	✓	✓	Sidewalks.	<p>Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p> <p>Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations).</p> <p>Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two curb cuts and/or ramps at each street intersection.</p>
M. Utilities.				
(1)	✓	✓	Underground utilities.	All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.

ARTICLE 4 - ZONING DISTRICTS

1

Reference	Individual building(s)	Overlay District	Type	Requirements
(2)	✓	✓	Above ground utilities.	Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.
N. Miscellaneous.				
(1)	✓	✓	Configuration of land.	The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.
(2)	✓	✓	Easements.	The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.
(3)	✓	✓	Encroachments into public rights-of-way.	Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: <ul style="list-style-type: none"> • The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, 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 provisions for which the development was approved as may be amended. • The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.
(4)	✓	✓	Live work units.	<ul style="list-style-type: none"> • Live work units shall satisfy all applicable building code and fire and life safety code requirements at time of completion. • Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future. • The nonresidential space of a live work unit may be expanded to include the nonresidential space of an abutting live work unit if the applicant meets all applicable building codes. • Changes in use to allow for nonresidential uses shall be required to pay impact and water fees, meet the applicable building codes, and the parking requirements. • Operation of live work unit. <ul style="list-style-type: none"> ○ Prior to the issuance of an Occupational License for a nonresidential use, the applicant shall apply for a change in use permit if the unit was previously designated as a live work unit as part of a development approval. ○ Deliveries for nonresidential uses in the live work unit shall be limited to the hours of 8:00 AM to 8:00 PM. ○ Live work units shall not be used for storage of flammable liquids, or toxic hazardous materials which means any and all materials, substances, waste or chemicals classified under applicable governmental laws, rules or regulations as hazardous or toxic substances, materials, waste or chemicals.

ARTICLE 4 - ZONING DISTRICTS

(5)		✓	<p>Public realm improvements.</p>	<p>Responsibility. All property owner(s) that desire to develop pursuant to these regulations shall be required to fund, install, and maintain all public realm improvements required herein on private property as well as those required from the property boundary to the centerline of all contiguous public rights-of-way. A property owner may also provide public realm improvements up to the property line on the far side of rights-of-way abutting his/her property. These improvements as identified in the "Master Streetscape Plan" and "Underground Facilities Master Plan" include, but are not limited, to the following: landscaping; paving; signage; street furniture; public right-of-way improvements; and undergrounding of all utilities.</p> <p>Any other abutting property owner who subsequently develops property abutting an improved public realm area pursuant to these provisions shall reimburse the property owner who funded the improvements the pro rata share attributable to his property based on street or alley frontage along with the amount of interest permitted by this provision. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements.</p> <p>Property owners who develop property abutting already improved public realm areas shall restore the public realm areas to their condition prior to the commencement of construction. The costs of such restoration shall not affect the total amount of reimbursement which another abutting property owner may be entitled to under this section.</p> <p>Administration of improvements. Prior to issuance of a building permit for construction, the property owner(s) shall provide surety equating to one hundred (100%) percent of the costs for completion of all improvements. The monies shall be deposited into a "Mixed Use District Public Realm Improvements Fund" (hereinafter referred to as the "Fund") and disbursed by the City according to this section. The pro rata share of each property owner's contribution to the fund shall be based on its street frontage measured in linear feet or other means of equitable distribution. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements. The City shall also collect an administrative fee as authorized by Florida Statutes for the administration and implementation of the Fund.</p> <p>Invoices submitted by the developer to the City in connection with the public realm improvements shall be paid by the City from the Fund. The City's Public Works Department shall monitor construction and disperse the monies from the Fund based upon completion of work and in compliance with the Master Streetscape Plan and Underground Facilities Master Plan.</p> <p>Underground utility provisions. Underground utilities shall be installed pursuant to an Underground Facilities Master Plan which will be prepared by the Public Works Department in cooperation with the Planning Department. The necessary support facilities for the installation of all underground utility facilities, including but not limited to utility vaults and transformers shall be located on private property. Property owners will receive an F.A.R. credit equivalent to the amount of space occupied by the necessary utility facility.</p> <p>Easements. The property owners shall provide easements to all applicable utility companies for the installation and maintenance of underground utilities.</p> <p>Alternative funding mechanism. A Special Taxing District or Special Assessment District may be created pursuant to Florida Statutes to fund the installation and</p>
-----	--	---	-----------------------------------	--

ARTICLE 4 - ZONING DISTRICTS

				maintenance of underground utilities and all public realm improvements.
(6)	✓	✓	Transfer of density and floor area ratio within the site plan.	The density and floor area ratio may be transferred throughout the contiguous unified parcel.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

Section 4-202. University of Miami Campus Area Development (UMCAD).

The following standards, regulations and requirements apply to the University of Miami Campus Area Development (UMCAD) district. These standards, regulations and requirements contained in Sections 4-202 -(A) thru 4-202 -(Q) herein either supersede or are in addition to those described in Sections 4-202(R) thru 4-202(U). The University of Miami Campus Area Development District is defined for the purpose of those regulations as a Planned Campus Development for the establishment of a functional, aesthetic and progressive organization of university activities including educational, dormitory, classroom, administrative, social, open space, parking, maintenance and auxiliary university functions.

- A. Intent. The purpose of this section is to provide a comprehensive set of regulations by which the University's growth can be governed and reviewed. These regulations have the effect of supplanting requirements listed within existing districts by requiring an organized Development Plan which protects the public interest, ensures compatibility with surrounding neighborhoods, establishes a plan for growth upon which the University, surrounding neighbors and the City can rely, protects against incongruent design and the destruction of natural features and streamlines the permit approval process.
- B. Permitted locations. UMCAD 's shall be allowed in any C, I or S zoning districts and previously assigned nonconforming XR zoning districts.
- C. Uses permitted. The following uses are permitted in UMCAD district subject to the limitations and requirements set out herein:
 - 1. Classroom facilities.
 - 2. Lecture halls.
 - 3. Research/laboratory facilities.
 - 4. Dormitory/residential facilities.
 - 5. Administrative, faculty and other non-commercial offices.
 - 6. Social activities facilities.
 - 7. Recreational and athletic facilities.
 - 8. Parking lots and garages.
 - 9. Theaters, concert halls and assembly hall/arena.
 - 10. Museum.
 - 11. Library facilities.
 - 12. Religious facilities.
 - 13. Private Clubs/Fraternity/Sorority facilities.

ARTICLE 4 - ZONING DISTRICTS

- 1 14. University support facilities such as: printing, data processing, laundry, child care, physical plant,
2 utilities, security, health care and maintenance.
3
4 15. University convenience facilities such as: cafeteria, bookstore, snack bar, gift shop, postal office
5 and automatic teller machines.
6
7 16. Other auxiliary-uses of a support or incidental nature to the operation of a university such as
8 loading areas and kiosks.
9

- 10 D. Campus master plan. A Campus Master Plan as outlined in Section 4-202(T), with illustrative exhibits
11 shall serve as the Campus Land Use and Development Plan. It shall guide the location of uses and
12 structures. The Campus Master Plan shall include an illustrative master site plan drawn at scale no
13 smaller than 1" = 200' which clearly designates all existing and proposed structures. Additionally, the
14 Campus Master Plan shall include the following zoning information: general setback and height
15 criteria; and campus-wide ground area coverage and floor area ratio applicable on a cumulative basis
16 for all structures.
17
18 E. Supplementary reports. In addition to the Campus Master Plan, the University shall submit
19 supplementary reports including a Design Manual, Traffic Parking Report, and Utility Report that
20 serve as supporting documentation and/or technical reports and address specific issues such as
21 traffic, parking, signage, lighting, landscaping and architectural style.
22
23 F. Annual report. The University of Miami shall submit an Annual Report which updates and documents
24 any proposed modifications to the Campus Master Plan and supplementary reports. The Annual
25 Report shall consist of the same type of maps, documents and supplementary material referred to in
26 subsections 4-202(D) and 4-202(E) as required, based on the types of changes and modifications
27 proposed. When approved, the Annual Report shall supersede those portions of the previously
28 approved Campus Master Plan and supplementary documents, as applicable.
29

30 The annual report shall be submitted to the Planning Department no later than June 1st of each year
31 and shall be reviewed and approved in the same manner as the original documents as outlined in
32 Section 4-202(T). In the event that the University does not file an Annual Report within the specified
33 time, then the latest edition of the Campus Master Plan and supplementary documents will remain in
34 effect during the next twelve (12) month period. A permit for construction shall not be issued for a
35 project which substantially deviates from, or constitutes a major amendment to, any of the
36 components of the approved Campus Master Plan, supplementary reports or the annual report.
37

- 38 G. External relationships. Scale in the UMCAD shall be such that careful site planning consideration
39 shall be given to the relationship between the University uses and structures, and off-campus uses
40 and structures in the surrounding neighborhoods. The UMCAD district as represented in the Campus
41 Master Plan, Supplementary Documents or Annual Report shall provide protection of surrounding
42 areas from potentially adverse impact and influences from the development and provide protection of
43 the development from potentially adverse surrounding influences.
44
45 H. Vehicular access and circulation. The University shall pay special attention to vehicular access points
46 to and from the development. Vehicular traffic flow related to the UMCAD District shall be so
47 designed and oriented that it will not detrimentally impact nearby residential neighborhoods.
48 Arrangements for traffic flow to and from the development shall be so designed to retain the major
49 portion of such traffic on designated arterial and collector streets. Relationships of traffic flow to off-
50 street parking, off-street loading and the location of refuse and service areas for the UMCAD district
51 shall be in accordance with relevant sections of the City Code and Zoning Code.
52

53 Additionally, the University shall submit a Traffic Impact Analysis Report as part of the Annual Report
54 whenever University development or redevelopment projects, individually or collectively, constitute a
55 net increase to the campus gross floor area of two-hundred thousand (200,000) square feet. The
56 Traffic Impact Analysis Report shall be prepared by a certified traffic planner or engineer and shall

ARTICLE 4 - ZONING DISTRICTS

1 assess existing and projected roadway conditions, levels of service, traffic volumes/capacities and
2 other information necessary to determine the impact of proposed development. The report shall also
3 identify ways of mitigating any negative impacts projected by the analysis. Where improvements in
4 existing street systems, including street widening, traffic dividers, signalization, and the like are found
5 by standard traffic engineering projections and methods to be required in order to maximize safety
6 and convenience and to minimize automotive conflicts in connection with proposed projects within the
7 UMCAD district, approval of said projects shall be conditioned on arrangements being made for the
8 provision of such improvements.
9

- 10 I. Off-street parking. Location for off-street parking shall be shown on the Campus Master Plan and/or
11 Supplementary Documents and shall be provided in such amounts and areas within the development
12 that students, faculty, employees and visitors will not have to park in abutting residential areas or
13 other off-campus areas which could be detrimentally impacted as a result of inadequate campus
14 parking provisions. In projecting parking needs, standard traffic engineering methods shall be used
15 and consideration shall be given to daily, regular users of the University, auto driver visitors and
16 persons arriving by mass transportation.
17

18 The University shall monitor the capacity and utilization of its off-street parking facilities and perform
19 supply/demand analysis as required to assess the level of utilization, availability and appropriateness
20 of location of campus parking facilities. The analysis shall also indicate the type of user and the
21 extent to which parking is used jointly by different components of the campus. The results of the
22 monitoring and analysis shall be incorporated in a Parking Impact Analysis Report prepared by a
23 certified traffic planner or engineer.
24

25 Approval of a building permit application shall not be granted unless all anticipated parking needs are
26 shown on the Campus Master Plan Supplementary Documents or Annual Report and referred to in
27 the University's application, and the University demonstrates that required parking for each phase of
28 development shall be made prior to or concurrent with such development.
29

- 30 J. Signs and lighting. As part of the UMCAD district the University shall include in its Design Manual a
31 general signage and lighting plan. The manual shall show the design criteria for location and type of
32 signage and lighting to be used. Additionally, the following information shall be included:
33

- 34 1. Treatment of lighting and signage visible from public accessways and residential areas;
- 35 2. Adequacy and suitability of lighting used in areas for off-street parking and other locations where
36 safety is a special consideration;
- 37 3. General criteria for the character and size of signage to be used.
38

39 In approving the proposed design manual, preference will be given to low profile, landscaped signs.
40 Additionally, approval shall be based on the character of the proposed signage and lighting, and their
41 compatibility and appropriateness with their surroundings.
42

- 43 K. Height and setbacks of buildings. All new proposed structures and buildings within the UMCAD
44 district shall comply with the height and setbacks criteria specified in the Campus Master Plan.
45

46 In determining heights for the campus property, consideration shall be given to the nature and
47 character of the proposed development and the appropriateness and impact of the proposed height to
48 the surrounding area.
49

50 In approving the proposed UMCAD, preference shall be given to locating the highest structures at the
51 center of the campus or along a major roadway. Additionally, preference shall be given to the
52 stratification of height away from residential neighborhoods.
53

- 54 L. Internal relationships and arrangement of uses. Compatible and complementary uses proposed
55 within the UMCAD district be so arranged as to:
56

ARTICLE 4 - ZONING DISTRICTS

- 1 1. Provide for safe, efficient, and harmonious groupings of structures and facilities;
- 2
- 3 2. Create successful relationships between interior and exterior spaces;
- 4
- 5 3. Include adequate parking facilities within a reasonable distance of the function they serve;
- 6
- 7 4. Include pedestrian linkage between facilities;
- 8
- 9 5. Simplify circulation routes and minimize opportunities for pedestrian/vehicular conflicts.
- 10
- 11 M. Regulatory controls. No specified lot coverage, setback, frontage, facing or number of buildings per
- 12 site restrictions are set forth herein. All existing and proposed facilities shall be illustrated on a
- 13 Master Site Plan approval of the Development Plan, including the Campus Master Site Plan, shall
- 14 constitute approval and establishment of said regulatory controls.
- 15
- 16 N. Pedestrian amenities. Wherever possible in the UMCAD district, pedestrian amenities should be
- 17 provided. Features such as convenient and covered walkways, benches, water fountains, trash
- 18 receptacles, bicycle racks and landscaping shall be included, especially along street frontages and
- 19 near access points should be addressed in the design manual.
- 20
- 21 O. Architectural design. In order to provide a cohesive aesthetic environment within the UMCAD district,
- 22 the University shall submit design criteria to guide the architectural appearance and style of campus
- 23 development.
- 24
- 25 P. Landscaping. Desirable landscaping shall be preserved in its natural state to the maximum extent
- 26 possible. General landscaping requirements and standards established by code for off-street
- 27 parking, yards and open space shall be considered supplemental to retention of desirable natural
- 28 features. Placement of structures and vehicular areas shall be such as to retain, to the extent
- 29 reasonable practical, desirable existing landscaping, open space and natural features, and to
- 30 promote provisions of compatible new landscaping. Desirable native plant materials, and such exotic
- 31 plant materials as have become traditional in the area, shall be preferred in plant selection.
- 32
- 33 Q. Utilities.
- 34
- 35 1. The University shall make the necessary arrangements with the public utility companies. County
- 36 and Municipal agencies having jurisdiction over the permitting and provision of infrastructure
- 37 services (such as potable water, fire, flow, sewer, storm water/drainage, telephone cable,
- 38 electricity, gas, etc.), to ascertain the sufficiency of available capacity to meet as a minimum, the
- 39 needs of a five (5) year projected growth program for the campus.
- 40
- 41 2. The growth projections and their impact on existing utilities, along with any recommended utility
- 42 improvements to meet future campus development or redevelopment, shall be included in the
- 43 Annual Report.
- 44
- 45 R. Standards and criteria for general development control. The City Commission may authorize the
- 46 issuance of a special-use permit for the construction of an UMCAD subject to compliance with the
- 47 development criteria and minimum development standards for an UMCAD as set forth herein:
- 48
- 49 1. Permitted locations of an UMCAD. An UMCAD shall be permitted within any zoning district in
- 50 accordance with the applicable sections contained in this Article.
- 51
- 52 2. Uses permitted. The uses permitted within an UMCAD shall be those uses specified and
- 53 permitted within the Use District in which the UMCAD is located, or those specifically listed in this
- 54 Article.
- 55

ARTICLE 4 - ZONING DISTRICTS

- 1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
3. Relation of UMCAD regulations to general zoning, subdivision, or other regulations. The UMCAD Regulations as set forth herein shall apply generally to the initiation of applications for and regulations of all UMCADs. Where there are conflicts between the UMCAD provisions herein and general zoning, subdivision or other regulations and requirements, these special regulations shall apply, unless the Planning and Zoning Board recommends and the City Commission finds, in the particular case:
 - a. That provisions herein do not serve public purposes to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements, or;
 - b. That actions, designs, construction or other solutions proposed by the applicant, although not literally in accord with these special regulations, satisfy public purposes to at least an equivalent degree. It is specifically provided, however, that where the floor area ratio and similar ratios, including land use and density, have been generally established for a particular type of district or in particular areas, the City Commission shall not act in a particular case to alter said ratios. Except as indicated above, notwithstanding procedures and requirements generally in effect, procedures and requirements set forth herein and in the guides and standards adopted as part of these regulations shall apply for an UMCAD and to any amendments for such developments and issuance of all permits therefore.
 4. Developments of regional impact/developments of county impact. In addition to the requirements stated herein, any application for an UMCAD which meets the definitions of a Development of Regional Impact and Development of County Impact under the rules administered by the State and County, must be accompanied by the reports and studies required for Developments of Regional Impact and/or Developments of County Impact.
 5. Minimum development standards. Any parcel of land for which an UMCAD is proposed must conform to the following minimum standards:
 - a. Minimum site area. The minimum site area required for an UMCAD shall be not less than two (2) acres.
 - b. Configuration of land. The parcel of land for which the application is made for an UMCAD shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed use. The minimum average width and or depth for any UMCAD shall be two-hundred (200) feet with a minimum area of not less than two (2) acres.
 - c. Floor area ratio for an UMCAD. The floor area ratio for an UMCAD shall conform to the requirements for each intended use provided, however, that the total combined floor area ratio for all uses within the UMCAD shall not exceed two and one-half (2½).
 - d. Density for apartments and hotels. The density requirements for apartments and hotels shall be in accordance with the provisions as set forth under Sections 4-103(D) (3).
 - e. Transfer of density within an UMCAD. The density within an UMCAD shall be permitted to be transferred throughout the development site subject, however, to the requirements as set forth in Section 4-202(R) (5) (c) herein.
 - f. Landscaped open space. The minimum landscaped open space required for an UMCAD shall be not less than twenty (20%) percent of the UMCAD site.
 - g. Height of buildings. The maximum height of any building in an UMCAD shall conform to the provisions as set forth under the adopted UMCAD Master Plan document.

ARTICLE 4 - ZONING DISTRICTS

- 1 h. Perimeter and transition. Any part of the perimeter of an UMCAD which fronts on an existing
2 street or open space shall be so designed as to complement and harmonize with adjacent
3 land uses with respect to scale, density, setback, bulk, height, landscaping and screening.
4
- 5 i. Minimum street frontage; building site requirement, number of buildings per site, lot coverage
6 and all setbacks. There shall be no specified minimum requirements for street frontage,
7 building sites, number of buildings within the development, lot coverage and within these
8 regulations for an UMCAD; however, all such street frontages, building sites, number of
9 buildings within the development, lot coverage and setbacks shall be included in the UMCAD
10 application materials and shall be subject to approval by the City Commission upon
11 recommendation from the Planning and Zoning Board.
12
- 13 j. Platting and/or replatting of development site. Nothing contained herein shall be construed as
14 requiring the platting and/or replatting of a development site for an UMCAD provided,
15 however, that the City Commission may require the platting or replatting of the development
16 site when it determines that the platting or replatting would be in the best interest of the
17 community.
18
- 19 k. Facing of buildings. Nothing in this ordinance shall be construed as prohibiting a building in
20 an UMCAD from facing upon a private street when such buildings are shown to have
21 adequate access in a manner which is consistent with the purposes and objectives of these
22 regulations and such private street has been recommended for approval by the Planning and
23 Zoning Board and approved by the City Commission.
24
- 25 l. Off-street parking and off-street loading standards and requirements. The off-street parking
26 and off-street loading standards and requirements for an UMCAD shall conform to the
27 requirements as set forth under Article 5, Division 14 herein and provided, however, that off-
28 street parking for bicycles shall be provided as may be required by the Planning and Zoning
29 Board and approved by the City Commission. Where the parking for the development is to
30 be located within a common parking area or a parking garage, a restrictive covenant shall be
31 filed reserving within the parking area or the parking garage the required off-street parking for
32 each individual building and/or use and such off-street parking spaces shall be allocated
33 proportionately.
34
- 35 m. Boats and recreational vehicle, parking. No boats and/or recreational vehicles shall be parked
36 on the premises of an UMCAD unless such boats and/or recreational vehicles are located
37 within the confines of an enclosed garage.
38
- 39 n. Auxiliary and/or accessory uses and structures. Uses and structures which are customarily
40 auxiliary and accessory and clearly incidental to permitted uses and structures are permitted
41 in an UMCAD subject to limitations and other lawful regulations pertaining thereto. Any use
42 permissible as a principal use may be permitted as an accessory use, subject to limitations
43 and requirements applying to the principal use.
44
- 45 o. Signs. The number, size, character, location and orientation of signs and lighting for signs for
46 an UMCAD shall be in accordance with Article 5, Division 19 herein.
47
- 48 p. Refuse and service areas. Refuse and service areas for an UMCAD shall be so designed,
49 located, landscaped and screened and the manner and timing of refuse collection and
50 deliveries, shipment or other service activities so arranged as to minimize impact on adjacent
51 or nearby properties or adjoining public ways, and to not impede circulation patterns.
52
- 53 q. Minimum design and construction standards for private streets and drainage systems. The
54 minimum design and construction standards for private streets in an UMCAD shall meet the
55 same standards as required for public streets as prepared by the Public Works Department of

ARTICLE 4 - ZONING DISTRICTS

1 the City of Coral Gables. The minimum construction standards for drainage systems shall be
2 in accordance with the South Florida Building Code as amended.

- 3
4 r. Ownership of UMCAD. All land included for purpose of development within an UMCAD shall
5 be owned by the applicant requesting approval of such development, whether that applicant
6 be an individual, partnership or corporation, or groups of individuals, partnerships or
7 corporations. The applicant shall present proof of the unified control of the entire area within
8 the proposed UMCAD and shall submit an agreement stating that if the owner(s) proceeds
9 with the proposed development they will:
- 10
11 i. Develop the property in accordance with:
12 (a) The final development plan approved by the City Commission for the area.
13 (b) Regulations existing when the UMCAD ordinance is adopted.
14 (c) Such other conditions or modifications as may be attached to the approval of the
15 special-use permit for the construction of such UMCAD.
- 16
17 ii. Provide agreements and declarations of restrictive covenants acceptable to the City
18 Commission for completion of the development in accordance with the final development
19 plan as well as for the continuing operation and maintenance of such areas, functions
20 and facilities as are not to be provided, operated or maintained at general public
21 expense.
- 22
23 iii. Bind the successors and assigns in title to any commitments made under Section 4-
24 202(R) (5) (w) (i) and (ii) herein.
- 25
26 s. Compatibility with historic landmarks. Where an historic landmark exists within the site of an
27 UMCAD the development shall be required to be so designed as to insure compatibility and
28 congruity with the historic landmark.
- 29
30 t. Easements. The City Commission may as a condition of approval and adoption of the
31 UMCAD require that suitable areas for easements be set aside, dedicated and/or improved
32 for the installation of public utilities and purposes which include, but shall not be limited to
33 water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, and
34 other public purposes which may be deemed necessary by the City Commission.
- 35
36 u. Installation of utilities. All utilities within an UMCAD including but not limited to telephone,
37 electrical systems and television cables shall be installed underground.
- 38
39 v. Mixed-uses within an UMCAD. An UMCAD may be so designed as to include the
40 establishment of complementary and compatible combinations of office, hotel, apartment and
41 retail uses which shall be oriented to the development as well as the use district in which the
42 development is located. The applicant may utilize the provisions of Section 4-201 of this
43 Code.
- 44
45 w. Common areas for UMCAD. Any common areas established for the UMCAD shall be subject
46 to the following:
- 47
48 i. The Planning and Zoning Board shall recommend and the City Commission shall require
49 that the applicant provide for and establish a property owner's association for the
50 ownership and maintenance of all common areas, including open space, recreational
51 facilities, private streets, etc. Such association shall not be dissolved nor shall it dispose
52 of any common areas by sale or otherwise (except to an organization conceived and
53 established to own and maintain the common areas), however, the conditions of transfer
54 shall conform to the Development Plan.
- 55
56 ii. Membership in the association shall be mandatory for each property owner in the
57 UMCAD and any successive purchaser that has a right of enjoyment of the common
58 areas.

ARTICLE 4 - ZONING DISTRICTS

- 1 iii. The association shall be responsible for liability insurance, local taxes, and the
2 maintenance of the property.
- 3 iv. Property owners that have a right of enjoyment of the common areas shall pay their pro
4 rata share of the cost, or the assessment levied by the association shall become a lien on
5 the property.
- 6 v. In the event that the association established to own and maintain commons areas or any
7 successor organization, shall at any time after the establishment of the UMCAD fail to
8 maintain the common areas in reasonable order and condition in accordance with the
9 Development Plan, the City Commission may serve written notice upon such association
10 and/or the owners of the UMCAD and hold a public hearing. If deficiencies of
11 maintenance are not corrected within thirty (30) days after such notice and hearing the
12 City Commission shall call upon any public or private agency to maintain the common
13 areas for a period of one year. When the City Commission determines that the subject
14 organization is not prepared or able to maintain the common areas such public or private
15 agency shall continue maintenance for yearly periods.
- 16 vi. The cost of such maintenance by such agency shall be assessed proportionally against
17 the properties within the UMCAD that have a right of enjoyment of the common areas
18 and shall become a lien on said properties.
- 19 vii. Land utilized for such common areas shall be restricted by appropriate legal instrument
20 satisfactory to the City Attorney as common areas in perpetuity. Such instrument shall be
21 recorded in the Public Records of Miami-Dade County and shall be binding upon the
22 developer, property owners association, successors, and assigns and shall constitute a
23 covenant running with the land.

24 S. General procedures for plan approval.

- 25 1. Pre-application conference with the Planning Department. Before submitting an application for
26 approval of an UMCAD amendment the applicant or his representative shall confer with the City
27 of Coral Gables Planning Department before entering into binding commitments or incurring
28 substantial expense. The applicant is encouraged to submit a tentative land use sketch for
29 review and to obtain information on any projected plans, programs or other matters that may
30 affect the proposed development. The pre-application conference should address, but shall not
31 be limited to, such matters as:
32 a. The proper relationship between the proposed development and the surrounding uses, and
33 the effect of the plan upon the Comprehensive Land Use Plan of the City of Coral Gables.
34 b. The adequacy of existing and proposed streets, utilities and other public facilities and
35 services within the UMCAD.
36 c. The character, design and appropriateness of the proposed land uses and their adequacy to
37 encourage desirable living conditions, to provide separation and screening between uses
38 where desirable and to preserve the natural and scenic areas and vistas of property.
39 d. The adequacy of open space and recreation areas existing and proposed to serve the needs
40 of the UMCAD.
- 41 2. Pre-application review. The applicant shall distribute a copy of his plans or exhibits to the Director
42 of Building and Zoning, Public Works Director, Public Service Director, Planning Director, Fire
43 Chief and the Historical Resources Director (if applicable) and upon their review of the plans they
44 shall advise the applicant of any recommended revisions, changes or additional information
45 necessary before the filing of a formal application.
- 46 3. Board of Architects review. After preliminary review by the departments, and the Historical
47 Resources Department (if applicable), the applicant shall revise the plans to incorporate all
48 recommended revisions and changes and shall submit such plans to the Board of Architects for
49 review.
- 50 4. Board of Architects review. After preliminary review by the departments, and the Historical
51 Resources Department (if applicable), the applicant shall revise the plans to incorporate all
52 recommended revisions and changes and shall submit such plans to the Board of Architects for
53 review.
- 54 5. Board of Architects review. After preliminary review by the departments, and the Historical
55 Resources Department (if applicable), the applicant shall revise the plans to incorporate all
56 recommended revisions and changes and shall submit such plans to the Board of Architects for
57 review.

ARTICLE 4 - ZONING DISTRICTS

1 review and preliminary approval prior to filing a formal application for Planning and Zoning Board
2 review.

3
4 4. Development plan general requirements.

5
6 a. Professional services required: Plans for buildings or structures within the UMCAD shall be
7 prepared by a registered Architect with the assistance of a registered Engineer and a
8 registered Landscape Architect, all being qualified under the laws of the State of Florida to
9 prepare such plans.

10
11 b. Legal description of site: Should the legal description of the site for the UMCAD contain a
12 metes and bounds description, such description shall be prepared by a registered land
13 surveyor. The legal description shall be accompanied by a map at a scale suitable for
14 reproduction for advertising for public hearing, showing exact location of the development.

15
16 c. Development proposal: The Development Plan shall consist of a map or map series and any
17 technical reports and supporting data necessary to substantiate, describe or aid the
18 Development plan. The plans for the development proposal shall include the following written
19 and graphic materials:

20
21 i. Site condition map: Site condition map or map series indicating the following:

22 (a) Title of UMCAD and name of the owner(s) and developer.

23 (b) Scale, date, north arrow and the relationship of the site to such external facilities as
24 highways, roads, streets, residential areas, shopping areas and cultural complexes.

25 (c) Boundaries of the subject property, all existing streets, buildings, water courses,
26 easements, Section lines and other important physical features within the proposed
27 project. Other information on physical features affecting the proposed project as may
28 be required.

29 (d) Existing contour lines at one foot intervals. Datum shall be National Geodetic Vertical
30 Datum (N.G.V.D.) (if required by City Staff).

31 (e) The location of all existing storm drainage, water, sewer, electric, telephone and
32 other utility provisions.

33 ii. Plan of pedestrian and vehicular circulation showing the location and proposed circulation
34 system of arterial, collector, local and private streets, including driveways, service areas,
35 loading areas and points of access to existing public right-of-way and indicating the width,
36 typical sections and street names. The applicant is encouraged to submit one or more
37 companion proposals for a pedestrian system, transit system or other alternative for the
38 movement of persons by means other than privately owned automobiles.

39 iii. Exterior facade elevations (if deemed appropriate or necessary by City Staff) of all
40 proposed buildings to be located on the development site.

41 iv. Isometrics or perspective and/or mass model(s) (if deemed appropriate or necessary by
42 City Staff) of the UMCAD.

43 v. Map of existing land use.

44 vi. Existing and proposed lot(s) lines and/or property lines.

45 vii. Master site plan--A general plan for the use of all lands within the UMCAD. The plan
46 shall guide the location of permissible uses and structures. Such plan shall show the
47 general location, function and extent of all components or units of the plan, indicating the
48 proposed gross floor area and/or floor area ratio of all existing and proposed buildings,
49 structures and other improvements including maximum heights, types and number of
50 dwelling units, landscaped open space provisions such as parks, passive or scenic
51 areas, common areas, leisure time facilities, and areas of public or quasi-public
52 institutional uses.

53 viii. Location and size of all existing and proposed signs (unless otherwise specified as in
54 Section 4-202(J)).

55 ix. Existing and proposed utility systems including sanitary sewers, storm sewers and/or
56 storm water drainage system and water, electric, gas and telephone lines. The applicant

ARTICLE 4 - ZONING DISTRICTS

1 shall submit a statement indicating what proposed arrangements have been made with
2 appropriate agencies for the provision of needed utilities to and within the UMCAD
3 including, water supply, sewer, storm drainage collection and disposal, electric power,
4 gas, and telephone.

- 5 x. General landscape plan indicating the proposed treatment of materials used for public,
6 private and common open spaces and treatment of the perimeter of the UMCAD
7 including buffering techniques such as screening, berms and walls, significant landscape
8 features or areas shall be noted as shall the provisions for same.
- 9 xi. Description of adjacent land areas, including land uses, zoning, densities, circulation
10 systems, public facilities, and unique natural features of the landscape.
- 11 xii. Proposed easements for utilities, including water, power, telephone, storm sewer,
12 sanitary sewer and fire lanes showing dimensions and use.
- 13 xiii. Location of proposed off-street parking. Smaller developments (as determined by the
14 Planning Director) shall also be required to include stall size, aisle widths, location of
15 attendant spaces, number of spaces by use, number of standard and compact spaces.
- 16 xiv. Location and designation of historic landmarks located within the UMCAD which have
17 been approved as provided within the Zoning Code or notation of those structures which
18 may be worthy of historic designation.
- 19 xv. Certified survey showing property boundary, existing buildings and their dimensions,
20 setbacks from streets, (public and private) and property lines, easements, streets, alleys,
21 topographical data, water areas, unique natural features, existing vegetation and all trees
22 with an upright trunk of either nine (9) or more inches in circumference (as measured at
23 the narrowest point below four and one-half (4½) feet above ground level) or twelve (12)
24 or more feet in height (if required by City Staff).
- 25 xvi. Proposed development schedule indicating the appropriate date when construction of the
26 development can be expected to begin and be completed, including initiation and
27 completion dates of separate phases of a phased development and the proposed
28 schedule for the construction and improvement of common areas within said phases,
29 including any auxiliary and/or accessory buildings and required parking.
- 30 xvii. Location and designation of proposed traffic regulation devices within the development.
- 31 xviii. Statistical information including:
32 (a) Total square footage and/or acreage of the development site.
33 (b) Maximum building coverage expressed as a percentage of the development site
34 area.
35 (c) The land area (expressed as a percent of the total site area) devoted to:
36 (1) Landscaped open space; and,
37 (2) Common areas usable for recreation or leisure purposes.
- 38 xix. Copies of any covenants, easements and/or agreements required by this section or any
39 other ordinance and/or regulations for the UMCAD.

40 T. Application and review procedures for approval of plans.

- 41
42
43 1. Application. The applicant for an UMCAD amendment shall file a written application therefore with
44 the Planning Department on forms prepared by such department. Such application shall be
45 accompanied by fifteen (15) sets of required plans, technical reports, update reports and/or
46 exhibits. All plans shall have the details needed to enable the department heads, Fire Chief,
47 Boards and City Commission to determine whether the proposed development complies with this
48 section and all other applicable ordinances and regulations of the City. The plans shall have the
49 preliminary approval of the Board of Architects as provided for under Section 4-202(S) (3) herein.
50 Upon receipt of such completed application, all supporting data and exhibits and payment of the
51 required costs and fees, the time periods established in this subsection shall commence. Any
52 application for approval of an UMCAD amendment which meets the definition of a development of
53 regional impact under Chapter 28 of the Florida Administrative Code and/or Development of
54 County Impact as defined under Chapter 33A of the Code of Miami-Dade County must be
55 accompanied by the reports, studies and recommendations required for Developments of
56 Regional Impact and/or Development of County Impact provided, however, that the provisions of

ARTICLE 4 - ZONING DISTRICTS

- 1 Development of County Impact does not apply where the development meets the requirement of
2 a Development of Regional Impact.
3
- 4 2. Review of plans. Upon acceptance of the application, the Planning Department shall transmit the
5 Plan Package to the Director of Building and Zoning, Public Works Director, Public Service
6 Director, Fire Chief and the Historical Resources Director (if applicable) for their review and
7 comments. Within sixty (60) days from the filing date, the Director of Building and Zoning, Public
8 Works Director, Public Service Director, Planning Director, Fire Chief and the Historical
9 Resources Director (if applicable) shall review the preliminary plan and shall submit in writing to
10 the Planning and Zoning Board their comments concerning the proposed development. The
11 comments shall include any changes which should be made to bring the plans in compliance with
12 applicable rules and regulations.
13
- 14 3. Public hearing. The Planning and Zoning Board shall hold a public hearing within ninety (90)
15 days from the date of filing the application. Such public hearing shall be in accordance with the
16 provisions of Section 3-302 herein. The Planning and Zoning Board shall recommend to the City
17 Commission the approval, approval with modifications, or denial of the plan for the proposed
18 UMCAD amendment and shall include not only conclusions but also findings of fact related to the
19 specific proposal and shall set forth particularly in what respects the proposal would or would not
20 be in the public interest. These findings shall include, but shall not be limited to the following:
21
- 22 a. In what respects the proposed plan is or is not consistent with the stated purpose and intent
23 of the UMCAD regulations.
24
- 25 b. The extent to which the proposed plan departs from the zoning and subdivision regulations
26 otherwise applicable to the subject property, including but not limited to density, size, area,
27 bulk and use, and the reasons why such departures are or are not deemed to be in the public
28 interest.
29
- 30 c. The extent to which the proposed plan meets the requirements and standards of the UMCAD
31 regulations.
32
- 33 d. The physical design of the proposed UMCAD amendment and the manner in which said
34 design does or does not make adequate provision for public services, provide adequate
35 control over vehicular traffic, provide for and protect designated common open areas, and
36 further the amenities of light and air, recreation and visual enjoyment.
37
- 38 e. The compatibility of the proposed UMCAD amendment with the adjacent properties and
39 neighborhood.
40
- 41 f. The desirability of the proposed UMCAD amendment to physical development of the entire
42 community.
43
- 44 g. The conformity of the proposed UMCAD amendment with the goals and objectives and
45 Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.
46
- 47 4. Approval by the City Commission. The City Commission upon receipt of the recommendations of
48 the Planning and Zoning Board shall approve, approve with modifications, or disapprove the
49 Preliminary Development Plan for the proposed UMCAD amendment. The approval of the
50 Development Plan shall be by Ordinance. No building permits shall be issued, no construction
51 shall be permitted and no plats shall be recorded on land within the UMCAD until the Final
52 Development Plan has been approved by the City Commission.
53
- 54 U. Amendments to the UMCAD. Amendments to the UMCAD shall be considered as major or minor.
55 Minor amendments as specified in Section 4-202(U) (1) herein may be approved administratively by
56 the Building and Zoning Department with recommendations from other departments, as needed.

ARTICLE 4 - ZONING DISTRICTS

1 Major amendments as specified in Section 4-202(U) (2) herein, shall be subject to the review and
2 approval process set forth in Section 4-202(T). The Building and Zoning Department, with
3 recommendations from other departments, as needed, shall determine whether proposed changes
4 are major or minor. Requests for major amendments may be made no more than once per twelve
5 month period.

6
7 1. Minor amendments. Minor amendments are changes which do not substantially alter the concept
8 of the UMCAD in terms of density, floor area ratio, land usage, height, provision of landscaped
9 open space, or the physical relationship of elements of the development. Minor amendments
10 shall include, but shall not be limited to, small changes in floor area, density, lot coverage, height,
11 setbacks, landscaped open space, the location of buildings, parking, or realignment of minor
12 streets which do not exceed twenty (20%) percent of the guideline limits contained within this
13 Article specific to that type of development or that which is shown on the approved development
14 plan.

15
16 2. Major amendments. Major amendments represent substantial deviations from the development
17 plan approved by the City Commission. Major amendments shall include, but not be limited to
18 significant changes in floor area, density, lot coverage, height, setbacks, landscaped open space,
19 the location of buildings, or parking, which exceed twenty (20%) percent of the guidelines
20 contained within this Article specific to that type of development or that which is shown on the
21 approved development plan, or changes in the circulation system.

22
23 V. Binding nature of approval for the UMCAD. All terms, conditions, restrictions, safeguards and
24 stipulations made at the time of approval of the UMCAD shall be binding upon the applicant or any
25 successors in interest. Deviations from approved plans or failure to comply with any requirements,
26 conditions, restrictions or safeguards imposed by the City Commission shall constitute a violation of
27 these zoning regulations.

28
29 W. Commencement of construction. The developer shall obtain a building permit and begin construction
30 of the improvements within the UMCAD within three-hundred and sixty-five (365) days from the
31 effective date of the ordinance approving the UMCAD amendment (or subsequent updates). Time
32 limitations on permits shall be in accordance with Section 304.3 of the South Florida Building Code as
33 amended. If the developer fails to commence construction of the UMCAD within the specified time or
34 if the work is not being carried on in accordance with said Section 304.3 of the South Florida Building
35 Code (as amended) the approval of the UMCAD amendment shall lapse.

36
37 If the UMCAD is to be developed in stages, the developer must begin construction of each stage
38 within the time limits specified in the Development Plan (or subsequent updates). Construction in
39 each phase shall include all the elements of that phase specified in the UMCAD amendment.

40
41 X. Monitoring construction. The City Manager or his designee shall periodically monitor the construction
42 within the UMCAD with respect to start of construction and UMCAD Amendment Phasing. If the City
43 Manager or his designee finds that either the developer has failed to begin construction within the
44 specified time period or that the developer is not proceeding in accordance with the approved
45 UMCAD Amendment Phasing with respect to timing of construction of an approved mix of project
46 elements, he shall report to the City Commission and the City Commission shall review the UMCAD
47 amendment and may extend the time for start of construction or the length of time to complete a
48 phase, revoke approval of the UMCAD amendment or recommend that the developer amend the
49 UMCAD amendment subject to procedures specified in Section 4-202 (U) herein.

50 51 **Section 4-203. Zain/Friedman Miracle Mile/Downtown Overlay (DO) District.**

52
53 A. Purpose and applicability.

54
55 1. The purpose of the Zain/Friedman Miracle Mile Downtown Overlay (DO) District is to promote the
56 goals, objectives, and policies of the City's Comprehensive Land Use Plan in accordance with a

ARTICLE 4 - ZONING DISTRICTS

1 set of comprehensive standards to be approved within the Miracle Mile area. These standards
2 are provided for the continuance and enhancement of the historic downtown area as the
3 functional and symbolic center of the City.

- 4
5 2. The district is established in order to maintain the following objectives:
6
7 a. Maintain the aesthetic, physical, historic and environmental character of Downtown Coral
8 Gables.
9
10 b. Provide continued protection for residential neighborhoods from incompatible uses that
11 would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the
12 neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.
13
14 c. Promote and encourage pedestrian activities in Downtown Coral Gables by promoting the
15 concepts of mixed-use development and pedestrian-friendly design alternatives.
16
17 d. Limit building height, bulk, mass and intensity on Miracle Mile of large scale developments to
18 promote compatibility with the existing low-rise scale of development in Downtown Coral
19 Gables as it presently exists.
20
21 e. Generate pride and confidence in the Downtown area.
22
23 f. Protect property values through quality control.
24
25 3. Applicability. The District applies to the area bounded by the following streets: Douglas Road
26 (SW 37 Avenue) on the East, LeJeune Road (SW 42 Avenue) on the West, Aragon Avenue and
27 Merrick Way on the North, and Andalusia Avenue on the South.
28

29 Unless otherwise provided in this section, all provisions of applicable underlying zoning district
30 designations affecting individual property in this district shall control use and development.
31

- 32 B. Regulations. Within the DO District, abutting or adjacent property owners having more than two-
33 hundred (200) feet of frontage on Miracle Mile, containing more than twenty-thousand (20,000)
34 square feet of combined lot area, and designated Commercial High-Rise Intensity pursuant to the
35 Coral Gables Comprehensive Land Use Plan, shall be required to submit an application for site plan
36 review, as provided below, and the subject properties shall be considered as if they were a single
37 building site for all purposes under these regulations and such application shall be subject to the
38 following requirements:
39
40 1. The properties shall be designated High-Rise Intensity Commercial Land Use on the
41 Comprehensive Land Use Plan Map from the right-of-way line of Miracle Mile north to Aragon
42 Avenue and the right-of-way line of Miracle Mile south to Andalusia Avenue.
43
44 2. The building height of the development of the properties shall be limited to not more than six (6)
45 stories or seventy (70) feet of building height or, whichever is less, for properties from Miracle
46 Mile to the centerline of the alley to the north or south of Miracle Mile.
47
48 3. A minimum of ninety (90%) percent of the lot front facing Miracle Mile, at ground level, shall be
49 storefronts limited to retail, restaurant, art galleries, personal services, courtyards and building
50 entries.
51
52 4. Except for pedestrian building entrances and pedestrian courtyards there shall be a mandatory
53 zero (0) foot setback along the Miracle Mile frontage and there shall be no side setbacks along
54 Miracle Mile to ensure a continuous pedestrian scale façade.
55
56 5. In order to ensure consistency with these regulations and to ensure that the development as
proposed will be compatible with and further the development of the pedestrian character and

ARTICLE 4 - ZONING DISTRICTS

1 scale of Miracle Mile, all such projects shall be subject to site plan review by the Planning and
2 Zoning Board with recommendation to the City Commission.
3

4 6. Where the designated site or project is subject to multiple ownership, as part of the application
5 for site plan review, the Planning and Zoning Board may allow the Owners of the property to
6 submit a Covenant in Lieu of Unity of Title in accordance with the provisions of Article 5,
7 Division 23.
8

9 8. Alterations, expansions, renovations, and similar improvements of existing structures shall, to the
10 extent feasible, conform to the requirements of this section and other applicable provisions of
11 these regulations.
12

13 **Section 4-204. Special Use (S) District.** 14

15 A. Purpose and applicability. The purpose of the Special Use (S) District is to provide a zoning
16 classification which accommodates uses which have the potential of adversely impacting adjacent
17 uses but which enhance the quality of life of the citizens of City.
18

19 B. Permitted uses. The following uses are permitted in the S District subject to the standards in this
20 Section and other applicable regulations in Article 5:
21

22 1. Accessory uses, buildings or structures as follows:
23

24 a. Emergency preparedness shelter.
25

26 b. Fountains.
27

28 c. Flagpoles.
29

30 d. Planters.
31

32 e. Recreational equipment.
33

34 f. Screen enclosure.
35

36 g. Swimming pool.
37

38 2. Botanical gardens with previously approved master plan.
39

40 3. Utility/infrastructure facilities.
41

42 4. Temporary uses, in accordance with the provisions of Article 5, Division 21.
43

44 C. Conditional Uses. The following uses are permitted in the S District as conditional uses, if approved
45 under the provisions of Article 3, Division 4, subject to the standards in this Section and other
46 applicable regulations in Article 5:
47

48 1. Botanical gardens master plan.
49

50 2. Camps.
51

52 3. Cemeteries.
53

54 4. Golf course.
55

56 5. Government uses.

ARTICLE 4 - ZONING DISTRICTS

- 1 6. Heliport and helistop.
- 2
- 3 7. Hospital and uses accessory to, and customarily associated with, a hospital, as follows:
- 4
- 5 a. Convenience facilities for hospital users such as: snack bar, gift shop, chapel and florist.
- 6
- 7 b. Diagnostic facility.
- 8
- 9 c. Health/fitness facilities.
- 10
- 11 d. Intermediate care facility.
- 12
- 13 e. Laboratory and research facilities.
- 14
- 15 f. Medical clinic and/or office.
- 16
- 17 g. Medical educational facilities.
- 18
- 19 h. Municipal facilities.
- 20
- 21 i. Pharmacy.
- 22
- 23 j. Rehabilitation facilities.
- 24
- 25 k. Support facilities such as: cafeteria, laundry, dietary services, childcare, administrative
- 26 offices, data processing and printing.
- 27
- 28 8. Marina facilities.
- 29
- 30 9. Municipal facilities.
- 31
- 32 10. Open space areas.
- 33
- 34 11. Private club.
- 35
- 36 12. Public transportation facilities.
- 37
- 38 13. Religious institutions.
- 39
- 40 14. Schools.
- 41
- 42 15. Tennis courts.
- 43
- 44 C. Performance standards:
- 45
- 46 1. Setbacks:
- 47
- 48 a. Front: Twenty-five (25) feet, except that platted lots less than seventy-five (75) feet in depth,
- 49 a minimum front setback of fifteen (15) feet shall be required.
- 50
- 51 b. Side:
- 52
- 53 i. Inside lots: Minimum side setbacks which total twenty (20%) percent of the width of the
- 54 lot measured across the front setback line up to a maximum of twenty (20) feet.
- 55 ii. Side street: Fifteen (15) feet, provided, however, that buildings on corner lots which have
- 56 one (1) side abutting upon a street on which other lots in the same block face, shall

ARTICLE 4 - ZONING DISTRICTS

1 setback a minimum distance from such side street as is provided herein as the minimum
2 front setback for buildings facing such side street. In no case shall a side setback be less
3 than five (5) feet.

4
5 c. Rear: Five (5) feet.

6
7 d. Setback from canal, waterway, lake or bay: Thirty-five (35) feet, except as provided in site
8 specific regulations included as Appendix A.

9
10 2. Height: forty-five (45) feet except as provided in Site Specific Zoning Regulations (see Appendix
11 A).

12
13 3. Landscaped open space: Not less than thirty-five (35%) percent of the area of the building site.

14
15 4. Floor area ratio:

16
17 a. .35, when adjacent to a single-family residential district

18
19 b. 1.0, when not adjacent to a single-family residential district.

20 21 **Section 4-205. Preservation (P) District.**

22
23 A. Purpose and applicability. The purpose of the Preservation (P) District is for the preservation and
24 conservation of natural and cultural resources and environmentally sensitive lands such as wetlands,
25 tideland, mangroves, natural forest communities, marine and wildlife habitats and such other areas or
26 terrain which have qualities of scenic, natural and aesthetic value in its present state as a natural
27 area. In addition, this District category shall accommodate compatible public use of conservation,
28 preservation, passive recreation areas and encourage public appreciation of the natural environment
29 by allowing educational programs and public access to natural areas.

30
31 B. Permitted uses. The following uses are permitted in the P District subject to the standards in this
32 Section and other applicable regulations in Article 5:

33
34 1. Wetlands.

35
36 2. Tidelands.

37
38 3. Mangroves.

39
40 4. Upland forests.

41
42 5. Natural and cultural resource management and restoration.

43
44 6. Marine and wildlife habitats, and such other areas or terrain which has qualities of scenic, natural
45 and aesthetic value in its natural state.

46
47 7. Support facilities and infrastructure necessary to operate and maintain recreation facilities,
48 including but not limited to roads, parking, utilities, and maintenance facilities.

49
50 8. Miami-Dade County Recreation Areas. For those facilities designated Miami-Dade County
51 Recreation Areas (R. Hardy Matheson Preserve, and Chapman Field Park) in the City's
52 Comprehensive Land Use Plan, active and passive recreational activities and facilities.

53
54 9. Within undeveloped or undisturbed natural areas permitted uses shall be limited to the following
55 activities:

ARTICLE 4 - ZONING DISTRICTS

- 1 a. Those activities established or proposed in Section 4-205(B) (8) above.
- 2
- 3 b. Improvement, maintenance, or restoration activities required to enhance or improve natural
- 4 areas and wildlife habitats.
- 5
- 6 b. Passive recreation activities, such as nature observation, picnicking, walking, bicycling, and
- 7 recreational boating; and resource-based recreational facilities such as nature trails and
- 8 boardwalks, fishing piers, launching ramps, and nature observation and camping areas.
- 9
- 10 c. Water conservation areas, including natural drainage systems.
- 11
- 12 d. Wildlife management areas, including fish and game preserves, and wildlife observation
- 13 areas.
- 14
- 15 10. Development within previously developed or disturbed areas shall be limited to the following:
- 16
- 17 a. Upgrade or improvements to existing facilities and supporting infrastructure.
- 18
- 19 b. Those activities established in Section 4-205(B) (8) above.
- 20
- 21 c. Botanical and natural gardens.
- 22
- 23 d. Nature trails, bicycle paths, and walkways.
- 24
- 25 e. Investigations of archaeological, cultural, or historical resources.
- 26
- 27 f. Nature or visitor centers, including marine research and education facilities, launching ramps,
- 28 restrooms, maintenance facilities and utilities ancillary and incidental to these facilities.
- 29
- 30 g. Open space.
- 31
- 32 C. Performance standards.
- 33
- 34 1. The property, together with any black or red mangroves or upland forest thereon, shall be kept
- 35 and preserved in its natural state as a natural wilderness and preserve.
- 36
- 37 2. The use of motor vehicles within the District shall be consistent with existing or planned
- 38 development and those uses and shall be discouraged in undeveloped natural areas except for
- 39 service access.
- 40
- 41 3. No man-made alterations shall be made in a preservation area except:
- 42
- 43 a. To protect the property and any black or red mangrove forest thereon from damage by
- 44 natural elements; and/or,
- 45
- 46 b. To protect or restore to its natural state any property damaged by the platting of adjoining
- 47 properties and which is in danger of being eroded, or otherwise materially affected by natural
- 48 elements, and/or,
- 49
- 50 c. To provide, subject to the approval of the City Commission through conditional, passive
- 51 support facilities within designated areas such as nature trails, walkways, bird watch areas,
- 52 and restrooms, launching ramps, and then only after obtaining such permits as may be
- 53 required by local, state and/or federal authorities and permission (whether permits are
- 54 necessary or not) from the Board of Trustees of the Internal Improvement Trust Fund, the
- 55 Department of Environmental Protection, or their successors in interest.
- 56

ARTICLE 4 - ZONING DISTRICTS

1 D. Prohibited uses.
2

- 3 1. A preservation area shall not be used for residential, commercial, or agricultural purposes that
4 are not consistent with Park and Recreation uses.
5
6 2. Development not consistent with Park and Recreation uses shall not be permitted in:
7
8 a. Miami-Dade County designated natural areas.
9
10 b. Natural areas that are part of a mitigation project.
11
12 c. Natural areas that are part of a restoration plan.
13
14

15 **Division 3. Nonresidential Districts**

16 **Section 4-301. Commercial Limited (CL) District.**

- 17
18
19 A. Purpose and applicability. The purpose of the Commercial Limited (CL) District is to provide
20 convenient access to goods and services of low and medium intensity without adversely impacting
21 the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively
22 impacting the safe and efficient movement of people and things within the City. This District also
23 contains special provisions regarding nighttime commercial uses located in close proximity to
24 residential districts which create special considerations with regard to the compatibility of adjacent
25 land uses.
26
27 B. Permitted uses. The following uses are permitted in the Commercial Limited District subject to the
28 standards in this Section and other applicable regulations in Article 5:
29
30 1. Accessory uses.
31
32 2. Alcohol sales as an accessory use.
33
34 3. Camps.
35
36 4. Congregate care.
37
38 5. Educational facilities of no more than fifty (50) student seats.
39
40 6. Indoor recreation/entertainment.
41
42 7. Live work.
43
44 8. Medical clinic. Except that medical clinics shall not exceed ten-thousand-five-hundred (10,500)
45 square feet of floor area when adjacent to an SFR, MF1, MF2, or MFSA district.
46
47 9. Municipal facilities.
48
49 10. Nursing homes.
50
51 11. Offices.
52
53 12. Overnight accommodations. Maximum of (8) rooms when adjacent to an SFR or MF1 district.
54
55 13. Restaurants.
56

ARTICLE 4 - ZONING DISTRICTS

- 1
- 2 14. Retail, sales and services.
- 3
- 4 15. Swimming pools as an accessory use.
- 5
- 6 16. Temporary uses, in accordance with the provisions of Article 5, Division 21.
- 7
- 8 17. Utility/infrastructure facilities.
- 9

10 C. Conditional uses. The following uses are permitted in the CL District as conditional uses, if approved
11 under the provisions of Article 3, Division 4, subject to the standards in this Section and other
12 applicable regulations in Article 5:

- 13
- 14 1. Assisted living facilities.
- 15
- 16 2. Automobile service stations (reconstruction only).
- 17
- 18 3. Community center.
- 19
- 20 4. Drive-through facilities if not adjacent to SFR or MF1 districts.
- 21
- 22 5. Educational facilities of greater than fifty (50) student seats.
- 23
- 24 6. Medical clinic greater than ten-thousand-five-hundred (10,500) square feet of floor area when
25 adjacent to an SFR, MF1, MF2, or MFSA district.
- 26
- 27 7. Nighttime uses within one-hundred-fifty (150) feet of a parcel of land designated as a residential
28 districts.
- 29
- 30 8. Outdoor recreation/entertainment.
- 31
- 32 9. Overnight accommodations greater than eight (8) rooms when adjacent to an SFR or MF1
33 district.
- 34
- 35 10. Parking lots as a principal use.
- 36

37 D. Performance standards.

- 38
- 39 1. Minimum parcel of land:
 - 40
 - 41 a. Less than forty-five (45) feet in height shall have a minimum of two-thousand-five-hundred
42 (2,500) square feet.
 - 43
 - 44 b. Greater than forty-five (45) feet in height shall have a minimum of two-hundred (200) feet of
45 primary street frontage and minimum land area of twenty-thousand (20,000) square feet.
 - 46
- 47 2. Minimum parcel dimensions:
 - 48
 - 49 a. Width. Twenty (25) feet.
 - 50
 - 51 b. Depth. One-hundred (100) feet.
 - 52
- 53 3. Minimum setbacks. The following setbacks shall be provided for all buildings in the CL District:
 - 54
 - 55 a. Front: None.
 - 56

ARTICLE 4 - ZONING DISTRICTS

- 1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
- b. Side:
 - i. Interior side: None.
 - ii. Side street: None.
 - c. Rear:
 - i. Where there is a dedicated alley in the rear: Five (5) feet.
 - ii. Where there is no dedicated alley in the rear: Ten (10) feet.
 - d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
4. Floor area ratio: 3.0.
4. Height. The maximum permitted height is as follows:
- a. Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning regulations.
 - b. CL properties shall have a height limitation of three (3) floors or forty-five (45) feet, which ever is less, within 100 feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the CL property line.
- E. Performance standards for nighttime uses.
- 1. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a minimum height of six (6) feet at time of planting so that vehicle headlamps cannot illuminate land which is designated as a residential district.
 - 2. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available from the hours of 8:00 PM to 6:00 AM.
 - 3. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM.
 - 4. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.
 - 5. A landscape buffer comprised of a continuous hedge, at a minimum height of six (6) feet at time of planting, and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.
 - 6. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
 - 7. Additional criteria for medical clinics:
 - a. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
 - b. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.

ARTICLE 4 - ZONING DISTRICTS

- 1
- 2 c. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
- 3
- 4 d. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients
- 5 at one time may remain overnight in any medical clinic, regardless of the number of medical
- 6 personnel affiliated with such clinic.
- 7
- 8 e. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
- 9
- 10 f. All doors in the medical clinic that face a residential district shall remain closed at all times
- 11 between the hours of 10:00 PM and 6:00 AM.
- 12
- 13 g. No loitering of any kind shall be permitted in any area which is visible from land which is
- 14 designated as a residential district.
- 15
- 16 h. Compliance with all applicable federal, state, and local laws, including, without limitation, all
- 17 licensing requirements.
- 18
- 19 8. Overnight accommodations and restaurants.
- 20
- 21 a. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are
- 22 visible from land designated residential shall be used or operated between the hours of 10:00
- 23 PM and 8:00 AM weekdays and 10:00 PM and 8:00 AM on weekends.
- 24
- 25 b. No music (live or recorded) shall be performed or played except within an enclosed building
- 26 between the hours of 8:00 PM and 6:00 AM.
- 27
- 28 c. No kitchen with outside venting shall be directed toward residential districts and shall not be
- 29 operated between the hours of 10:00 PM and 6:00 AM.
- 30

Section 4-302. Commercial District (C).

- 31
- 32
- 33 A. Purpose and applicability. The purpose of the Commercial (C) District is to provide convenient
- 34 access to higher intensity goods and services throughout the City in conjunction with providing
- 35 economic stability without adversely impacting the integrity of residential neighborhoods, diminishing
- 36 the scenic quality of the City or negatively impacting the safe and efficient movement of people and
- 37 things within the City.
- 38
- 39 B. Permitted uses. The following uses are permitted subject to the standards in this Section and other
- 40 applicable regulations in Article 5:
- 41
- 42 1. Accessory uses.
- 43
- 44 2. Alcoholic beverage sales.
- 45
- 46 3. Animal grooming and boarding.
- 47
- 48 4. Assisted living facilities.
- 49
- 50 5. Automobile service station.
- 51
- 52 6. Camps.
- 53
- 54 7. Community center.
- 55
- 56 8. Congregate care.

ARTICLE 4 - ZONING DISTRICTS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56

9. Day care.
10. Drive through facilities not abutting or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
11. Educational facilities.
12. Funeral home.
13. Government uses.
14. Indoor recreation/entertainment.
15. Medical clinic.
16. Municipal facilities.
17. Nighttime uses.
18. Nursing homes.
19. Offices.
20. Overnight accommodations.
21. Parking garages.
22. Parking lots.
23. Public transportation facility.
24. Restaurants.
25. Restaurants, fast food.
26. Retail sales and services.
27. Swimming pools as an accessory use.
28. Temporary uses.
29. TV/radio studios.
30. Utility/infrastructure facilities.
31. Vehicle sales/displays.
32. Vehicle service, major.
33. Veterinary offices.

C. Conditional uses. The following uses are permitted as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

1. Drive through facilities abutting and/or adjacent to SFR, MF1, MF2, and MFSA zoning districts.

ARTICLE 4 - ZONING DISTRICTS

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
 - 11
 - 12
 - 13
 - 14
 - 15
 - 16
 - 17
 - 18
 - 19
 - 20
 - 21
 - 22
 - 23
 - 24
 - 25
 - 26
 - 27
 - 28
 - 29
 - 30
 - 31
 - 32
 - 33
 - 34
 - 35
 - 36
 - 37
 - 38
 - 39
 - 40
 - 41
 - 42
 - 43
 - 44
 - 45
 - 46
 - 47
 - 48
 - 49
 - 50
 - 51
 - 52
 - 53
 - 54
 - 55
 - 56
2. Helistop.
 3. Marina facilities.
 4. Mixed use building(s).
 5. Outdoor recreation/entertainment.
 6. Private yacht basin.
- D. Performance standards.
- b. Minimum parcel of land:
 - a. Less than forty-five (45) feet in height shall be a minimum two-thousand-five-hundred (2,500) square feet.
 - b. Greater than forty-five (45) feet in height shall have a minimum of two-hundred (200) feet of primary street frontage and minimum land area of twenty-thousand (20,000) square feet.
 2. Minimum parcel dimensions:
 - a. Width. Twenty (25) feet.
 - b. Depth. One-hundred (100) feet.
 3. Minimum setbacks. The following setbacks shall be provided for all buildings:
 - a. Front:
 - i. Up to fifteen (15) feet in height: None.
 - ii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the property line at the lower of: a) a cornice line above fifteen (15) feet, b) the top of a parking pedestal, or c) forty (40) feet.
 - b. Side:
 - iii. Interior side: Up to forty-five (45) feet in height – zero (0) feet, greater than forty-five (45) feet in height – fifteen (15) feet plus one (1) foot of additional setback for each three (3) feet of height above forty-five (45) feet.
 - iv. Side street: Fifteen (15) feet.
 - c. Rear:
 - v. Abutting a dedicated alley or street: None.
 - ii. Not abutting dedicated alley or street: Ten (10) feet.
 - d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
 - e. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.

ARTICLE 4 - ZONING DISTRICTS

- 1 4. Floor area ratio: 3.0.
- 2 5. Height. The maximum permitted height is as follows:
- 3
- 4 a. Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning
- 5 regulations.
- 6
- 7 b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, which ever
- 8 is less, within 100 feet of an adjacent, abutting or contiguous (including streets, waterways,
- 9 or alleys) SFR and/or MF1 property, as measured from the C property line.
- 10
- 11 7. Nighttime uses adjacent to a residential district.
- 12
- 13 a. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a
- 14 height of a minimum of four (4) feet at time of installation so that vehicle headlamps cannot
- 15 illuminate land which is designated as a residential district.
- 16 b. No patron or customer access for nighttime uses which is visible from land designated as a
- 17 residential district shall be available for use from the hours of 8:00 PM to 6:00 AM.
- 18
- 19 c. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM for nighttime
- 20 uses.
- 21
- 22 d. Windows and doors facing land designated as a residential district shall be opaque or shall
- 23 be provided with shades, screens, or drapes to screen illumination from within the building.
- 24
- 25 e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least
- 26 fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along
- 27 any property line of a nighttime use which has a common property line with property
- 28 designated as a residential district, or is separated only by an alley.
- 29
- 30 f. Signage which is visible from land designated as a residential district shall not be illuminated
- 31 between the hours of 10:00 PM and 6:00 AM.
- 32
- 33 g. Additional criteria for medical clinics.
- 34
- 35 i. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
- 36 ii. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a
- 37 residential district.
- 38 iii. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00
- 39 AM.
- 40 iv. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6)
- 41 patients at one time may remain overnight in any medical clinic, regardless of the
- 42 number of medical personnel affiliated with such clinic.
- 43 v. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00
- 44 AM.
- 45 vi. All doors in the medical clinic that face a residential district shall remain closed at all
- 46 times between the hours of 10:00 PM and 6:00 AM.
- 47 vii. No loitering of any kind shall be permitted in any area which is visible from land which is
- 48 designated as a residential district.
- 49 viii. Compliance with all applicable federal, state, and local laws, including, without limitation,
- 50 all licensing requirements.
- 51 h. Overnight accommodations.
- 52
- 53 i. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are
- 54 visible from land designated residential shall be used or operated after 10:00PM.
- 55 ii. No music (live or recorded) shall be performed or played except within in an enclosed
- 56 building between the hours of 8:00PM and 6:00 AM.

ARTICLE 4 - ZONING DISTRICTS

1 iii. No kitchen with outside venting shall be operated between the hours of 10:00PM and
2 6:00 AM.

3
4 8. Additional standards for mixed-use development.

5
6 a. Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments
7 shall have at least eight (8%) percent or the entire ground floor of retail commercial and/or
8 office uses. The remaining portions of the building may be uses permitted in the underlying
9 zoning designations.

10
11 b. Floor area ratio. When multiple uses are incorporated into a development of four (4) or more
12 stories in height, the floor area ratio (F.A.R.) for each use shall be individually determined and
13 the highest of the individual F.A.R. shall be applied to the entire development.

14
15 c. Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be
16 pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented
17 landscaping and other features when submitting to the Board of Architects and Planning and
18 Zoning Board.

19 20 **Section 4-303. Industrial District (I).**

21
22 A. Purpose. The purpose of the Industrial (I) District is to accommodate related industrial uses in the
23 City.

24
25 B. Permitted uses. The following uses are permitted in the I District subject to the standards in this
26 Section and other applicable regulations in Article 5:

27
28 1. Accessory uses.

29
30 2. Alcoholic beverage sales, including wine shops and similar uses.

31
32 3. Animal grooming or boarding.

33
34 4. Assisted living facilities.

35
36 5. Automobile service stations.

37
38 6. Camps.

39
40 7. Commercial laundry.

41
42 8. Community center.

43
44 9. Day care.

45
46 10. Governmental uses.

47
48 11. Manufacturing.

49
50 12. Medical clinic.

51
52 13. Municipal facilities.

53
54 14. Offices.

55
56 15. Outdoor recreation/entertainment.

ARTICLE 4 - ZONING DISTRICTS

- 1
- 2 16. Outdoor retail sales, display and/or storage.
- 3
- 4 17. Overnight accommodations.
- 5
- 6 18. Parking garages.
- 7
- 8 19. Parking lots.
- 9
- 10 20. Public transportation facility.
- 11
- 12 21. Research and technology uses.
- 13
- 14 22. Restaurants.
- 15
- 16 23. Restaurants, fast food.
- 17
- 18 24. Retail, sales and service.
- 19
- 20 25. Self-storage warehouses.
- 21
- 22 26. Swimming pools as an accessory use.
- 23
- 24 27. Temporary uses.
- 25
- 26 28. TV/radio studios.
- 27
- 28 29. Utility/infrastructure facilities.
- 29
- 30 30. Utility substations.
- 31
- 32 31. Vehicle sales/displays.
- 33
- 34 32. Vehicles sales/displays, major.
- 35
- 36 33. Vehicle service, major.
- 37
- 38 34. Veterinary offices.
- 39
- 40 35. Wholesale/distribution/warehouse facility.
- 41
- 42 C. Conditional uses. The following uses are permitted in the Commercial District as conditional uses, if
- 43 approved under the provisions of Article 3, Division 4, subject to the standards in this Section and
- 44 other applicable regulations in Article 5:
- 45
- 46 1. Adult uses.
- 47
- 48 2. Helistop.
- 49
- 50 3. Mixed use building(s).
- 51
- 52 D. Performance Standards.
- 53
- 54 1. Minimum parcel of land:
- 55

ARTICLE 4 - ZONING DISTRICTS

- 1 a. Less than forty-five (45) feet in height shall provide a minimum of two-thousand-five-hundred
2 (2,500) square feet.
3
- 4 b. Greater than forty-five (45) feet in height shall provide a minimum of two-hundred (200) feet
5 of primary street frontage and area of twenty-thousand (20,000) square feet.
6
- 7 2. Minimum parcel dimensions:
8
- 9 a. Width. Twenty (25) feet.
10
- 11 b. Depth. One-hundred (100) feet.
12
- 13 3. Minimum setbacks. The following setbacks shall be provided for all buildings in the Industrial
14 District:
15
- 16 a. Front:
17
- 18 i. Up to fifteen (15) feet in height: None.
19
- 20 ii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the
21 property line at the lower of: a) a cornice line above fifteen (15) feet, b) the top of a
22 parking pedestal, or c) forty (40) feet.
- 23 b. Side:
24
- 25 i. Interior side: None.
26
- 27 ii. Side street: Fifteen (15) feet.
- 28 c. Rear:
29
- 30 i. Abutting a dedicated alley or street: None.
31
- 32 ii. Not abutting dedicated alley or street: Ten (10) feet.
- 33 d. Balconies: Cantilevered open balconies may project into the required setback areas a maximum
34 of six (6) feet.
35
- 36 4. Height.
37
- 38 a. Any structure within one hundred (100) feet of single-family residential: Thirty-five (35) feet.
39
- 40 b. Offices and overnight accommodations: Seventy-two (72) feet.
41
- 42 c. Other uses: Forty-five (45) feet.
43
- 44 5. Floor area ratio (FAR): 3.0.
45
46

47 **Division 4. Prohibited Uses**

48 **Section 4-401. Uses prohibited.**

49 The following uses shall not be permitted within the City:
50

- 51 A. Nightclub or casino whenever alcoholic beverages exceed forty-nine (49%) percent of total gross
52 receipts.
53
- 54 B. Crematory or furnace for cremation of human bodies.
55
56

ARTICLE 4 - ZONING DISTRICTS

- 1
2 C. Electronic video entertainment centers and machines.
3

4 **Section 4-402. Prohibited uses, certain streets.**
5

- 6 A. Except as provided in Section 4-403(F), no service station, public garage, auto repair shop, machine
7 shop, used car lot, or any business conducted outside a building and/or restaurants shall be permitted
8 on any lots or premises abutting Coral Way (a portion of which is known as Miracle Mile), or Biltmore
9 Way, or upon lots or premises abutting Ponce De Leon Boulevard between Southwest 8th Street and
10 Bird Road.
11
12 B. No driveway for use by motor vehicles or any other purpose shall be permitted to be constructed
13 across the sidewalks on properties abutting Miracle Mile from Douglas Road to LeJeune Road and/or
14 on properties abutting Ponce de Leon Boulevard from Minorca Avenue to University Drive.
15
16 C. No off-street parking shall be permitted to be located on the grade level of buildings constructed on
17 properties abutting Miracle Mile from Douglas Road to LeJeune Road and/or on properties abutting
18 Ponce de Leon Boulevard from Minorca Avenue to University Drive.
19
20 D. No driveway for motor vehicle purposes or any other purposes shall be constructed across the
21 sidewalk or in such yard areas of property abutting both sides of Ponce de Leon Boulevard from
22 Malaga Avenue to Bird Road; driveways existing as of February 26, 1981 may be permitted to
23 remain.
24

25 **Section 4-403. Business outside a building.**
26

27 No business shall be permitted unless such business is carried on within and under cover of a building or
28 buildings according to the provisions of this and other ordinances of the City of Coral Gables; provided,
29 however, that this section shall not apply to the following:
30

- 31 A. Automobile service stations.
32
33 B. Commercial nurseries for the growth and sale of trees, plants and flowers.
34
35 C. Open-air cafes and/or restaurants when approved in accordance with the provisions of Article 5,
36 Division 1.
37
38 D. Open-lot Christmas tree sales, as provided in Article 5, Division 21.
39
40 E. Restaurant drive-in service windows and drive-in and/or walk-up tellers when approved in accordance
41 with the provisions of Article 5, Division 1.
42
43 F. Used-car lots, when located in accordance with the provisions of Section 4-404.
44

45 **Section 4-404. Used car lots.**
46

47 The business or occupation of used car lot shall not be conducted anywhere within the City of Coral
48 Gables except upon premises in an Industrial District or as accessory use in C districts in association with
49 a new car dealership.
50

51 **Section 4-405. Adult book store, adult theater and massage salon.**
52

53 The business or occupation of an adult book store, adult theater or massage salon shall not be conducted
54 or operated except upon premises in an Industrial District, and, provided further that the operation of such
55 uses shall comply with all provisions of the Zoning Code and all other applicable rules and regulations.
56

Section 4-406. Fortune tellers, etc.

ARTICLE 4 - ZONING DISTRICTS

1
2 The business or occupation of fortune teller, clairvoyant, palmist, astrologer, phrenologist, character
3 reader, spirit medium, absent treatment healer, mind reader, hypnotist, mental healer, numerologist, and
4 all other businesses and occupations of a similar nature shall not be conducted or operated except upon
5 premises in an Industrial District.

6 7 **Section 4-407. Commercial laundries.**

8
9 Commercial laundries shall not be permitted except in an Industrial District.

10 11 **Section 4-408. Houseboats.**

- 12
13 A. No boat, houseboat, vessel or watercraft of any kind may be used as a place of abode or dwelling
14 while anchored, moored or tied up in any part of the Coral Gables waterway or canal, or within the
15 city limits in Biscayne Bay.
16
17 B. Except as provided in subsection C, no boat, houseboat, vessel or watercraft of any kind that is not
18 propelled by its own power shall be allowed to be or remain in any of the waterways or canals or in
19 Biscayne Bay within the City of Coral Gables for more than six (6) hours.
20
21 C. The prohibition on non-powered boats shall not apply to properly permitted construction barges or
22 recreational non-powered boats such as sailboats or kayaks.
23

24 25 **Section 4-409. Recreational vehicle.**

- 26 A. No recreational vehicle shall be kept or parked on public or private property within the City except for
27 the purpose of loading or unloading for a continuous period not to exceed twenty-four (24) hours
28 during any consecutive seven (7) day period unless such recreational vehicle is parked or stored
29 within the confines of a garage and unoccupied.
30
31 B. Under no circumstances and in no area, however zoned, shall any vehicle be used as living or
32 sleeping quarters within the limits of the City.
33

34 35 **Section 4-410. Tents or detached screened enclosures.**

36 No tent or detached screen enclosure of any kind shall be erected or maintained within the City limits of
37 the City of Coral Gables, except in conjunction with a permitted temporary use. Screened enclosures,
38 however, will be permitted as an accessory use in connection with a permitted principal use in a
39 residential or special use district as provided for in Article 5, Division 1.
40

41 42 **Section 4-411. Parking in residential areas.**

- 43 A. It shall be unlawful for any person to park any vehicle displaying advertising signs or any truck, trailer,
44 commercial vehicle, or recreational vehicle, in or upon any property, public or private, in any area of
45 the City in a residential district. This prohibition, however shall not apply in the following cases:
46
47 1. Vehicles which are entirely enclosed within the confines of an enclosed garage.
48
49 2. Vehicles used by licensed contractors or service establishments while actually doing work in such
50 residential areas between the hours of 7:30 AM to 6:00 PM excluding Sundays and holidays,
51 provided, however, that such vehicles shall contain written identification on both sides of the
52 vehicle clearly indicating the name of the contractor or service establishment. Such identification
53 shall be in conformance with the standards set forth in Section 8A-276(b), Commercial Vehicle
54 Identification, of the Code of Metropolitan Dade County, Florida.
55

ARTICLE 4 - ZONING DISTRICTS

- 1 3. Loading or unloading of trucks, trailers or commercial vehicles provided that such loading or
2 unloading takes no more than two (2) hours, and is not done between the hours of 7:00 PM. of
3 one day and 7:00 AM. of the next day.
4
- 5 4. Automobiles carrying advertising signs on the top of such automobiles dealing with the candidacy
6 of individuals for elected office. This exemption, however, shall cease seven (7) days after the
7 date of the election in which the person was finally voted upon.
8
- 9 5. Automobiles carrying advertising signs, advertising and voted upon by the people. This
10 exemption, however, shall cease seven (7) days after the date of the election in which the
11 proposition advertised was finally voted upon.
12
- 13 6. The loading or unloading of recreational vehicles as provided for under this Section.
14
- 15 7. Mobile cranes and other heavy equipment used during building construction.
16

17 **Section 4-412. Trucks, trailers, commercial vehicles, and recreational vehicles--Parking upon** 18 **streets and public places.** 19

20 Except as provided for in this Division, no trucks, trailers, commercial vehicles, or recreational vehicles,
21 shall be parked upon the streets or other public places of the City between the hours of 7:00 PM on one
22 day and 7:00 AM of the next day. This prohibition is in addition to the total prohibition covering residential
23 areas as provided in Section 4-411.
24

25 **Section 4-413. Boats and boat trailers.** 26

27 Boats and boat trailers may not be placed, kept or maintained within a front or side setback and shall be
28 screened in accordance with the provisions of Article 5, Division 18.
29

30 **Section 4-414. Wild animals and reptiles, keeping.** 31

32 Except as provided herein, it shall be unlawful for any person or persons to keep any wild animal within
33 the City of Coral Gables provided, however, this section shall not apply to zoos, pet shops, medical or
34 scientific institutions, or other places licensed for the showing or keeping of wild animals.
35

36 A. Standards for issuance of permit: 37

- 38 1. In the City Manager's consideration of permits for animals subject to the provisions of this section,
39 there shall be a presumption against the issuance of a permit for any animal or reptile falling
40 within the following classifications:
41
 - 42 a. Any lizard normally capable of inducing toxic effects through biting, including the Gila monster
43 and the Mexican beaded lizard.
44
 - 45 b. Any lizard in excess of eight (8) feet in length or of a weight in excess of twenty-five (25)
46 pounds.
47
 - 48 c. Any alligator, caiman, or crocodile in excess of four (4) feet in length.
49
 - 50 d. Any ape, including the chimpanzee, gorilla, orangutan, gibbon, or simian.
51
 - 52 e. Any true monkey but not including the smaller lower primates, such as lemurs, marmosets,
53 etc., provided, however, it shall be unlawful to keep any monkey in such a place so as to be
54 exposed to the public view.
55

ARTICLE 4 - ZONING DISTRICTS

- 1 f. All members of the flesh-eating order of Carnivore, including non-domestic dogs, cats, foxes,
2 seals, raccoons, coatomundis, bears, civets, skunks, and related forms.
3
4 g. All horned or hoofed mammals.
5
6 h. Elephants.
7
8 2. There shall be a presumption in favor of the issuance of a permit to keep animals which do not
9 fall within the classifications set forth in Section 4-414(A)(1) above; provided, however, the City
10 Manager may still in the exercise of discretion deny a permit where the keeping of such animal is
11 dangerous and harmful to human safety.
12

Section 4-415. Domestic animal and fowl.

13
14 It shall be unlawful for any person to keep, harbor, breed or feed any horses, ponies, cattle, goats, pigs or
15 other livestock, or any pigeons, peacocks, chickens, ducks or roosters, or other fowl.
16
17

Section 4-416. Possession, harboring, sheltering or keeping of cats and dogs.

- 18
19
20 A. It shall be unlawful for any person to possess, harbor, shelter, or keep more than four (4) adult cats or
21 four (4) adult dogs at any one time, except veterinary hospitals properly licensed by the City.
22
23 B. It shall be unlawful to maintain any cat or dog so as to create a nuisance by way of noise, odor,
24 menace to health, or otherwise.