

## **Article 1. IN GENERAL**

### **Sec. 1-1 - Short title.**

This ordinance, together with future amendments thereof, and the Use and Area map attached hereto and hereby made a part hereof by reference, with future changes or amendments thereof, shall be known as the Zoning Code of the City of Coral Gables, Florida. The Use and Area map may be prepared and shown in separate sections or plates, which shall collectively be known as the Use and Area Map. Explanatory notes upon the Use and Area Map shall be deemed a part of such map and this code.

### **Sec. 1-2 - Interpretation, purpose.**

In interpreting and applying the provisions of this code, they shall be held to be the minimum requirements for the promotion of the health, safety, morals, order, convenience and general welfare of the community. The purpose of this code is to improve the overall quality of life in Coral Gables, Florida; and to provide for efficiency and economy in the process of stable and orderly development, for the appropriate and best use (not necessarily the most economic use) of land in accordance with standards established by the will of the residents, for preservation, protection, development, and conservation of the natural resources of land, water and air, for convenience of traffic and circulation of people and goods, for the use and occupancy of buildings, for healthful and convenient distribution of population, in accordance with maximum densities of the Comprehensive Plan, for adequate public utilities and facilities, for the preservation and promotion of the natural and civic amenities of beauty and visual interest, for promotion of large scale developments as a means of achieving unified civic design, and for development in accord with the Comprehensive Plan by establishing zoning districts with adequate buffers between and confining high density development to areas which are feasible for mass transportation of high employment potential, and by regulating the location and use of buildings, signs and other structures, and land or water for trade, agriculture, industry and residence, by regulating and limiting or determining the height, bulk and access to light

and air of buildings and structures, the area of yards, and other open spaces, and the density of use. To accomplish these objectives, the regulations and districts and accompanying maps have been designed with reasonable consideration, among other things, for the character of the districts, and their peculiar suitability for particular uses, and they are to be regularly reevaluated in order to best accomplish the above objectives. Variances shall be made only upon the basis of unnecessary hardship (see definitions of unnecessary hardship and necessary hardship) and, under no circumstances shall a change of zoning involving spot zoning be approved. (See Section 2-116 for definition of spot zoning). In making zoning changes, primary concern shall be given to protection of residential uses, where occupancy is generally for twenty-four (24) hours per day and seven (7) days per week, than to other types of uses; and primary consideration shall be given to protection of established investments than to projected investments. Normally, land should not be rezoned to another use until the utilities and other necessary improvements are included in a five year projection of the capital improvement program, or are to be provided by the developer under a bonded arrangement. It is not intended by this code to interfere with, abrogate or annul any easements, covenants or other valid title restrictions imposed by agreements between parties, provided, however, that where this code imposes a higher standard upon the use of buildings or premises, or requires larger open spaces or other restrictions than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this code shall control.

### **Sec. 1-3 - Annexed territory.**

All territory which may be hereafter annexed to the City of Coral Gables shall be automatically zoned as an R-Use district until otherwise changed by ordinance, after public hearing as herein provided.

### **Sec. 1-4 - Vacations--Built-up land.**

Whenever any street, alley or other public way is vacated by official action of the Commission of

the City of Coral Gables, the Use district and Area regulations governing the property abutting upon each side of such street, alley or public way shall be automatically extended to the center of such vacation and all area included within the vacation shall thereafter be subject to all appropriate regulations of the extended Use districts. In all cases where land is built-up by fill upon areas formerly under water, the Use district and area regulations applying to the land immediately adjoining such built-up land shall be automatically extended thereto.

Archived