

**Article 13.**  
**OFF-STREET PARKING AND LOADING**

**Sec. 13-1 - Requirements--General.**

- (a) Subject to the detailed and particular provisions of Sections 13-6 and 13-7 hereof, and further to all other provisions of Article XIII, every new structure constructed and/or erected after March 10, 1964, shall provide off-street parking facilities in accordance with the provisions of this Article.
- (b) All off-street parking facilities which are required under this ordinance shall be continued for as long as a use requiring parking is continued.
- (c) Any building or structure existing as of March 11, 1964, may be renovated, altered, or repaired without providing off-street parking facilities or additional off-street parking facilities if there is no more than a total of five (5%) percent increase in floor area or capacity, figured from March 10, 1964; and if there is no change in zoning to a zoning requiring more off-street parking than the existing zoning would require. (2666, 3233)
- (d)
  - 1. Any single-family residence which is increased in size more than fifty (50%) percent of the gross floor area of the building as it existed as of March 11, 1964, shall provide off-street parking for the residence as required herein. (2966)
  - 2. Any residential unit in a duplex building which is increased in size more than twenty-five (25%) percent of the gross floor area of the residential unit as it existed as of March 11, 1964, shall provide the off-street parking required for the residential unit as required herein. (2966)
  - 3. Any apartment unit in an apartment building which is increased in size more than five (5%) percent of the gross floor area of the apartment unit as it existed as of March 11, 1964, shall provide the off-street parking required for the apartment unit as required herein. Any apartment unit or units which are added to an existing apartment building shall provide off-street parking for the apartment unit added as required

herein. For off-street parking required for apartment buildings which are increased in size more than fifty (50%) percent of the gross floor area, refer to Section 13-1(e) hereof.

- 4. Any building or structure, other than single-family residences, duplexes or apartment buildings, which is increased in size more than five (5%) percent but less than fifty (50%) percent of the gross floor area as it existed as of March 11, 1964, shall provide off-street parking for the added portion as outlined hereinafter but will not be required to provide additional parking facilities for the presently existing portion unless required by a change of zoning. (2666, 3233)
  - (e) Any building or structure other than single-family residences or duplexes, which is increased in size more than fifty (50%) percent of the gross floor area as it existed as of March 11, 1964, shall provide off-street parking for the entire building.
  - (f) Any lot, parcel or tract of land upon which the zoning is changed to a zoning which requires a larger amount of off-street parking than the zoning of any building or structure on such property which existed as of March 11, 1964, shall provide parking facilities in accordance with the requirements for the new zoning of the property, but shall not be required to provide additional off-street parking facilities where the new zoning requires less off-street parking than the existing zoning. (2666, 3233)
  - (g) All lots or portion of lots used for off-street parking shall be paved in accordance with the requirements as set forth herein.

**Sec. 13-2 - Plan, size and character.**

- (a) A plot plan drawn to scale showing off-street parking shall be submitted and approved by the zoning department and the board of architects before a permit is issued for the construction of or use of the building, structure, or facility being considered. This plan shall show the location, and accurately designate the

number of required spaces, their size, access aisles, driveways, and their relation to the plan, sprinklers or water outlet locations, and the location, size and description of all other landscape materials, the location and size of buildings if any to be served, and shall designate by name and location the plant material to be installed or, if existing, to be used in accordance with the requirements of this section.

- (b) Each parking space shall be directly accessible from a street, or an alley, or from an aisle, or driveway leading to a street or alley. Access aisles and/or driveways shall comply with the off-street parking standards as prepared by the Public Works Department of the City of Coral Gables.

Each space shall be accessible without driving over or through any other parking space, provided, however, that upon application without charge, and after notice to all property owners within three-hundred (300) feet of the subject site, the City Commission may approve attendant parking for the following uses: motel, hotel, restaurant, auto/sales/rental/leasing (when storage of vehicles permitted on site), and commercial parking lots, with the following provisions:

1. That the attendant is present during hours of operation.
2. Attendant spaces are designed in such a way as to not create or promote a hazard or encourage parking off-site.
3. The maximum number of attendant spaces does not exceed twenty-five (25%) percent of the total number of required parking spaces. No parking space or loading space shall be located in such a manner as to block entry or exit to a building, and in this respect a clearance shall be provided adjacent to an entrance or exit door equal to the width of the door or three (3) feet, whichever is greater.

- (c) Each off-street parking space required or provided shall be in accordance with the off-street parking standards shown on Drawing Number 1600-20M dated December 30, 1981, and revised November 14, 2001. (See Figure 1)

The Zoning Division and the Board of Architects are charged with the responsibility of determining whether each and every plan submitted complies with the spirit and intent of all parts of this ordinance. The Board of Architects will give particular attention to the overall parking plan, the landscaping, and the general aesthetics surrounding the development of the site as a whole. (3018, 3560)

- (d) Surfacing of all access aisles, driveways and off-street parking areas shall meet one of the following standards or any combination thereof and shall be approved by the Board of Architects.

1. One inch asphaltic concrete (minimum).
2. Six (6) inch reinforced concrete with 6 X wire mesh (minimum).
3. Clay or cement brick laid four (4) inches thick (minimum).
4. Wood block laid four (4) inches thick (minimum).
5. Chatahoochee gravel laid in asphalt with all loose gravel removed.
6. One-quarter ( $\frac{1}{4}$ ) inch to one-half ( $\frac{1}{2}$ ) inch rock laid in asphalt with all loose gravel removed.
7. Loose gravel providing it is contained within any of the above surfaces having a minimum dimension of seventeen (17) feet from any front, side or rear property line.
8. Decorative concrete pavers with a minimum thickness of two and three-eighths ( $2\frac{3}{8}$ ) inches for use on residentially-zoned properties, and three and one-eighth ( $3\frac{1}{8}$ ) inches for commercial and industrial-zoned properties. The average compressive strength of the pavers shall not be less than eight-thousand (8,000) PSI for test samples, with no individual unit less than seven-thousand and two-hundred (7,200) PSI. (2662)

- (e) Construction of all access aisles, driveways and off-street parking areas shall meet the following minimum specifications: (2662)

1. Base for Items 1, 5, 6 and 8, listed under (d) above, shall be six (6) inch compacted lime rock base.

2. Base for Items 3 and 4 listed under (d) above shall be six (6) inch compacted lime rock base.
  3. Drainage shall consist of one cubic foot of store trench for each twenty-four (24) square feet of paved area which is to be drained or in lieu of a ten (10%) percent non-parking grassed area.
  4. Parking area shall be graded so that it will drain in such a manner as not to throw water on public and/or adjacent private property.
- (f) All off-street parking areas, except those for the use of one and two-family residences shall be marked and bumpered in accordance with City of Coral Gables Parking Standards.
- (g) Off-street parking facilities shall be maintained for as long as the use for which they are provided is continued.
- (h) Lighting of off-street parking facilities for Group E, F and G occupancies as defined under the South Florida Building Code shall be as follows:
1. Open parking lots and access thereto shall be provided with a maintained minimum of one-third ( $\frac{1}{3}$ ) foot-candle of light on the parking surface from dusk until thirty (30) minutes after the termination of business each operating day. A maximum to minimum foot-candle level shall not exceed a twelve to one (12:1) ratio.
  2. Parking and non-enclosed areas under or within buildings at grade shall be provided with a maintained minimum of one foot-candle of light on the parking and walking surfaces from dusk until thirty (30) minutes after the termination of businesses each operating day. A maximum to minimum foot-candle level shall not exceed a twelve to one (12:1) ratio.
- (i) Lighting of off-street parking facilities for Group H occupancies as defined under the South Florida Building Code shall be as follows:
1. Open parking lots and access thereto shall be provided with a maintained minimum of one-third ( $\frac{1}{3}$ ) foot-candle of light on the parking surface from dusk until dawn. A maximum to minimum foot-candle level shall not exceed a twelve to one (12:1) ratio.
  2. Parking and non-enclosed areas under, over, or within buildings shall be provided with a maintained minimum of one foot-candle of light on the walking and parking surfaces from dusk until dawn. A maximum to minimum foot-candle level shall not exceed a twelve to one (12:1) ratio.
- (j) All lights shall be deflected, shaded and focused away from adjacent properties, and lighting shall be accomplished in such a manner as not to be disturbing to passing vehicular traffic and to the user of adjacent properties.
- (k) Nothing in this ordinance shall be construed as intending to prevent the common use of driveways as access to parking areas on adjoining sites; providing, however, that the property owner or owners shall submit to the City Clerk a restrictive covenant in recordable form reserving unto themselves, their heirs, personal representatives and assigns the use of such property for said driveway purposes.
- (l) Paving or surfacing for access aisles, driveways and off-street parking areas for single-family residences, special-uses, duplexes and apartments shall be not closer than eighteen (18) inches to a property line.
- (m) The minimum size required for a carport shall be twelve (12) feet wide by twenty-two (22) feet long inside dimensions. The minimum size required for a two (2) car free standing carport shall be twenty-two (22) feet long inside dimensions. (3007, 3555)
- (n) The minimum size required for a one-car garage shall be twelve (12) feet wide by twenty-two (22) feet long, inside dimensions. The minimum size required for a two (2) car garage shall be twenty-two (22) feet wide by twenty-two (22) feet long, inside dimensions. Carports constructed prior to October 1, 1992, with minimum inside dimensions of at least nine (9) feet wide by nineteen (19) feet long for one car, and eighteen-and-one-half ( $18\frac{1}{2}$ ) feet wide by nineteen (19) feet long for two cars may be enclosed for use as a garage, subject to approval by the Board of Architects. (3007, 3555)

# Off-Street Parking Standards

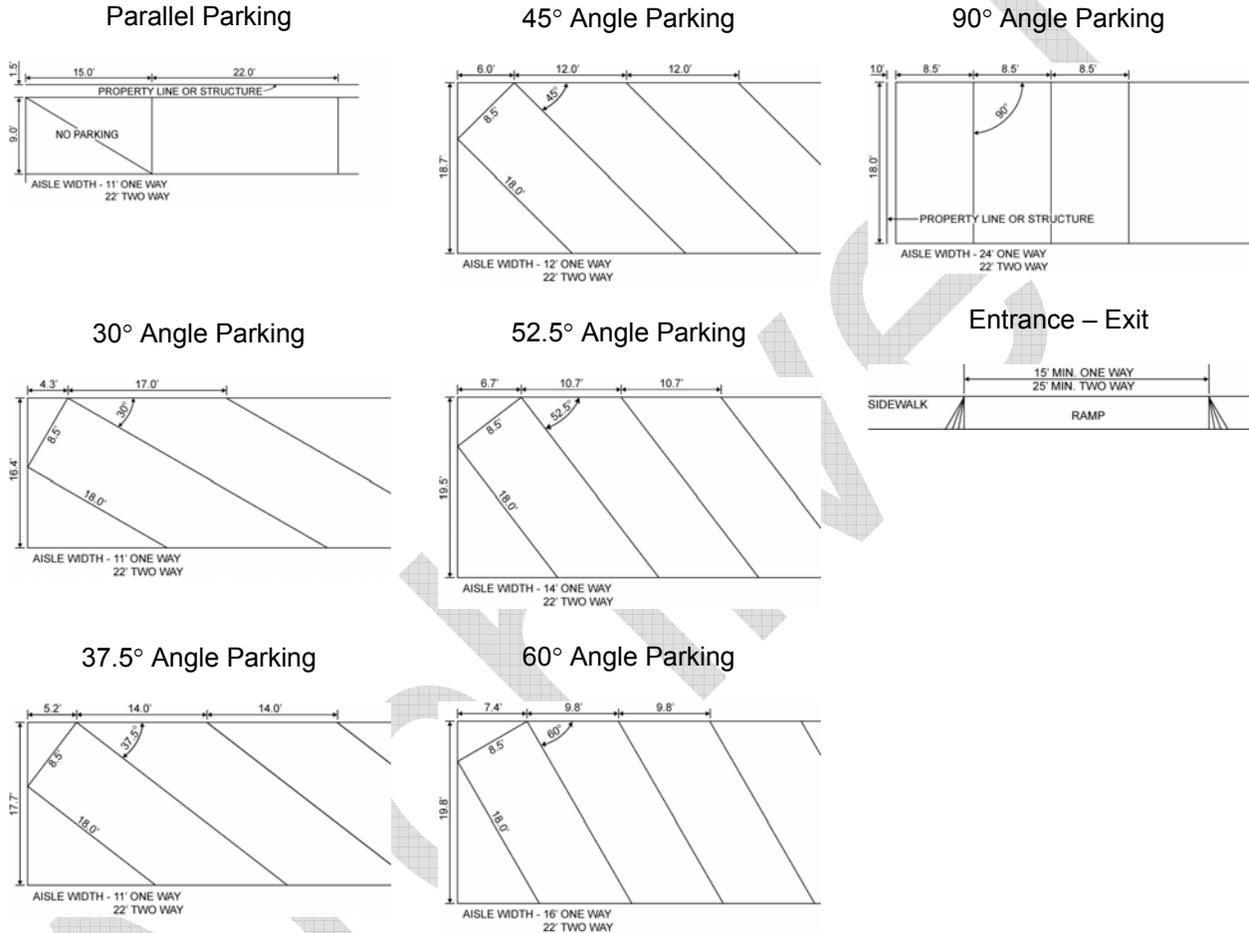
Department of Public Works

City of Coral Gables

Drawing #1600-20M-December 30, 1981

Revised November 14, 2001  
(Ord. #3018, 3560)

## Standard Stall Dimensions



### Notes

1. Precast concrete wall stops shall be used at each stall abutting a sidewalk or building. Standard cars shall be curbed at sixteen and one-half (16.5) feet.
2. The minimum turning radius shall be eighteen (18) feet inside, twenty-nine (29) outside.
3. A 6" x 12" concrete curb shall be placed around the property perimeter unless otherwise directed by Public Works Director.
4. Access to parking lots from alleys will be permitted only at the discretion of the Public Works Director so as to provide for the orderly flow of traffic.
5. Parking spaces for the handicapped shall be a minimum of 13' x 19' unless directed otherwise by the Public Works Director.
6. Dimensions shown for parking stalls are minimum; columns and other obstructions will be allowed in the front two (2) feet and rear five (5) feet of the length of the stall, and shall not intrude more than six (6) inches into the width of the stall.

**Sec. 13-3 - Location--General.**

- (a) Generally, parking for special-uses, duplexes and apartments shall be located in the rear yard area (not including the side street setback) or between the building and the side interior property line or a combination of the two above-mentioned areas. The said parking shall be provided in a manner so as to prevent the backing of vehicles into the street traffic. No parking for special-uses, duplexes, and apartments shall be permitted in the front setback area, unless it is in addition to the minimum parking requirements and is approved as provided in this section. Any deviation from the above must be recommended by the Board of Architects and approved by the City Commission without the requirement of appearing before the Board of Adjustment, provided, however, that in all cases where a change of zoning or a variance to the Zoning Code shall be required in connection with construction of special-uses, duplexes or apartments, the City Commission shall take no action upon the recommendation of the Board of Architects until such time as the Planning and Zoning Board has submitted a recommendation upon such proposed change of zoning and/or the Board of Adjustment has taken final action on the requested variance.
- (b) Fifty (50%) percent of the required off-street parking for special-uses, duplexes, apartments or for living units in commercial or industrial areas may be located off-site subject to the following conditions:
  - 1. The off-street parking must commence within three-hundred (300) feet of the building site.
  - 2. The owner shall submit to the City Clerk a restrictive covenant, in recordable form, preserving the off-street parking site for off-street parking for the building for as long as the parking shall be required.
- (c) Parking for commercial or industrial uses may be located off-site subject to the following:
  - 1. It must commence within five-hundred (500) feet of the building site.
  - 2. The owner shall submit to the City Clerk a restrictive covenant, in recordable form, reserving the off-

street parking site for the building for as long as the parking shall be required.

**Sec. 13-4 - Landscaping requirements for certain yard areas and off-street parking and other vehicular use areas.**

All areas used for the display or parking of any and all types of vehicles, boats or heavy construction equipment, whether such vehicles, boats or equipment are self-propelled or not, and all land upon which vehicles traverse the property as a function of the primary use, hereinafter referred to as other vehicular uses, including but not limited to activities of a drive-in nature such as, but not limited to, filling stations, grocery and dairy stores, banks, restaurants, and the like, shall conform to the minimum landscaping requirements hereinafter provided, save and except areas used for parking or other vehicular uses under, on or within buildings, and parking areas serving single-family and two-family uses.

- (a) Installation: All landscaping shall be installed in a sound workmanship-like manner and according to accepted good planting procedures with the quality of plant materials as hereinafter described. All elements of landscaping exclusive of plant material except hedges shall be installed so as to meet all other applicable ordinances and code requirements. Landscaped areas shall require protection from vehicular encroachment as herein provided in Section 13-4(e) and (f). The Building and Zoning Department shall inspect all landscaping and no certificate of occupancy or similar authorization shall be issued unless the landscaping meets the requirements herein provided.
- (b) Maintenance: The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one outlet located within one-hundred-fifty (150) feet of all plant material to be maintained.
- (c) Plant material:
  - 1. Quality. Plant materials used in conformance with provisions of this

section shall conform to the Standards for Florida Number 1 or better as given in Grades and Standards for Nursery Plants Part 1, 1963 and Part II, State of Florida, Department of Agriculture, Tallahassee, or equal thereto. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. Grass seed shall be delivered to the job site in bags with Florida Department of Agriculture tags attached indicating the seed growers compliance with the Department's quality control program.

2. Trees. Trees shall be species having an average mature spread of crown of greater than fifteen (15) feet in Dade County and having trunk(s) which can be maintained in a clean condition over five (5) feet of clear wood. Trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen (15) foot crown spread. Palms shall be considered trees in accord with standards promulgated by the Zoning Department and approved by the City Commission. Tree species shall be a minimum of seven (7) feet overall height immediately after planting. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be five (5) feet square and five (5) feet deep, and for which the construction requirements shall be four (4) inch thick concrete reinforced with #6 road mesh (6 X 6 X 6) or equivalent. A list of such tree species shall be maintained by the Zoning Department for the guidance of the public.
3. Shrubs and hedges. Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting. Hedges, where required,

shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after time of planting.

4. Vines. Vines shall be a minimum of thirty (30) inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.
5. Ground cover. Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (3) months after planting.
6. Lawn grass. Grass areas shall be planted in species normally grown as permanent lawns in Miami-Dade County. Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales or other areas subject to erosion, and providing that in areas where other than solid sod or grass seed is used, nursegrass seed shall be sown for immediate effect and protection until coverage is otherwise achieved.

(d) Required landscaping adjacent to public right-of-way. On the site of a building or structure or open lot use providing an off-street parking area or other vehicular use area, where such area will not be entirely screened visually by an intervening building or structure from any abutting right of way, excluding dedicated alleys, there shall be provided landscaping between such area and such right of way, as follows:

1. A strip of land at least five (5) feet in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped, such landscaping to include one tree for each fifty (50) lineal feet or fraction thereof. Such trees shall be located between the abutting right-of-way and off-street parking area or other vehicular use area and shall be planted in planting area of at least twenty-five (25) square feet with a

minimum dimension of at least five (5) feet. In addition, a hedge, wall, or other durable landscape barrier of at least two (2) feet in height shall be placed only along the perimeter of such landscaped strip. If such durable barrier is of non-living material, for each ten (10) feet thereof, one shrub or vine shall be planted abutting such barrier but need not be spaced ten (10) feet apart. Such shrubs or vines shall be planted along the street side of such barrier unless they are of sufficient height at the time of planting to be readily visible over the top of such barrier. The remainder of the required landscaped areas shall be landscaped with grass, ground cover, or other landscape treatment excluding paving.

2. All property other than the required landscaped strip lying between the right-of-way and off-street parking area or other vehicular use area shall be landscaped with at least grass or other ground cover.
  3. Necessary accessways from the public right-of-way through all such landscaping shall be permitted to service the parking or other vehicular use areas and such accessways may be subtracted from the lineal dimension used to determine the number of trees required.
- (e) Perimeter Landscaping relating to abutting properties. On the site of a building or structure or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from abutting property, that portion of such area not so screened shall be provided with a wall having a minimum height of three-and-one-half (3½) feet and a maximum height of four (4) feet or a hedge having a height of not less than three-and one-half (3½) feet to form a continuous screen between the off-street parking area or other vehicular use area and such abutting property. Such landscape barrier shall be located between the common lot line and off-street parking area or other vehicular use area exposed to the abutting property provided the purpose of screening off-

street parking area and other vehicular use areas is accomplished. If such barrier consists all or in part of plant material, such plant materials shall be planted in a planting strip of not less than two and one-half (2½) feet in width.

In addition, one tree shall be provided for each seventy-five (75) lineal feet of such landscape barrier or fractional part thereof. Such trees shall be located between the common lot line and the off-street parking area or other vehicular use area. Each such tree shall be planted in at least twenty-five (25) square feet of planting area with a minimum dimension of at least five (5) feet. Each such planting area shall be landscaped with grass, ground cover or other landscape material, excluding paving, in addition to the required tree.

The provisions of this subsection shall not be applicable in the following situations:

1. Where a property line abuts a dedicated alley.
2. Those portions of the property that are opposite a building or other structure located on the abutting property constructed so as to have no setback from the common property line.
3. Where a proposed parking area or other vehicular use area abuts an existing hedge, wall or other durable landscape barrier on an abutting property, said existing barrier may be used to satisfy the landscape barrier requirements of this subsection provided that said existing barrier meets all applicable standards of this ordinance and protection against vehicular encroachment is provided for hedges.
4. Where the abutting property is zoned or used for non-residential uses, only the tree provision with its planting area as prescribed in this subsection shall be required; however, the number of trees may be reduced to one tree for every one-hundred-twenty-five (125) lineal feet or fraction thereof, but all perimeter requirements shall apply within the front setback area.

Off-street parking for commercial uses located adjacent to property zoned for R, D, or A-Uses shall provide a five (5) foot landscaped area adjacent to said R, D, or A-Use zoned property. A commercial use which is separated by a

dedicated alley from an R, D, or A-Use is exempted from providing such five (5) foot landscaped area along the lot line abutting the alley.

(f) Parking area interior landscaping. Off-street parking areas shall have at least ten (10) square feet of interior landscaping for each parking space excluding those spaces abutting a perimeter for which landscaping is required by other sections hereof and excluding all parking spaces which are directly served by an aisle abutting and running parallel to such a perimeter. In addition, other vehicular use areas shall have one square foot of landscape areas for each one-hundred (100) square feet or fraction thereof of paved area for the first fifty-thousand (50,000) square feet excluding the first five-thousand (5,000) square feet of paved area plus one square foot of landscape area for each two-hundred (200) square feet or fraction thereof of paved area for all paved area over fifty-thousand (50,000) square feet; provided, however, in areas zoned for industrial use these requirements shall be reduced by fifty (50%) percent. Where the property contains both parking areas and other vehicular use areas, the two (2) types of areas may be separated for the purpose of determining the other vehicular use area by first multiplying the total number of parking spaces by four-hundred (400) and subtracting the resulting figure from the total square footage of the paved area. Each separate landscaped area shall contain a minimum of fifty (50) square feet and shall have a minimum dimension of at least five (5) feet and shall include at least one tree having a clear trunk of at least five (5) feet, with the remaining area adequately landscaped with shrubs, ground cover, or other authorized landscaping material not to exceed three (3) feet in height. The total number of trees shall not be less than one for each one-hundred (100) square feet or fraction thereof of required interior landscaped area. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving.

In other vehicular use areas where the strict application of this subsection will seriously limit the function of said area, the

required landscaping may be located near the perimeter of the paved area including such perimeters which may be adjacent to a building on the site. Such required interior landscaping which is relocated as herein provided shall be in addition to the perimeter landscaping requirements.

The front of a vehicle may encroach upon any interior landscaped area when said area is at least three-and-one-half (3½) feet in depth per abutting parking space and protected by wheel stops or curbing. Two (2) feet of said landscaped area may be part of the required depth of each abutting parking space.

(g) Sight distance for landscaping adjacent to public right-of-way and points of access. When an accessway intersects a public right-of-way or when the subject property abuts the intersection of two (2) or more public rights-of-way, all landscaping within the triangular areas described below shall provide unobstructed cross-visibility at a level between three (3) feet and six (6) feet, provided, however, trees or palms having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are so located so as not to create a traffic hazard. Landscaping except required grass or ground cover shall not be located closer than three (3) feet from the edge of any accessway pavement. The triangular areas above referred to are:

1. The areas of property on both sides of an accessway formed by the intersection of each side of the accessway and the public right-of-way line with two (2) sides of each triangle being twenty (20) feet in length from the point of intersection and the third side being a line connecting the end of the other two (2) sides.
2. The area of property located at a corner formed by the intersection of two (2) or more public rights-of-way with two (2) sides of the triangular area being twenty (20) feet in length along the abutting public right of way lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two (2) lines.

- (h) Existing plant material. In instances where healthy plant material exists on a site prior to its development, in part or in whole, for purposes of off-street parking or other vehicular use areas, the Zoning Department may adjust the application of the above-mentioned standards to allow credit for such plant material if, in its opinion, such an adjustment is in keeping with and will preserve the intent of this section.

**Sec. 13-5 - Commercial and industrial classification of uses and central business district.**

- (a) Specific use. Any building, structure or any tenantable space used for other than residential purposes, and which is designed, when constructed, for use for one or more of the specific uses detailed under Section 13-6, shall be provided with parking spaces on the basis of the minimum requirements set forth in Section 13-6.
- (b) General use. Any building, structure or any tenantable space used for other than residential purposes, which is not specifically designed, when constructed, for use for one or more of the specific uses detailed under Section 13-6, shall be provided with a minimum of one parking space for each three-hundred (300) square feet of gross floor area. (3233)
- (c) Inadequate parking resulting after the application of Section 13-5(b) general use, provision. If, after the required parking spaces are provided in accordance with Section 13-5(b), change of occupancy or unforeseen conditions result in the actual occupancy of the building, structure, or tenantable space being one or more of the

specific uses detailed under Section 13-6, and if the parking spaces already provided in accordance with Section 13-5(b) are less than the number required for said specific use or uses, as detailed under Section 13-6, off-street parking spaces shall be provided by the owner of said building, structure, or tenantable space as provided for in Section 13-7.

- (d) Central business district.
  - 1. The central business district shall consist of all commercially zoned property bordered by LeJeune Road on the west, Douglas Road on the east, Navarre Avenue on the north, and Almeria Avenue on the south.
  - 2. Any building used for other than residential purposes and located in the City of Coral Gables central business district, as herein defined, shall be exempted from the off-street parking requirements of Article XV of this code, provided, however, that the Floor Area Ratio (F.A.R.) of such buildings shall not exceed 1.25.
  - 3. New buildings containing a Floor Area Ratio (F.A.R.) of more than 1.25 and existing buildings being enlarged to contain a Floor Area Ratio (F.A.R.) of more than 1.25 shall provide off-street parking in accordance with the requirements of Article XIII of this code.

**Sec. 13-6 - Minimum parking requirements--By use.**

- (a) Off-street parking shall be provided and maintained as shown on the schedule designated as "Coral Gables Minimum Off-Street Parking Requirements--By Use," Tables Nos. 1, 2, 3 and 4 as follows:

**Coral Gables Minimum Off-Street Parking Requirements—By Use Table 1**

<b>Residential Uses</b>	
<b>Single Family Residence</b>	One parking space consisting of a porte-cochere, carport, breezeway or garage. (3233)
<b>Townhouses</b>	(a) One parking space for each one bedroom unit. (b) Two (2) parking spaces for each two (2) or more bedroom units.
<b>Duplex or Two-Family Residence</b>	(a) One and one-half (1½) parking spaces for each one and two (2) bedroom units. (b) Two (2) parking spaces for each three (3) or more bedroom units.
<b>Apartment Building</b>	For that area lying south of U.S. Highway 1 and east of LeJeune Road and Old Cutler Road, the following off-street parking spaces shall be provided: (3233) (a) Two (2) parking spaces for each efficiency, one bedroom, two (2) bedroom or three (3) bedroom apartment unit. (b) Three (3) parking spaces for each apartment containing four (4) or more bedrooms. (c) One parking space for each twenty (20) parking spaces provided for use as supplemental parking.  For the remainder of the City of Coral Gables except that area lying south of U.S. Highway 1 and east of LeJeune Road and Old Cutler Road, the following parking spaces shall be provided; (3233) (a) One and one-half (1½) parking space for each efficiency, one bedroom or two (2) bedroom apartment units. (b) Two (2) parking spaces for each three (3) bedroom apartment units. (c) Three (3) parking spaces for each apartment containing four (4) or more bedrooms. (d) One parking space for each fifteen (15%) percent of the apartment units for supplemental parking.
<b>Hotel</b>	(a) One parking space for each sleeping room. (b) One employee parking space for each eight (8) hotel sleeping rooms. (c) Spaces required for other uses in hotel such as retail shops, beauty shops, barber shops, bars, restaurants, meeting rooms, etc.
<b>Apartment-Hotel</b>	(a) One parking space for each hotel sleeping room. (b) One and one-half (1½) parking spaces for each efficiency, one bedroom or two (2) bedroom apartments. (c) Two (2) parking spaces for each three (3) bedroom apartments. (d) Three (3) parking spaces for each apartment containing four (4) or more bedrooms. (e) One employee parking space for each eight (8) hotel sleeping rooms. (f) In each instance, spaces required for other uses such as retail shops, beauty shops, barber shops, bars, restaurant, meeting rooms, etc.
<b>Motel or Motor Court</b>	(a) One parking space for each sleeping room. (b) One parking space for manager. (c) One employee parking space for each eight (8) sleeping rooms. (d) Parking spaces required for other uses such as retail shops, beauty shops, barber shops, beauty barber shops, restaurant, meeting room, etc., if applicable under Section 5-5, 5-6 and 5-7.

**Coral Gables Minimum Off-Street Parking Requirements--By Use Table 2  
Commercial Uses**

One parking space required per square feet of gross building area shown below:

<b>100 square feet</b>	<b>200 square feet</b>	<b>250 square feet</b>	<b>300 square feet</b>	<b>350 square feet</b>	<b>400 square feet</b>
Business Schools, Trade Schools, Vocational Schools.	Beauty Shops Clinics, Medical & Dental outside the Central Business District, Medical Buildings outside the Central Business District, Post Office	Animal Hospitals, Cat Beauty Shops, Civic Clubs, Clinics, Medical & Dental in the Central Business District, Community Centers, Dog Beauty Shops, Fraternal Buildings, Libraries, Lodge Buildings, Medical & Dental Buildings in the Central Business District, Museums, Private Clubs, Union Halls, Veterinary Clinics	Banks, Business & Professional Offices outside the Central Business District, Dry Cleaners, Laundries, Savings Institutions, Self-service Laundries	Art Galleries, Artist Studios, Barber Shops, Business and Professional Offices in the Central Business District, Credit Unions, Finance Companies, Finance Institutions, Photographers, Photo Galleries, Retail Shops, Sales Shops, Travel Agencies, Trust Companies	Blueprinting, Cleaning Plants, Dyeing Plants, Engraving Plants, Newspaper Plants, Picture Framing, Photocopy, Photostatic Copying, Photo Developing and Printing, Printing Plants, Repair Shops (shoes, clothing, appliances, etc)

One and one-half (1½) parking spaces required per square feet of gross building floor area shown below:

<b>100 square feet</b>	<b>200 square feet</b>
Outside Central Business District Bars Delicatessens Beer Gardens Lunch Counters Cafes Restaurants Cafeterias Taverns Cocktail Lounges	In the Central Business District Bars Delicatessens Beer Gardens Lunch Counters Cafes Restaurants Cafeterias Taverns Cocktail Lounges

Mixed-Uses: Off-street parking for mixed-uses shall be provided in accordance with Section 13-7(c).

Central Business District:

- (a) For delineation of the Central Business District refer to Section 13-5(d) 1.
- (b) Buildings not exceeding a F.A.R. of 1.25 located within the Central Business District and used for other than residential purposes are not required to provide off-street parking. (Section 13-5).

Off-Street Loading: Off-street loading spaces shall be provided in accordance with Section 13-9.

**Coral Gables Minimum Off-Street Parking Requirements--By Use Table 3**

Parking space requirements for uses based on the number of beds, seats, bowling alleys, assembly and dance floor area, etc. as follows:

Hospitals	Two (2) parking spaces for each bed.
Auditoriums and Assembly Halls	One parking space for each four (4) fixed seats plus one parking space for each forty (40) square feet of floor area where movable seats.

Convention Halls Exhibition Halls Gymnasiums Skating Rinks Stadiums Sports Arena	One parking space for each five (5) spectator seats, or one parking space for each two-hundred (200) square feet or gross floor area, whichever is greater.
Churches	One parking space for each five (5) fixed seats plus one parking space for each fifty (50) square feet of assembly room area not having fixed seats (not to include classrooms).
Funeral Chapels Funeral Homes Mortuaries	One parking space for each four (4) fixed seats plus one parking space for each forty (40) square feet of floor area with movable seats, with a minimum of ten-thousand (10,000) square feet of parking area.
Theaters Motion Pictures	One parking space for each four (4) fixed seats.
Bowling Lanes	Four (4) parking spaces for each alley.
University Class room	One parking space for each ten (10) fixed or movable student seats.
Senior High School	One parking space for each ten (10) fixed or movable student seats plus one parking space for each classroom.
Junior High School Elementary Schools	One parking space for each classroom plus one parking space for each two hundred (200) square feet of assembly area.
Kindergarten Nurseries	One parking space for each eight-hundred (800) square feet of gross building floor area.
Dancing Schools	One parking space for each one-hundred (100) square feet of dance floor area, plus one parking space for each six-hundred (600) square feet of gross building floor area.
Dance Halls Ballrooms	One parking space for each one-hundred (100) square feet of dance floor area.
Dormitories Fraternity Houses Sorority Houses	One parking space for each one-hundred-fifty (150) square feet of floor area used for sleeping.
Car, Sales and Service	(a) One parking space for each three-hundred (300) sq. ft. of office space; (b) One parking space for each six-hundred (600) sq. ft. of showroom floor area; (c) One parking space for each five-hundred (500) sq. ft. of remaining gross floor area.
Convalescent Homes Group Home Homes for the Aged Nursing Homes Rest Homes, Sanitariums	One parking space for each staff member and one space for every three (3) residents (based upon the maximum number of residents permitted to reside therein).
Off-street loading	Off-street loading spaces shall be provided in accordance with Section 13-9.

**Coral Gables Minimum Off-Street Parking Requirements--By Use Table 4**

<b>Industrial and Miscellaneous Uses</b>	
One parking apace for each 300 square feet of office floor area plus one parking space for each 500 or 1,000 square feet of remaining gross building floor area as shown below:	
<b>500 square feet</b>	<b>1,000 square feet</b>
Automobile Repair Shop Paint and Body Shop	Assembly Plants. Boats, Display and Sales. Bottling Plants. Contractor Shop such as General, Plumbing, Electrical, Roofing etc. Distributorship with Warehousing. Electronic Plants. Manufacturing Plants. Research Laboratories. Sign Painting Shops. Storage Establishments. Testing Laboratories. Tire and Recapping Shops. Upholstering Shops. Warehouses and Welding Shops Wholesale Distributor with Warehousing
Off-Street Loading	Off-street loading spaces shall be provided in accordance with Section 13-9.

**Sec. 13-7 - Definitions and measurement.**

- (a) In construing the provisions of this article where the context will permit, the definitions provided in this section and in Article II herein and in Section 1.01, Florida Statutes, shall apply.
- (b) Uses not specifically mentioned in section 13-6. If the intended use is not listed in Section 13-6, the off-street parking requirement shall be the same as required for a similar use which is referred to herein; however, in case of dispute direct application may be made to the City Commission.
- (c) Mixed-uses. In the case of Mixed-Uses, unless specifically mentioned to the contrary, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately and off-street parking space for one use shall not be considered as providing the required off-street parking for any other use.
- (d) Fractional spaces. When units or measurements determining the number of required off-street parking spaces shall result in a fractional space, any such fraction equal to or greater than one-half ( $\frac{1}{2}$ ) shall require a full off-street parking space.
- (e) Gross area. Gross area shall be considered a gross area obtained by use of exterior building dimensions.
- (f) Seating space, counters. Thirty (30) linear inches of counter space shall be considered as one seating space.
- (g) Seating space, spectators. Twenty (20) linear inches shall be considered as one seating space.

**Sec. 13-8 - Commercial parking lots.**

- (a) No area designated as a parking area for required off-street parking shall be operated as a commercial parking lot.
- (b) Off-street parking spaces for which fees or charges are included as a part and parcel of the rental fees of space in a building shall not be construed as being used for commercial parking.

**Sec. 13-9 - Off-street loading.**

- (a) When a need is evident, adequate off-street loading spaces shall be provided for

all commercial, educational and industrial buildings unless specifically exempted as noted below.

- (b) If required, every new building shall provide one loading space, ten (10) feet by twenty-five (25) feet, with fourteen (14) feet minimum height clearance, either in the building or on the site, and such space shall be created in computing the overall parking requirement.
- (c) The final determination on the number of spaces and all other characteristics of off-street loading facilities shall be determined by the Zoning Department in collaboration with the Board of Architects.

**Sec. 13-10 - Separation and loss in full or in part of off-street parking areas.**

Anything in this ordinance to the contrary, it is hereby specifically provided that the applicant shall exhibit his plan for off-street parking and present to the City proof of his ownership, right, title, interest or claim in and to the area intended for off-street parking, which shall be such that the area to be occupied by the building necessitating the off-street parking and the off-street parking area shall be completely integrated and indivisible so that one may not be separated from the other.

**Sec. 13-11 - Additional penalty applicable to off-street parking.**

- (a) In the event that at any time and through any cause the building or structure, singular or plural, should lose or be deprived of the accompanying and requisite off-street parking facilities, either in whole or in part, then and in that event it shall be unlawful for the building to be used or occupied for the use zoned, or any other purpose until the parking facilities have been restored or replaced according to the requirements of this ordinance, it being hereby declared that such loss of parking facilities, in addition to any other defect, shall and does constitute a nuisance abatable as such.
- (b) This provision and this penalty in connection with the off-street parking provision of this ordinance shall, and does, constitute a cumulative and additional penalty to the other penalties herein provided.

**Sec. 13-12 - Collection or charging of fees for required off-street parking spaces for duplexes, apartment buildings, hotels, apartment-hotels, motels, or any other residential type building.**

In interpreting the off-street parking provisions of this ordinance, it shall be construed that the owner, his agent or general manager of a duplex, apartment building, hotel, apartment-hotel, motel or any other residential type building shall make available to the tenants, employees or visitors to such building, the off-street parking as required by the provisions of this code and neither the owner, his agent or general manager shall be authorized to collect or charge a fee for the use of such parking and neither shall the owner, his agent, or general manager refuse the right of such tenant, employee or visitor to such building the right to use the off-street parking spaces which have been provided therefore to meet the requirements of this ordinance.

**Sec. 13-13 - Setback requirements for buildings having a height of more than three (3) stories or forty-five (45) feet.**

- (a) Parking structures and accessory decks.
  - 1. No setbacks shall be required for parking structures and accessory decks which are constructed completely below established grade.
  - 2. Parking structures and accessory decks which have a height of not more than three (3) feet six (6) inches above established grade shall provide and maintain the following minimum setbacks:
    - a. Front setback--20 feet minimum.
    - b. Side setback--10 feet minimum.
    - c. Side street setback--10 feet minimum.
    - d. Rear setback--20 feet minimum. Parking structures and accessory decks which have a height of more than three (3) feet six (6) inches above established grade shall provide and maintain the same setbacks as required for the principal building.
- (b) Uncovered parking. Uncovered parking shall maintain minimum setbacks of fifteen (15) feet on interior side yards and twenty

(20) feet from the front and side street yards, except directly in front of the structure entrance, said uncovered parking shall be screened from pedestrian street view by a minimum four (4) foot high wall at parking level and landscaping treatment. There shall be a minimum two and one-half (2½) foot landscaped rear setback.

**Sec. 13-14 - Shared municipal off-street parking.**

Shared off-street parking shall be permitted to serve two or more individual land uses at municipally owned or operated parking facilities for parking spaces required under this Code for private uses in any C, M or S-Use District subject to the following conditions and restrictions: (3316)

- (a) A maximum of fifty (50%) percent of the required number of parking spaces for one or more off-peak, nighttime or Sunday/holiday uses (activities) may be provided, up to a maximum percent of the municipal facility's available daytime parking capacity as determined in the application process.
- (b) Unlimited additional parking for one or more off-peak, nighttime or Sunday/holiday uses (activities), in excess of that required by this Code, shall be permitted up to a maximum percent of the municipal facility's available daytime parking capacity as determined in the application process.
- (c) A recordable agreement for such shared use, in the form of a reciprocal easement acceptable to the Office of the City Attorney shall be filed with the Zoning Administrator and recorded with the City Clerk. The City shall be named in that agreement as one of the parties with right of enforcement.
- (d) An insurance policy must be obtained and furnished to the City to the satisfaction of the City Manager and City Attorney and such policy shall hold the City harmless from any and all claims or causes of action which may accrue as a result of use of premises or due to an incident or occurrence on the premises.
- (e) A municipal off-street parking facility required for the purpose of complying with the provisions of this Code shall not include off-street parking similarly required

for another private use, unless the Parking, Planning, Public Works and Building and Zoning Directors have reviewed the application and determined that the periods of peak usage of such uses will not be simultaneous or in conflict with each other.

- (f) A site plan, landscape plan, lighting plan, circulation and traffic plan, peak use analysis and written description of the proposed use of shared facility shall be submitted by the applicant with each request for shared use approval for properties operated but not owned by the City. Only a peak use analysis and written description of the proposed use shall be required for parking facilities owned by the City.
- (g) Shared required parking must commence within  $\frac{1}{4}$  mile of the building site. Additional parking, in excess of code requirements, shall not be subject to this distance requirement.
- (h) All development orders or permits covering such approval shall include the requirements that the order or permit shall be valid only so long as the conditions described in the application or the permit exist.
- (i) Nothing in this section shall be construed to prevent the joint use of municipal off-street parking for two or more uses if the total of such spaces, when used together, will not be less than seventy-five (75%) percent of the sum of the requirements of the various individual uses computed separately in accordance with the requirements of this Code.
- (j) Shared use parking approval described in this section shall not be transferable in any manner.
- (k) An agreement shall be executed by the parties as to the minimum maintenance requirements which shall be the sole responsibility of applicant and which failure to maintain shall result in immediate revocation of the permit herein granted.