

Article 15.
ARCHITECTURAL DESIGN STANDARDS

Sec. 15-1 - Architectural type--General. (2003-10)

Except as provided for in Section 15-3 of this ordinance, all buildings hereinafter constructed, reconstructed, altered or added to shall be of classical style of Colonial, Spanish, Venetian, Italian or other Mediterranean or similar harmonious architecture. It shall be the duty and responsibility of the Board of Architects to determine in each and every case whether or not the submitted plans comply with the type of architecture set forth hereinabove and suggest to the designing architect such changes as would bring the plan into conformity. The Board of Architects shall require such changes in the design of the structure so as to preserve the traditional aesthetic treatment and an excellence of design of the community. In considering the design of the building, the Board of Architects shall consider and render a decision as to the feasibility of the following elements in the design concept: (2992)

- (a) Trim.
- (b) Shutters.
- (c) Awnings and canopies.
- (d) Windows (Fenestration).
- (e) Doors.
- (f) Texture of surface.
- (g) Colors.
- (h) Roofs.
 - 1. Materials.
 - 2. Color.
 - 3. Slope.
 - 4. Overhang.
- (i) Planters.
- (j) Window boxes.
- (k) Walls, height, location, materials, design.
- (l) Height of building.
- (m) Location of structure on site.
- (n) Site circulation in regard to pedestrian travel, parking, services, grades and landscaping.
- (o) Location of exposed piping, conduits and rain water leaders.
- (p) Decorative lighting (height, location and style).

The architectural type for a given location, unless specifically specified to the contrary, shall be in reasonable harmony with the architecture of the neighborhood. Additions and alterations to buildings which have been designated by the provisions within the Zoning Ordinance as an

Historic Landmark shall conform to the architecture of the existing building.

Sec. 15-2 - Design standards.

The owner shall require that his plans be designed in such a manner as to enhance the overall architectural character of the city, neighborhood and street. All new buildings, alterations, additions or changes to the facade in any nature shall conform to the following regulations:

- (a) The architectural type shall be in accordance with Section 15-1 and/or Section 15-3 or this ordinance.
- (b) Marked stucco to simulate shutters, flanking window openings and indiscriminate use of stucco scoring or cut lines, unless they perform a function in the design, shall not be permitted.
- (c) Where particular treatment such as scoring, slump brick or other architectural motifs are employed, these shall return on the abutting elevation.
- (d) Excessive use of slump or other brick shall not be permitted. (3235)
- (e) Where wood or metal columns are used, the same shall be well proportioned.
- (f) Shutters shall be architecturally designed to enhance the structure and all tracts and housings shall be concealed from view when not in use. (3041)
 - 1. Plans for all new construction shall incorporate or make provisions for hurricane shutters.
 - 2. Storm panels with removable horizontal tracts shall be permitted on all structures without Board of Architects review and approval.
 - 3. The Board of Architects may approve a hurricane shutter type or system for multi-unit buildings (residential and commercial) as a whole, thereby allowing individual owners or tenants to install pre-approved hurricane shutters without additional Board of Architects review and approval.
 - 4. No shutter shall be placed on a structure so that it will alter or conceal architectural features or details of a structure.

5. Shutters shall not be installed in such a way as to prevent the intended or normal operation of any window or door.
 6. In every area of a structure required by the South Florida Building Code to have egress, there shall be at least one manually operable (non-electric) method of egress when completely enclosed by hurricane shutters.
- (g) Rooftop equipment such as that used in air conditioning and any other type of mechanical or service equipment shall be screened from view, as required by Section 21-12 of this ordinance.
 - (h) Air-cooled condensing and/or compressors equipment, water cooling towers and any other type of mechanical equipment or apparatus installed on or attached to a premises shall be screened from view from the street, waterway, bay or golf course by a wall and landscaping.
 - (i) Exposed concrete or masonry block shall not be permitted. With the exception of slump, red or other brick, crab orchard or other stone and architecturally formed and detailed concrete, all masonry surfaces shall be stuccoed.
 - (j) If metal garage doors are used they shall be painted in accordance with Section 23-7 of this ordinance.
 - (k) No exposed air-conditioning duct work or exposed solar tanks shall be permitted.
 - (l) The approval, materials, slope, construction, location and design of awnings and canopies shall be as set forth under Section 20-1 of this ordinance.
 - (m) The plans and specifications shall be in accordance with Section 22-4 of this ordinance.
 - (n) Any aggrieved person desiring to appeal a decision of the Board of Architects shall follow the procedure as set forth under Section 26-1 of this ordinance.

Sec. 15-3 - Architectural type, specific locations.

The type of architecture for specific locations in the City of Coral Gables shall be as set forth hereinafter in this Section:

- (a) In the Industrial Section, MacFarlane Homestead, and Golden Gate Subdivision, such type of architecture shall be permitted as shall be approved by the

Board of Architects as being harmonious with the immediate neighborhood.

- (b) Where otherwise required by the terms of existing restrictions in deeds conveying lots or lands, or as specifically provided for therein.
- (c) In C and M-Use Districts, such types of architecture shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood.

Sec. 15-4 - Preparation, approval and revision of architectural drawings.

The following procedure shall be followed in preparing, obtaining approval and revising preliminary and final working drawings:

- (a) Architectural drawings. All architectural drawings for new residential buildings or alterations or additions to existing residential structures shall be prepared by and bear an impression seal of a registered architect qualified under the laws of the State of Florida to prepare such plans and specifications. All other architectural drawings shall be prepared by and bear an impression seal of a registered architect or registered engineer qualified under the laws of the State of Florida to prepare such drawings.
- (b) Approval in principle. Preliminary Approval in Principle shall be obtained from the Board of Architects before proceeding with the final working drawings. The drawings for Approval in Principle shall preferably be single-line plan or plans and shall have a plot plan, floor plan and shall show all affected elevations. Photographs of adjoining properties shall be presented with the preliminary plans. Plans for additions or exterior alterations to existing buildings shall show all elevations of all facades of the building where the alterations occur, or to which the addition is attached. Whenever the estimated cost of construction of any addition, exterior alteration and/or new construction will exceed twenty-five-thousand (25,000) dollars, such preliminary plans shall be submitted in duplicate.
- (c) Board of architects. It shall be the duty of the Board of Architects to preserve the traditional aesthetic treatment of the community.

- (d) Revisions to preliminary plans. When the designing architect and/or engineer revises preliminary plans in accordance with the suggestions of the Board of Architects, he shall return the original drawings showing the Board's suggestions with the revised drawings.
- (e) Revisions to final working drawings. After plans have been approved, no deviations from the approved design shall be permitted without the approval of the Board of Architects.

Sec. 15-5 - Duplication of elevations and/or exterior architectural design.

No duplication of elevations and/or exterior architectural design shall be permitted in any residential area. Architects in submitting plans for consideration of the Board of Architects shall, as part of said plan, and as a prerequisite to approval thereof, sign a certificate reading as follows: To the best of my knowledge and belief, the within plans and specifications do not duplicate the elevations and/or exterior architectural design of any buildings in the residential area of the City of Coral Gables, previously submitted by me or by my office; that to the best of my knowledge and belief these plans and specifications are not a duplication of elevations and/or exterior architectural design of any building constructed, or for which a permit has been issued, in the City of Coral Gables; I further certify that I am fully familiar with the ordinance under which this certificate is required. (seal)

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

- (a) In the units of a single-housing project, which shall be deemed and which hereby is defined as not more than three multiple-family units constructed on a lot or on contiguous lots so as to be an architectural entity; and,
- (b) To the interior design or floor plan of any structure.