

**Article 20.**  
**AWNINGS AND CANOPIES**

**Sec. 20-1 - General.**

Hereafter awnings, shelter canopies, entrance canopies and car-porte canopies placed upon, attached to or forming any part of a building shall conform to the following conditions and restrictions:

(a) Approval.

1. Awnings, shelter canopies. No permit for the erection or replacement in whole or in part of any awning or shelter canopy shall be issued without the approval of the Board of Architects, provided, however, that the building official or his designated representative may issue a permit for awnings, awning replacements and shelter canopy replacements which have been approved by the Board of Architects as standard installations and whose color and/or colors are neutral standard shades.
2. Car-porte canopy, entrance canopy. No permit for the erection or replacement, in whole or part, of any car-porte canopy or entrance canopy shall be issued without the approval of the plans and specifications of such car-porte canopy or entrance canopy by the Board of Architects.

(b) Material.

1. Awnings placed upon, attached to, or forming any part of any building in any area zoned for residential, duplex or apartment use shall be made of canvas, cloth or other similar materials and of fiberglass, aluminum, plastic or other man-made materials.
2. Shelter canopies or car-porte canopies placed upon, attached to, or forming any part of any building in any area zoned for residential, duplex or apartment use shall be made of canvas, cloth, aluminum or other similar materials.
3. Awnings, shelter canopies, entrance canopies and car-porte canopies placed upon, attached to, or forming any part of any building in any area zoned for commercial or industrial use may be made of canvas, cloth,

or other similar materials and of fiberglass, plastic or non-ferrous metals, but in no case shall any such awnings, shelter canopies, entrance canopies or car-porte canopies be made of wood or wood products or of masonite or similar materials; in all cases such awnings, shelter canopies, entrance canopies or car-porte canopies shall generally simulate the appearance of canvas awnings, and must not be corrugated or slatted or with holes or other interstices.

- (c) Slope. In areas zoned for residential, duplex or apartment use, no shelter canopy or car-porte canopy shall be erected which has a minimum slope of less than two (2) inches in twelve (12) inches or a maximum slope of more than five (5) inches in twelve (12) inches.
- (d) Size and number permitted. In a single-family or duplex zoning district, no shelter canopies or carport canopies shall be erected which each covers an area greater than four-hundred-and-forty (440) square feet. Only one shelter canopy and one car-porte canopy shall be permitted per single-family or duplex unit, provided however, that the car-porte canopy and shelter canopy shall not abut or be attached to one another. (2945)
- (e) Clearance over sidewalk. In all cases where an awning, entrance canopy, or shelter canopy is placed upon, attached to, or forming any part of any building and such awning, entrance canopy or shelter canopy projects over a sidewalk, or similar place where the public is accustomed to walk, the rigid or metal parts for any such awning entrance canopy or shelter canopy shall have a clearance of not less than seven-and-one-half (7½) feet from sidewalk elevations, and any non-rigid valance of any such awning, entrance canopy or shelter canopy shall have a clearance of not less than six-and-one-half (6½) feet from sidewalk elevation.
- (f) Construction.
  1. All canvas awnings, shelter canopies, entrance canopies, or car-porte canopies shall be so constructed as either to admit or

permit quick removal such as is necessary in cases of impending storms or hurricanes.

2. Except for those installations which are stationary in character, awnings, shelter canopies, entrance canopies, or car-porte canopies other than those of cloth or canvas or like materials shall be so constructed as easily to lend themselves to the forming of storm shutters or storm protection to the building to which they are attached.
3. Rigid awnings or canopies which are stationary in character shall be designed to resist the following loads:
  - a. Roofs shall be designed for a live load of not less than thirty (30) pounds per square foot except that roofs occupied as roof gardens or for concentrated loads shall be designated for the corresponding occupancies.
  - b. Design shall not be based on the removal or repositioning of parts or the whole during periods of high wind velocity.

(g) Location.

1. All car-porte canopies shall be attached to the building and may be located on either side or the rear of said building.
2. All shelter canopies shall be attached to the building and may be located on the front, sides or rear of said building.
3. No self-supporting or free standing shelter canopy, car-porte canopy or entrance canopy shall be erected without a variance having been approved by the Board of Adjustment.

(h) Maintenance, repair, replacement, and/or removal.

1. All awnings and canopies shall be maintained and kept in good order and repair. Awnings and canopies which are found, upon inspection, to be in disrepair shall be subject to removal and/or replacement.
2. The City of Coral Gables from time to time shall require that an inspection be made of all awnings and canopies encroaching upon

public rights-of-way, and in all cases where said inspection reveals that such awnings and/or canopies are in need of repair and/or replacement, such awnings and canopies shall be declared to be a public nuisance and the City Manager shall so notify the record owner or owners of the property described by registered or certified mail, as their names and addresses are shown upon the record of the County Property Appraiser. Such notice shall be deemed complete and sufficient when so addressed and deposited in the United States Mail with proper postage prepaid. In the event that such notice is returned by postal authorities, the City Manager shall cause a copy of the notice to be served by a law enforcement officer upon the occupant of the property or upon any agent of the owner of record thereof.

The notice shall be in substantially the following form:

**NOTICE OF PUBLIC NUISANCE**

**Name of Owner of Record:** \_\_\_\_\_

**Address of Owner of Record:** \_\_\_\_\_

**According to our records, you are the owner of record of Lot(s) \_\_\_\_\_ Block: \_\_\_\_\_ Section \_\_\_\_\_**

An inspection of the above captioned property reveals that the (awnings and/or canopies) encroaching upon the public right-of-way are in such disrepair as to constitute a public nuisance.

This is to serve as official notice that unless you:

- (1) Repair the existing (awnings and/or canopies).
- (2) Replace the existing (awnings and/or canopies) or,
- (3) Remove the existing (awnings and/or canopies) within a period of thirty (30) days, the City of Coral Gables may undertake the removal of such (awnings and/or canopies) at the property owner's expense; the estimated cost of which shall be approximately \$\_\_\_\_\_.

If within thirty (30) days after mailing the notice or the serving of the notice upon the occupant of the property or any agent of the owner thereof, the condition described in the notice has not

been remedied, the City Manager may have such (awnings and/or canopies) removed and the cost thereof shall be a lien against the property to the same extent and character as are liens for special assessments or improvements and with the same penalties and with the same rights of collection, foreclosure, sale and forfeiture as obtained in the case of liens for special improvements.

**THE CITY OF CORAL GABLES FLORIDA**

**BY:** \_\_\_\_\_

**City Manager**

- (i) Manufacturer's identification. All awnings, shelter canopies, entrance canopies and car-porte canopies constructed or erected pursuant to the provisions of this ordinance shall have the manufacturer's identification shown thereon.
- (j) Encroachment over public right-of-way. Awnings and/or canopies which encroach over public rights-of-way shall be subject to the following conditions and restrictions:
  1. The property owner shall execute a restrictive covenant prepared by the City Attorney, which shall run with the title of the land, agreeing to provide public liability insurance coverage for the encroachment in the minimum limits required by the City, and naming the City as additional insured under the policy.
  2. An executed copy of the restrictive covenant, together with certificates of required insurance, shall be presented to the Building Official, prior to the issuance of any permits for such work.
  3. Notwithstanding the above, that prior to the issuance of any permit for the installation of an awning or canopy encroaching over any Public Right-Of-Way under the jurisdiction of the Florida Department of Transportation, the Building Official shall require such evidence, as in his opinion is reasonable, to show that the plans for such encroachment have been approved by the said Department of Transportation.