

Article 29.
CORAL GABLES COTTAGE REGULATIONS

Sec. 29-1 - Purpose.

The purpose of these regulations is to maintain the architectural quality and character of Coral Gables' traditional, small scale, residential neighborhoods by encouraging the preservation of the existing Coral Gables Cottage style houses. (3029, 3219)

Sec. 29-2 - Authority.

- (a) To achieve the above stated purpose, selected incentives are established herein which supersede the standard regulations for single-family residential development contained in other sections of this Zoning Code.
- (b) If not specifically addressed in this Section, the regulations and requirements of the underlying zoning district shall apply.
- (c) The Building and Zoning Department shall determine the eligibility of all Cottage properties seeking to qualify for incentives except those already identified on the Coral Gables Cottage Qualified Properties Map. In making their determination of eligibility, the Building and Zoning Department may seek the guidance of the Board of Architects and the Planning Department, particularly the Historic Preservation Department.
- (d) Proposed plans for additions and alterations shall be reviewed by both the Building and Zoning Staff and Planning Staff and their recommendations shall be transmitted to the Board of Architects together with the proposed plans for a determination on whether the incentives contained herein may be utilized. (3219)
- (e) No variances from this section, or the parking regulations, height regulations, or floor area factor requirements shall be permitted.

Sec. 29-3 - Definitions.

- (a) Coral Gables Cottage detached, single-family dwelling which is distinguished by its movement in plan, projections and recessions, asymmetrical arrangement of entrances, frequently employed surface ornament for embellishment, and at least

twelve (12) of the following specific features:

- 1. No greater than one and one-half (1½) stories in height.
 - 2. Coral rock or stucco finish.
 - 3. Combination roof type (e.g., gable, shed, hip or flat roof).
 - 4. Front porch.
 - 5. Projecting bay on front elevation.
 - 6. Masonry arches or arches springing from columns on front elevation.
 - 7. Decorative doorway surrounds.
 - 8. Decorative and/or predominant chimney.
 - 9. Detached garage to the rear of the property.
 - 10. Similar decorative features, parapet and/or roof slope on main house and detached garage.
 - 11. Porte-cochere or carport.
 - 12. Decorative wing walls.
 - 13. Barrel tile roof.
 - 14. Varied height between projecting and recessed portions of the front elevation.
 - 15. Vents grouped as decorative accents.
 - 16. Cast ornament and/or tile applied to front elevation.
 - 17. Built-in niches and/or planters.
 - 18. First floor above crawl space.
 - 19. Casement or sash windows.
 - 20. Loggias/arcade.
- (b) Cottage property: A building site which meets the requirements for eligibility as outlined in Section 29-5. (3219)

Sec. 29-4 - Applicability.

The provisions of this section may only be applied to the following: (3219)

- (a) Any property identified on the Coral Gables Cottage Qualified Properties Map.
- (b) Any existing development which meets the eligibility standards contained in Section 29-5, herein (as determined by the Building and Zoning Department).
- (c) Any existing development which, by virtue of proposed development plans, would return sufficient original features to the building to render it eligible as a

Coral Gables Cottage as outlined in Section 29-5.

Sec. 29-5 - Eligibility (existing development).

To qualify for the incentives contained in Section 29-6, the subject property must:

- (a) Be located north of Sunset Road.
- (b) Be zoned R, single-family residential.
- (c) Have a frontage no greater than sixty-five (65) feet.
- (d) Include a single-family dwelling built prior to 1940.
- (e) Include a single-family dwelling having at least twelve (12) of the features identified in the Coral Gables Cottage definition. (Section 29-3)

Sec. 29-6 - Incentives for existing development.

The following provisions may be utilized by qualified cottage properties in order to modify, alter or add to an existing Coral Gables Cottage, provided that the resulting changes made to the dwelling do not diminish its character or its status as a Coral Gables Cottage (as outlined in the eligibility criteria, Section 29-5).

- (a) Setbacks:
 - 1. New additions and alterations may utilize the same setbacks and extend as close to the property line as the main walls of the existing Coral Gable Cottage with the limitation that the addition/alteration may not be closer than two (2) feet, six (6) inches to the property line, and, when combined with all other existing structures may not result in the following: (3240)
 - a. side yard of less than 250 sq.ft.
 - b. front yard of less than 750 sq.ft.
 - c. rear yard of less than 150 sq.ft.
 - 2. Where existing setbacks meet current standards, a reduction in the setback requirement of up to twenty-five (25%) percent shall be permitted, with the same limitation outlined in subsection.
 - a. 1, above.
 - b. Ground Area Coverage: Coral Gables Cottages shall be permitted to occupy up to forty-eight (48%) percent of the building site. Auxiliary buildings or structures, whether

free standing or attached to the primary building, including swimming pools, may occupy additional site area provided, however, that the total ground area coverage for all structures shall not exceed fifty-eight (58%) percent of the site.

- c. Enclosed garages may be converted to living space or storage space subject to the following requirements:
 - (1) That a carport, porte-cochere or breezeway is provided for the storage of an automobile;
 - (2) That the converted garage may not be used as a rental unit.
- d. The landscape open-space requirement of thirty-five (35%) percent for single-family dwellings (Section 3-1(o)) may be reduced by five (5%) percent.

Sec. 29-7 - Eligibility (new construction).

(Deleted 1/14/97--Ordinance No. 3219).

Sec. 29-8 - Incentives for new construction.

(Deleted 1/14/97--Ordinance No. 3219).