

ARTICLE 1 - GENERAL PROVISIONS

ENTERED AS EXHIBIT ^{City} Planning Dept. AT
THE PLANNING AND ZONING BOARD
by NUMBER

ON 04.27.2011 JM
DATE INITIALS

Section 1-101. Title.

This Code shall be known as and referred to as the Zoning Code ("Zoning Code" or "these regulations") of the City of Coral Gables, Florida.

Section 1-102. Authority.

These regulations are enacted pursuant to the requirements and authority of Section 163.3161 et seq., Florida Statutes (the Local Government Comprehensive Planning and Land Development Regulation Act), the Charter of the City of Coral Gables, and the powers and authority in Chapters 60, 162, 166, 171, 177, 286, 380 and 823, Florida Statutes.



Section 1-103. Purpose of the City of Coral Gables Zoning Code.

The purpose of the City of Coral Gables, Florida Zoning Code is to implement the Comprehensive Plan (CP) of the City pursuant to Chapter 163, Florida Statutes for the protection and promotion of the safety, health, comfort, morals, convenience, peace, prosperity, appearance and general welfare of the City and its inhabitants, and more specifically for the following purposes:

- A. To protect the distinctive historic and architectural character of the City which is unique throughout South Florida and the world.
- B. Continue to foster community pride and a sense of stewardship that have motivated the property owners and residents of the City in the improvement and maintenance of property in the City.
- C. To preserve the basic comprehensive plan and layout of the City by its forefathers, more specifically George Merrick.
- D. Insure the application and administration of these regulations imposed herein continue to improve the overall quality of life and promote development of the City as has been guided since its establishment.
- E. To preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.
- F. Provide for the preservation and protection of flora and fauna, more specifically the City's lush tree canopy.
- G. 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 while protecting property values.
- H. Promote 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 CP.
- I. Provide for adequate and efficient public utilities and facilities for the preservation and promotion of the natural and civic amenities of beauty and visual interest.
- J. Establish zoning districts as a means of achieving unified civic design and proper relationship between the uses of land by regulating the location and use of buildings, signs and other structures, and land or water for trade, agriculture, industry and residence, by providing adequate buffers, 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