

Zoning Code/City Code Regulations

- a. Zoning Code Article 4, "Zoning Districts", Division 4, "Prohibited Uses", Section 4-411, "Parking in residential areas", and Section 4-412, "Trucks, trailers, commercial vehicles, and recreational vehicles--Parking upon streets and public places";
- b. Zoning Code Article 5, "Development Standards", Division 19, "Signs", Section 5-1902.D.8., "General design standards that are applicable to all signs";
- c. Zoning Code Article 8, "Definitions", "Truck";
- d. City Code Chapter 34, "Nuisances", Article III, "Lost, stolen, junked, abandoned property", Division 2, "Vehicles", Section 34-78, "Abandoned or junk motor vehicles on public or private property prohibited; exceptions"; and,
- e. City Code Chapter 74, "Traffic and Vehicles", Article I, "In general", Section 74-4, "Definitions", "Commercial vehicle".

ARTICLE 4 - ZONING DISTRICTS

the City of Coral Gables, except in conjunction with a permitted temporary use. Screened enclosures, however, will be permitted as an accessory use in connection with a permitted principal use in a residential or special use district as provided for in Article 5, Division 1.

Section 4-411. Parking in residential areas.

- A. It shall be unlawful for any person to park any vehicle displaying advertising signs or any truck, trailer, commercial vehicle, or recreational vehicle, in or upon any property, public or private, in any area of the City in a residential district. This prohibition, however shall not apply in the following cases:
1. Vehicles which are entirely enclosed within the confines of an enclosed garage.
 2. Vehicles used by licensed contractors or service establishments while actually doing work in such residential areas between the hours of 7:30 AM to 6:00 PM excluding Sundays and holidays, provided, however, that such vehicles shall contain written identification on both sides of the vehicle clearly indicating the name of the contractor or service establishment. Such identification shall be in conformance with the standards set forth in Section 8A-276(b), Commercial Vehicle Identification, of the Code of Metropolitan Dade County, Florida.
 3. Loading or unloading of trucks, trailers or commercial vehicles provided that such loading or unloading takes no more than two (2) hours, and is not done between the hours of 7:00 PM of one day and 7:00 AM of the next day.
 4. Automobiles carrying advertising signs on the top of such automobiles dealing with the candidacy of individuals for elected office. This exemption, however, shall cease seven (7) days after the date of the election in which the person was finally voted upon.
 5. Automobiles carrying advertising signs, advertising and voted upon by the people. This exemption, however, shall cease seven (7) days after the date of the election in which the proposition advertised was finally voted upon.
 6. The loading or unloading of recreational vehicles as provided for under this Section.
 7. Mobile cranes and other heavy equipment used during building construction.

Section 4-412. Trucks, trailers, commercial vehicles, and recreational vehicles--Parking upon streets and public places.

Except as provided for in this Division, no trucks, trailers, commercial vehicles, or recreational vehicles, shall be parked upon the streets or other public places of the City between the hours of 7:00 PM on one day and 7:00 AM of the next day. This prohibition is in addition to the total prohibition covering residential areas as provided in Section 4-411.

Section 4-413. Boats and boat trailers.

Boats and boat trailers may be placed, kept or maintained or permitted to be placed, kept or maintained in any interior side or rear yard only. Parking surfaces for the placement of boats and boat trailers may be improved or unimproved.

Section 4-414. Wild animals and reptiles, keeping.

Except as provided herein, it shall be unlawful for any person or persons to keep any wild animal within the City of Coral Gables provided, however, this section shall not apply to zoos, pet shops, medical or scientific institutions, or other places licensed for the showing or keeping of wild animals.

- A. Standards for issuance of permit:

ARTICLE 5 – DEVELOPMENT STANDARDS

- iii. No more than two (2) flags are displayed per flagpole.
- c. In addition to the criteria in Section 5-1901(B)(5)(a), in SFR and MF1 Districts:
 - i. The total area of all flags displayed on a building site does not exceed fifteen (15) square feet;
 - ii. No building site has more than one (1) flagpole (which may be either vertical or mast-arm) installed; and
 - iii. No more than two (2) flags are displayed per flagpole.
- 6. Flags that comply with Section 5-1902 and are displayed on United States and Florida holidays.
- 7. Flags that comply with Section 5-1902 and are displayed at duly licensed marinas or boat docking facilities for navigation purposes as necessary or required for the safety of boaters.
- 8. Signs that are affixed to merchandise and are not larger than six (6) square inches in area and that are not prohibited by Section 5-1902.
- 9. Signs that are not visible from public rights-of-way, public waterways, or neighboring properties.
- 10. Decorative flags and bunting for City-wide celebrations, conventions and commemorations when authorized by the City Commission for a prescribed period of time.
- 11. Signs reading entrance and/or exit to parking lots and parking garages that do not contain any commercial advertisements and that comply with Section 5-1904 for applicable parking garage provisions.
- 12. Paper or other such temporary signs that are affixed or otherwise attached to or displayed within glass display windows of commercial establishments and stores, provided that:
 - a. Not more than one (1) such sign shall be permitted within or upon any one (1) display window;
 - b. Not more than two (2) signs shall be permitted in any one (1) business establishment; and
 - c. No such sign shall exceed two hundred fifty (250) square inches in sign area.
- 13. Temporary signs announcing or advertising a licensed going-out-of-business sale shall be permitted to be displayed within glass display windows of such business establishments, provided that:
 - a. Not more than one (1) such sign shall be permitted within any one (1) display window and in no event shall be more than two (2) such signs be displayed in any one (1) business establishment.
 - b. Such signs shall not be larger than two (2) feet by three (3) feet.
 - c. Such signs shall not be pasted or attached to the window glass, but shall be displayed within the display window.

Section 5-1902. General design standards that are applicable to all signs.

All signs shall comply with the following design standards:

- A. Signs shall not disfigure or conceal architectural features or details of a structure.
- B. The size and location of signs shall be proportional to the scale of the related structure and compatible with adjacent signage.

ARTICLE 5 – DEVELOPMENT STANDARDS

- C. The use of lettering and sign design shall enhance the architectural character of the related structure, and if the sign is an attached sign, the particular facade on which the sign is located.
- D. The following sign types and design elements are prohibited:
1. Abandoned signs, defined as any owner or lessee identification signs advertising a commodity or service associated with a premises that is still in place more than sixty (60) days from the date the premises are vacated and such activity has ceased to exist on the premises.
 2. Bare bulb signs.
 3. Box signs.
 4. Cabinet signs.
 5. Diagonal lettering.
 6. Exposed neon tubing.
 7. Pennants, banners, streamers, balloons, blinking and flashing lights, streamer lights, flags except as provided in Section 5-1901(B), herein and any other fluttering, spinning, rotating or similar type attention attractors and advertising devices.
 8. Portable signs, including signs that are painted or affixed in any manner to any vehicle, vessel, trailer or pick up truck, van or similar transportation device as viewed from a public road, except:
 - a. Any vehicle or vessel which displays an advertisement or business notice of its owner, so long as such vehicle or vessel is engaged in the usual business or regular work of the owner, and not used merely, mainly or primarily to display advertisement.
 - b. Public buses.
 - c. Taxicabs.
 - d. Bumper stickers.
 9. Temporary lettering or graphics, except as specifically permitted herein.
 10. Signs attached to or placed on a vehicle (including trailers) that is parked on public or private property. This prohibition, however, shall not apply in the following cases:
 - a. Identification of a firm or its principal products on a vehicle operating during the normal hours of business, provided, however, that no such vehicle shall be parked on public or private property with signs attached or placed on such vehicle for the purpose of advertising a business or firm or calling attention to the location of a business or firm.
 - b. Automobiles carrying advertising signs dealing with the candidacy of individuals for elected office. This exemption, however, shall cease seven (7) days after the date of the election in which the person was finally voted upon.
 - c. Automobiles carrying advertising signs, advertising propositions to be submitted and voted upon by the people. This exemption, however, shall cease seven (7) days after the date of the election in which the proposition advertised was finally voted upon.
 - d. Passenger automobiles which require governmental identification, markings or insignias of a local, state or federal government agency.

ARTICLE 8 - DEFINITIONS

Trailer means every vehicle without motor power, designed for carrying persons or property on its own structure and for being drawn by a motor vehicle.

Transfer of development rights (TDR) means the removal of all or a portion of the right to develop or build from land and moving those rights to other land.

Tree means a self-supporting woody plant which usually produces one main trunk and a more or less distinct and elevated head with many branches which normally grows to an overall height of a minimum of fifteen (15) feet in Miami-Dade County.

Tree abuse includes: 1) Damage inflicted upon any part of a tree, including the root system, by machinery, construction equipment, cambium layer penetration, storage of materials, soil compaction, excavation, chemical application or spillage, or change to the natural grade; 2) Hatracking; 3) Girdling or bark removal of more than one-third (1/3) of the tree diameter; and/or 4) Tears and splitting of limb ends or peeling and stripping of bark resulting from improper pruning techniques not in accordance with the current ANSI A300 Standards.

Tree canopy cover means the aerial extent of the branches and foliage of a tree.

Trellis means a frame or structure of latticework used as a decorative feature which may be free-standing or attached to a structure.

Triangle of visibility means a triangular area of land occurring at the intersection of two (2) streets or a driveway and street which is maintained free of visual obstructions so as to provide adequate visibility of oncoming pedestrians and vehicles.

Truck means any motor vehicle designed, used or maintained for transporting or delivering property or material used in trade or commerce in general. Trucks shall include any motor vehicle having space designed for and capable of carrying property, cargo, or bulk material and which space is not occupied by passenger seating.

UMCAD District Approval means the accumulated approvals granted by the City of Coral Gables for the University of Miami Campus Area Development.

Under story means the complex of woody, fibrous, and herbaceous plant species that are typically associated with a natural forest community, native plant community, or native habitat.

Undue economic hardship means an exceptional financial burden that would amount to the taking of property without just compensation, or failure to achieve a feasible economic return in the case of income producing properties.

Unity of title means a written agreement executed by and between one (1) or more property owners and the City of Coral Gables, whereby the property owner(s) for a specified consideration by the City agrees that the lots and/or parcels of land constituting the building site shall not be conveyed, mortgaged, etc. apart from each other and that they shall be held together as one (1) tract. Such Unity of Title shall be recorded in the Public Records of Miami-Dade County, Florida and shall run with the land and shall be binding upon the property owner(s), his successors and assigns.

University Campus means those lands that are used for higher educational purposes and is zoned UMCAD District.

University Campus District (UCD) Frontage A means land within the UCD which has frontage on the following road segments: a) San Amaro Drive and Campo Sano Drive from Mataro Avenue to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from

Sec. 34-77. - Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned vehicle means any motor or other vehicle in a wrecked, junked, maintained on cement blocks, flat tires, partially dismantled, not registered or insured, or abandoned condition on public or private property in the city.

Dilapidated means decayed, deteriorated, or fallen into partial ruin especially through neglect or misuse.

Enforcement officer means the chief of police or any other officers designated by ordinance to enforce the provisions of this division.

Junk motor vehicle means an inoperable motor vehicle which is incapable of being propelled or driven by its own engine; a wrecked motor vehicle is one which has property damage the cost of repair of which exceeds the sum of \$500.00; a stripped motor vehicle in which parts have been removed; a dilapidated motor vehicle which has fallen into partial ruin especially through neglect or misuse; and/or an unlicensed motor vehicle where there is no current license tag.

Public property means lands and improvements owned by the federal government, the state, the county or the city lying within the city and includes buildings, grounds, parks, playgrounds, streets, sidewalks, parkways, rights of way and other similar property.

(Code 1958, § 19A-23; Code 1991, § 16-71; Ord. No. 3589, § 1, 8-20-2002; Ord. No. 2008-21, § 2, 9-23-2008)

Sec. 34-78. - Abandoned or junk motor vehicles on public or private property prohibited; exceptions.

It shall be unlawful for any person to park, store, or leave any motor or other vehicle maintained on cement blocks, with flat tires partially dismantled, not properly registered or insured, or in a wrecked, junked, dilapidated or abandoned condition on public or private property in the city:

- (1) Unless it is in connection with a purpose or business enterprise lawfully situated and licensed.
- (2) Or if the vehicle is kept on private property, the vehicle shall be kept under a form-fitting car cover with clips or drawstrings.
- (3) A maximum of two vehicles shall be allowed under car covers on or within the property lines on any private property within the city and must be parked on an approved parking surface as provided in the city zoning code.

(Code 1958, § 19A-21; Code 1991, § 16-72; Ord. No. 3589, § 1, 8-20-2002; Ord. No. 2008-21, § 2, 9-23-2008)

Sec. 74-4. - Definitions.

The following words and phrases, when used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning. The definitions in F.S. § 316.001 apply to this chapter.

Commercial vehicle means a vehicle designed, used or maintained primarily for the transportation of property.

Double parking, double standing, or double stopping means the parking, standing, or stopping of a vehicle upon the driveway side of another vehicle parking, standing, or stopping, but not legally within, or adjacent to, an open parking space.

Employee parking lot means any area owned by the city and assigned as an area for persons to park providing they have secured the proper permit and paid a fee as established by the city commission.

Holidays, as established by section 1-2 of the City Code.

Other governing body means any governing body other than the city commission.

Parking garage means any building owned by the city and used for the parking of vehicles upon payment of a fee as established by the city commission.

Parking lot means any property owned by the city and assigned as an area for the parking of vehicles.

Parking meter means a mechanical timing device authorized by ordinance of the city to be used for the purpose of regulating parking and which is activated by the insertion of a coin.

Taxi or taxicab means a licensed public motor vehicle for hire designed and constructed to seat not more than seven persons and operating as a common carrier on call or demand.

(Code 1958, § 32-1; Code 1991, § 25-1; Ord. No. 2007-13, § 2, 3-13-2007)