

City of Coral Gables Zoning Code Text Amendments - 2013

Amendment Number	Page Number	Zoning Code Reference			Zoning Code Text Amendments	
		Article	Division	Section	Amendment Titles	Summary and Intent of Amendments
1.	1	3	9	3-901-905	Clarification of lot and building facing requirements.	<ul style="list-style-type: none"> Clarifies the lot and building facing requirements and provides for specific criteria to evaluate requests. Allows the designated City Development Review Official to provide a final determination in lieu of the previous requirement that the Board of Adjustment provide a final determination. Provides for more expedited review for applicants. Current requirements for specific street facings (i.e. Alhambra Circle, Country Club Prado, etc.) are not modified. Relocates the regulations from Site Specifics (Appendix A) section of the Zoning Code to Article 3, Development Review.
		4	1	4-101-103		
		APPENDIX A		A-1		
2.	4	3	2	3-207	Removal of the \$500.00 dollar building permit threshold for issuance of a building permit.	<ul style="list-style-type: none"> Currently the Zoning Code has a \$500.00 dollar threshold requirement to submit a building permit for all construction. This amendment proposes to eliminate the dollar value to be consistent with the Florida Building Code Section 105.1, which provides for the building official to make the determination per the following: <i>“Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.”</i>
3.	6	3	11	3-1107	Removal of appeal provisions for determination of historic significance and eligibility of a property for designation as a local historic landmark and clarification of city application and review requirements.	<ul style="list-style-type: none"> Removes the appeal provisions for determination of historic significance and eligibility of a property for designation as a local historic landmark. Clarifies the current language indicating that the determination of the historic significance and eligibility of a property as a local historic landmark is preliminary in nature. Establishes a specific time frame for consideration by the Historic Preservation Board, previously not included. Provides for extension of consideration by the Board when mutually acceptable by an applicant and the City. Provides for application requirements and new requirements allowing the City to retain independent analysis by a consultant retained by the City, of which all fees are absorbed by the applicant. This is identical to the requirements for planning development reviews.
4.	7	3	11	3-1115	Requires claims of undue economic hardship to be considered only in conjunction with applications for Historic Preservation Special Certificate of Appropriateness and clarifies for city application and review requirements.	<ul style="list-style-type: none"> Requires claims of undue economic hardship to be considered in conjunction with an application for Historic Preservation of Special Certificate of Appropriateness. Provides for a specific time frame for consideration by the Historic Preservation Board, previously not included. Provides for extension of consideration by the Board when mutually acceptable by an applicant and the City. Provides for application requirements and new requirements allowing the City to retain independent analysis by a consultant retained by the City, of which all fees are absorbed by the applicant. This is identical to the requirements for planning development reviews.
5.	9	3	11	3-1113	Minor editorial changes to variances provisions considered by the Historic Preservation Board.	<ul style="list-style-type: none"> Minor editorial changes to Historic Preservation Board variance provisions.
6.	10	4	1	4-103	Reduction of the Multi-Family 2 (MF2) Zoning District setback requirements to accommodate surface parking and parking garages.	<ul style="list-style-type: none"> Corrects and clarifies an inconsistency in setbacks. Decreases front and side setback requirements for surface parking and parking garages from 25 to 20 feet. Increases the amount of a building site that can be utilized for parking areas to meet parking requirements. Provides for a larger floor plate to accommodate parking requirements.

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7.	11	4	1	4-101	Exclusion of basement as a part of the calculation of total gross floor area of a single-family residence.	<ul style="list-style-type: none"> Excludes the basement as a part of the calculation of total allowable gross floor area of a single-family residence. The definition of basement has been modified to ensure basements do not add to the visual massing of a residential structure. The definition of habitable has been amended to clarify provisions.
8.	13	4	2	4-201	Clarification of the maximum allowable height of mixed use buildings within a Mixed Use Overlay District (MXOD) and clarification of the review process.	<ul style="list-style-type: none"> Clarification of the maximum allowable height of mixed use buildings and architectural elements within a designated MXOD. Amendment removes inconsistencies and clarifies the interpretation that the allowable building height is a discretionary action pursuant to the City's Conditional Use requirements.
9.	14	5	5	5-502	Necessitating historic landmark designation to qualify as a Coral Gables Cottage.	<ul style="list-style-type: none"> Requires single-family residences that wish to utilize the Coral Gables Cottage development incentives to be designated a local historic landmark.
10.	16	5	5	5-503	Removal of the provisions that allow for a "breezeway" to count as satisfying the minimum residential parking requirements.	<ul style="list-style-type: none"> Removes the ability to calculate a breezeway as a parking space to comply with minimum parking requirements. The intent of breezeways is to provide for additional open areas for pedestrian movement. The intent was not to calculate this area for vehicle parking.
			14	5-1409		
11.	17	5	11	5-1105	Clarification of landscaped open space requirements with reference to landscaped materials.	<ul style="list-style-type: none"> Clarifies that landscaped open space requirements shall consist of landscaped materials. Provides for a revised Definition in Article 8 (referenced as Amendment No. 20 herein) of landscape materials means plants such as grass, ground cover, forbs, shrubs, vines, hedges, trees and includes pervious materials such as pervious synthetic turf, rocks, pebbles, sand, or mulch, or pervious decorative paving materials. Paver blocks are not considered a landscape material. Adds pervious synthetic turf within the definition.
12.	18	5	14	5-1402	Provides for minimum dimensions for porte-cocheres and clarifies the minimum interior clearance requirements for garages.	<ul style="list-style-type: none"> Adds minimum dimension requirements for porte-cocheres that were not previously specified. Reduces the minimum interior clearance area within garages for the storage of vehicles.
13.	19	5	24	5-2403	Clarification of the permitted height for column caps and architectural features in connection with a fence.	<ul style="list-style-type: none"> Creates new provisions that allow for four (4") additional inches in column height, above the maximum permitted fence height for column caps or other architectural features commonly used in conjunction with the fence. Allows additional flexibility in the design of columns and fences.
14.	20	5	28	5-2801	Removal of provisions that classify generators as an auxiliary or accessory use.	<ul style="list-style-type: none"> Currently the code lists generators as an "auxiliary or accessory use." The auxiliary or accessory use Code provisions have specific setback requirements that are in conflict with the current setback requirements for generators within Article 4, Single Family (SFR) zoning districts and Article 5, Development Standards.

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						<ul style="list-style-type: none"> The reference of “auxiliary and accessory uses” will be removed to eliminate the setback conflict. Removal of this reference does not change the intent of the current generator provisions.
15.	22	5	1	5-101 5-120 5-122	Clarification of the installation of fountains, planters and flagpoles on properties.	<ul style="list-style-type: none"> This amendment clarifies the allowance of fountains, reflecting pools, planters and flagpoles within setback areas. These uses, categorized as accessory uses, will be permitted within setback areas on all properties subject to review by either the City Architect and/or Board of Architects.
16.	23	4	1 2 3	4-101 4-102 4-103 4-104 4-201 4-204 4-301 4-302 4-303	Clarification and reorganization of accessory uses and creation of a new Zoning Code Accessory Use Category Table.	<ul style="list-style-type: none"> Presently, accessory uses are listed in each zoning district within the Zoning Code. This amendment removes the list from each district and provides a new easy reference table with all uses categorized by zoning district. The creation of the table resulted in the identification of various inconsistencies in the type of permitted uses that are presently identified within 3 separate sections of the Zoning Code (each zoning district classification, Article 5, Divisions 1, Accessory use and Article 8, Definitions). These inconsistencies have been corrected. Various accessory uses were added into zoning districts consistent with the intent of the regulations. See highlighted yellow text for those changes.
17.	35	4	Beginning of Article 4		Update of the Zoning Code Use Category Table.	<ul style="list-style-type: none"> Update of the Zoning Code Use Category Table. Review of the table resulted in the identification of various inconsistencies in the type of permitted uses that have been corrected.
18.	37	8	Definitions		Definitions.	<ul style="list-style-type: none"> Provides for updated definitions. Some of the amendments listed herein have updated definitions. The updated definition is also listed with amendment.

ARTICLE 3 – DEVELOPMENT REVIEW

1 ARTICLE 3 – DEVELOPMENT REVIEW

2
3 Division 9. Platting/Subdivision4
5 Section 3-901. Purpose and applicability.

6
7 The purpose of this Division is to provide application and review procedures for the platting and
8 subdivision of land within the City. This Division shall be applicable to any subdivision or re-subdivision of
9 land that creates one (1) or more parcels. No building permit shall be issued for construction of any
10 improvements on a parcel that was not legally created in compliance with these regulations.

11
12 **Section 3-905. Facing of lots and principal buildings.**

- 13
14 A. All facing of lots and principal buildings constructed within an established building site(s) within the
15 SFR, MF1, MF2, or MFSA zoning districts shall adhere to the provisions provided in this Section.
- 16 B. Facing of the lots and principal buildings. The facing of lots and principal buildings upon an abutting
17 street shall be determined by the Development Review Official unless prescribed otherwise within
18 Appendix A, Site Specific Zoning Regulations, or Section C below. The final determination shall be
19 subject to satisfying one or more of the following criteria:
- 20 1. Identification of the shortest street line of platted lot(s).
 - 21 2. Existing facing of principal buildings of adjoining lots.
 - 22 3. Existing platting configuration of adjoining lots.
- 23 C. Required facing of lots and principal buildings in specific cases or certain streets. Except as
24 provided otherwise in this Section, all principal buildings on a lot shall face the following streets:
- 25 1. Alhambra Circle and South Alhambra Circle.
 - 26 2. Country Club Prado.
 - 27 3. DeSoto Boulevard.
 - 28 4. Indian Mound Trail except in Block 20, Section D.
 - 29 5. Maynada Street.
 - 30 6. Ponce de Leon Boulevard.
 - 31 7. East Ponce de Leon Boulevard shall be deemed to face on said Circle, Boulevard, Trail, Prado
32 and Street, as the case may be.
 - 33 8. Ponce de Leon Boulevard. All lots in the one hundred (100) foot strip on either side of Ponce de
34 Leon Boulevard shall be governed by restrictions for lots facing that boulevard.
 - 35 9. On Red Road. All lots abutting upon Red Road, from Coral Way to Southwest Eighth Street,
36 shall be deemed to face both Red Road and Country Club Prado, and residences erected upon
37 such lots may face either of such streets.
- 38 D. Setback requirements. Minimum front, side and rear setbacks and setback(s) from a canal,
39 waterway, lake or bay shall be determined based upon City final determination of facing of the lot(s)
40 and building(s). All minimum required setback requirements provided within the applicable assigned
41 zoning districts shall be satisfied, unless specified otherwise in Appendix A, Site Specific Zoning
42 Regulations.

ARTICLE 4 - ZONING DISTRICTS

1 Article 4. Zoning Districts

2
3 Division 1. Residential Districts

4
5 Section 4-101. Single-Family Residential (SFR) District.

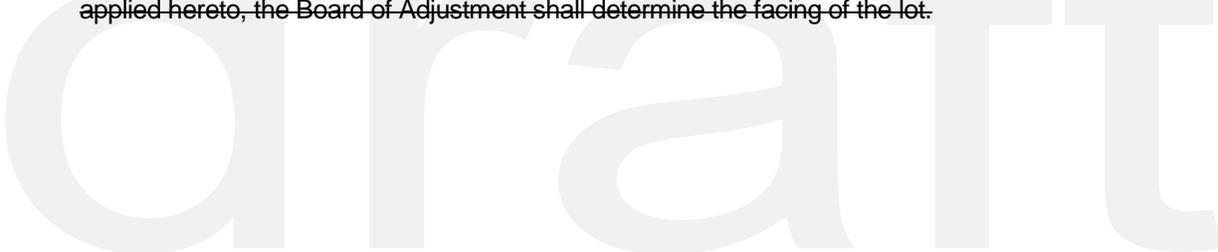
6 Section 4-102. Multi-Family 1 (MF1) District.

7 Section 4-103. Multi-Family 2 (MF2) District.

8
9 All of the above referenced Sections will amended as follows:

10
11 D. Performance standards. The following performance standards shall govern the general development
12 of structures in the ~~SFR~~ District. Where there are specific standards for properties that are
13 specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific
14 Zoning Regulations shall apply (see Appendix A).

15
16 3. Facing of lots and buildings. ~~The facing of a building site shall be based on the platting of the lots that~~
17 ~~comprise the building site, except for specific deviations or exceptions prescribed in Section 3-905 the~~
18 ~~Site Specific Zoning Regulations in Appendix A. Every lot shall be deemed to face the street upon~~
19 ~~which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon~~
20 ~~which it has the shortest street line; and any building shall face the front of the lot, and be subject to~~
21 ~~the restrictions governing buildings on each street on which it is deemed to face. The facing of a~~
22 ~~building site shall be based on the platting of the lots that comprise the building site, except for specific~~
23 ~~deviations or exceptions prescribed in Section 3-905. Whenever a lot is so shaped or situated that its~~
24 ~~facing may be uncertain, or the specific restrictions herein provided may be ambiguous, and then~~
25 ~~applied hereto, the Board of Adjustment shall determine the facing of the lot.~~



APPENDIX A – SITE SPECIFIC ZONING REGULATIONS

APPENDIX A – SITE SPECIFIC ZONING REGULATIONS

Section A-1 - General.

The following general regulations shall apply to all specific sites in this section:

- A. ~~Building sites. Regulations governing building sites shall apply in connection with any building or structure erected, constructed or designed for SFR, MF1, MF2, MFSA at or upon the specific locations and properties within the City as herein described.~~
- B. ~~Facing of lots and buildings. Except for specific deviations or exceptions prescribed herein, every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. Whenever a lot is so shaped or situated that its facing may be uncertain, or the specific restrictions herein provided may be ambiguous when applied hereto, the Board of Adjustment shall determine the facing of the lot.~~
- C. ~~Facing in specific cases.~~
- ~~1. On certain streets. Except as provided to the contrary in the following subsections hereof, all lots at a corner on:

 - ~~a. Alhambra Circle and South Alhambra Circle.~~
 - ~~b. Country Club Prado.~~
 - ~~c. DeSoto Boulevard.~~
 - ~~d. Indian Mound Trail except in Block 20, Section D.~~
 - ~~e. Maynada Street.~~
 - ~~f. Ponce de Leon Boulevard.~~
 - ~~g. East Ponce de Leon Boulevard shall be deemed to face on said Circle, Boulevard, Trail, Prado and Street, as the case may be.~~~~
 - ~~2. On Ponce de Leon Boulevard. All lots in the one hundred (100) foot strip on either side of Ponce de Leon Boulevard shall be governed by restrictions for lots facing that boulevard.~~
 - ~~3. On Red Road. All lots abutting upon Red Road, from Coral Way to Southwest Eighth Street, shall be deemed to face both Red Road and Country Club Prado, and residences erected upon such lots may face either of such streets.~~
- D. ~~Setbacks – minimum front. Minimum front setback requirements hereby are established for all building sites specifically designated or described herein. Unless otherwise specified herein, setback distances are to be measured from front line of the site. Such requirements shall prevail and govern over general minimum front setback requirements established in several Districts.~~
- E. ~~Setbacks–minimum side. Minimum side setback requirements hereby are established for all building sites specifically designated or described herein. Unless otherwise specified setback distances herein are to be measured from side lot lines of the site. Such requirements shall prevail and govern over general minimum side setback requirements established in the several Districts.~~
- F. ~~Setbacks–minimum rear. Minimum rear setback requirements hereby are established for all building sites specifically designated or described herein. Unless otherwise specified setback distances herein are to be measured from rear lot lines of the site. Such requirements shall prevail and govern over general minimum rear setback requirements established in the several Districts.~~
- G. ~~Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential or commercial purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted, or as prescribed herein.~~

Facing of lots and principal buildings. General provision for the establishment and determination of lot and building facings is provided in Section 3-905., Facing of lots and principal buildings.

ARTICLE 3 – DEVELOPMENT REVIEW

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Division 2. General Development Review.

Section 3-207. Building Permit.

A. Permit required.

1. No person shall commence any construction, demolition, modification or renovation of a building, structure, and awning or canopy ~~the value of which exceeds five hundred (\$500) dollars in value, as determined by the Building Official,~~ without first obtaining a building permit unless this requirement is waived by the Building Official pursuant to the Florida Building Code, except that the Building Official may not waive any required approvals by the Board of Architects.
2. All building permits and sign permits shall be in conformity with these regulations and any applicable development approval related to the parcel proposed for development.
3. Applications for permits will be accepted only from persons currently licensed in their respective fields and for whom no revocation or suspension of license is pending, provided, however, a sole owner may make application, and if approved, obtain a permit and supervise the work in connection with the construction, maintenance, alteration or repair of a single-family residence or duplex for his own use and occupancy and not intended for sale and may make application for, and if approved, obtain a permit for maintenance and minor repairs on any type building. The construction of more than one (1) residence or duplex by an individual owner in any twelve (12) month period shall be construed as contracting, and such owner shall then be required to be licensed as a contractor. Such licensed contractor or owner shall be held responsible to the Building Official for the proper supervision and conduct of all work covered thereby.
4. All general contractors or owner/builders shall submit a list of all subcontractors to be employed on the project. The Building and Zoning Department will review the list to insure that all subcontractors are properly certified, licensed, and insured. Should the general contractor or owner/builder change subcontractors during the project, it will be necessary for the Building and Zoning Department to be notified prior to permitting the new subcontractor to commence work on the project. Any project found to be using unauthorized subcontractors is subject to a stop work order until the Building Official is satisfied that proper conditions exist and all permitting conditions are met.

B. Procedure. All applications for building permits shall be submitted to the Building and Zoning Department. Upon receipt of an application, the Development Review Official shall determine whether the application conforms to these regulations and any applicable development approval. If the Development Review Official determines that the application does not conform, the Development Review Official shall inform the applicant of the decision. If the Building Official determines that the application does conform, the building permit may be issued. If the Building Official determines that the application does not conform, he shall identify the application's deficiencies and deny the application.

C. Posting of bond. Before any building permit shall be issued, the owner of the affected property of the contractor shall deposit with the city that amount which in the opinion of the Building Official and/or the City Manager shall be adequate to reimburse the City, or any neighboring property owner, for damage which may result to sidewalks, parkways, parkway trees and shrubs, street pavement of other municipal or private property, or improvement from such work and the equipment and materials used in connection therewith, and for the removal of debris or excess material upon the completion of said work, and shall sign an undertaking to the City to pay the amount of any deficiency between the amount of said deposit and the cost of repairing any such damage or removal of any such debris or excess materials. Upon completion of the work, the Building Official, or such other person as may be designated by the City Manager, shall make final inspection and if the person shall find that no damage has resulted, and no debris or material remains on the site, the said deposit shall be returned

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1 to the depositor, or, if any damage shall be repaired by the City, or any debris or excess material be
2 removed by the City, and the cost thereof shall be less than the deposit, then the difference between
3 such cost and the amount of the deposit shall be returned to the depositor. Such bonds shall not be
4 refunded until all code requirements are completed including necessary driveways and sidewalks.
5

6 D. Incomplete buildings. No building not fully completed in substantial compliance with plans and
7 specifications upon which a building permit was issued shall be permitted to be maintained on any
8 land for more than one (1) year after the commencement of erection of any building, addition or
9 renovation. A building site inspection shall be conducted six (6) months after the commencement of
10 construction at which time evidence that work is proceeding shall be provided by the contractor.
11 Work shall be considered to have commenced and be in active progress when, in the opinion of the
12 Building and Zoning Director, a full complement of workmen and equipment is present at the site to
13 diligently incorporate materials and equipment into the structure throughout the day on each full
14 working day, weather permitting. This provision shall not be applicable in case of civil commotion or
15 strike or when the building work is halted due to ~~legal action~~ an injunction or other court order.

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Division 11. Historic Preservation: Designations and Certificates of Appropriateness

Section 3-1107. Demolition of buildings and/or structures.

G. No building permit for demolition of a non-designated building and/or structure shall be issued to the owner of a property thereof without prior written notification by the Building Official to the Historical Resources Department. All demolition permits for non-designated buildings and/or structures must be approved and signed by the Historic Preservation Officer or designee, Director of the Historical Resources Department. ~~The approval~~ Such signature is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department, Building and Zoning Department. The ~~Historical Preservation Officer Resources Department~~ may require review by the Historic Preservation Board if the building and/or structure to be demolished is ~~considered~~ eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. ~~The public hearing shall be held at the next regularly scheduled meeting if the provided statutory notice is complied with at which time the provisions of this Division shall apply. The determination of historic significance and eligibility for designation as a local historic landmark by the Historic Preservation Board is a non-final and non-appealable decision. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.~~

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Division 11. Historic Preservation: Designations and Certificates of Appropriateness

Section 3-1115. Undue economic hardship.

~~In any instance where there is a~~ A claim of undue economic hardship, the property owner may only be asserted in conjunction with submit an application to the Historic Resources Department with an application for a Special Certificate of Appropriateness, in accordance with Section 3-1106, which shall be considered by the Historic Preservation Board at a public hearing. by affidavit, to the Board at least fifteen (15) days prior to the public hearing, the following information:

Application submittal and review requirements. The application shall be considered by the Historic Preservation Board within sixty (60) days of application submittal. Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The applicant filing the claim shall file a written application on the forms prepared by the Department. The application shall include an affidavit validating all submitted information. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments. The Historic Preservation Board may also require the applicant to provide additional information to assist in its findings and determination of undue economic hardship.

As a minimum, the applicant shall provide at time of application, the following information:

A. For all property:

1. The amount paid for the property, the date of purchase and the name of the previous property owner(s). party from whom purchased.
2. The assessed value of the land and all improvements thereon, according to the two (2) most recent Miami-Dade County property assessments records.
3. Real estate taxes for the previous two (2) years.
4. Annual debt service, if any, for the previous two (2) years.
5. All appraisals obtained within the previous two (2) years by the property owner or applicant in connection with the his-purchase, financing or ownership of the property.
6. Any property sale listing(s) of the property for sale or rent, price asked and offers received, if any.
7. Any consideration by the property owner as to profitable adaptive uses for the property.
8. Two (2) appraisals completed by two (2) separate State of Florida residential certified appraisers, completed within six (6) months of application submittal.

B. For income producing property:

1. Annual gross income received from the property and all improvements for the previous two (2) years.
2. The assessed value of the land and improvements thereon, according to the two (2) most

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1 recent Miami-Dade County property assessments records.

2
3 3. Annual cash flow, if any, for the previous two (2) years.

4
5 ~~C. The Board may require that an applicant furnish such additional information, as the Board believes is~~
6 ~~relevant to its determination of undue economic hardship and may provide, in appropriate instances~~
7 ~~that such additional information be furnished under seal. In the event that any of the required~~
8 ~~information is not reasonably available to the applicant and cannot be obtained by the applicant, the~~
9 ~~applicant shall file with his affidavit a statement of the information which cannot be obtained and shall~~
10 ~~describe the reasons why such information cannot be obtained.~~

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Division 11. Historic Preservation: Designations and Certificates of Appropriateness.

Section 3-1113. Variances.

The Historic Preservation Board shall have the authority to grant ~~a~~ any variance from the terms of these regulations ~~for~~ of those properties designated as local historic landmarks, either individual sites, ~~or~~ buildings or structures within districts, where it is deemed appropriate for the continued preservation of the historic landmark or historic landmark district. The Board shall only authorize such variances in conjunction with an application for a Special Certificate of Appropriateness, in accordance with the provisions of Section 3-1106 and Article 3, Division 8.

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ARTICLE 4 – ZONING DISTRICTS

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Division 1. Residential Districts

Section 4-103. Multi-Family 2 (MF2) District.

D. Performance standards. The following performance standards shall govern the general development of structures in the District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Regulations shall apply (see Appendix A).

5. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.

a. Front setback.

i. Buildings with a height of forty-five (45) feet or less. Twenty (20) feet.

ii. Buildings with a height greater than forty-five (45) feet. Eight (8) feet for the first two (2) floors; provided that no parking areas (surface parking or parking garages) shall be located within ~~twenty-five (25)~~ twenty (20) feet from the front property line. Above the second floor the building setback shall be twenty (20) feet.

b. Side setbacks.

i. Interior side and abutting alley side setback. Ten (10) feet or five (5) feet if side property line abuts an alley.

ii. Abutting a side street.

(a) Buildings with a height of forty-five (45) feet or less. Fifteen (15) feet.

(b) Buildings with a height greater than forty-five (45) feet. Eight (8) feet for the first two (2) floors; provided that no parking areas (surface parking or parking garages) shall be located within ~~twenty-five (25)~~ twenty (20) feet from the side street property line. Above the second floor the building setback shall be twenty (20) feet.

c. Rear setback. Ten (10) feet or five (5) feet if rear property line abuts an alley.

d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.

ARTICLE 4 – ZONING DISTRICTS

ARTICLE 8 – DEFINITIONS

Basement is that portion of a building ~~between~~ below the natural grade and/or floors of which at least one-half (1/2) of the gross surface area of the basement's exterior walls are below the established/existing natural grade. ~~and ceiling which is so located that one-half (1/2) or more of the clear height from floor to ceiling is below grade and which is not used as a habitable room. A basement is not counted as a story.~~

Habitable room means an ~~undivided~~ enclosed space, ~~so~~ day-lighted and ventilated, ~~so~~ and protected from the against the elements, ~~so~~ located with reference to the ground surface, and of such ceiling height, subject to all applicable provisions of the as to comply with the Florida Building Code. ~~Habitable rooms include rooms used for living or sleeping, and rooms in dwelling units used for the preparation or eating of meals, but do not include closets, corridors, hallways, laundries, serving or storage pantries, bathrooms or similar places.~~

ARTICLE 4 – ZONING DISTRICTS

Division 1. Residential Districts

Section 4-101. Single-Family Residential (SFR) District.

D. Performance standards. The following performance standards shall govern the ~~general~~ development of structures in the SFR District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).

10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code."

a. In particular, gross floor area shall include the following:

All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:

- i. Elevator shafts and stairwells at each floor.
- ii. The floor space in penthouses, interior balconies and mezzanines.
- iii. The floor space in auxiliary or accessory buildings.
- iv. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
- v. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet.
- vi. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor

ARTICLE 4 – ZONING DISTRICTS

1 computation.

2 vii. The floor space in roofed terraces, breezeways, and porches located on the second floor.

3 viii. The floor space in interior courtyards and if a portion of the interior court yard is created
4 in whole or in part with a two (2) story portion of the residence then the interior court yard
5 shall count twice.

6
7 b. The following areas or structures shall not be computed into the gross floor area of the build-
8 ing except as stated herein:

9
10 i. Floor space in one (1) story roofed terraces, breezeways, and porches that do not have
11 an average floor to ceiling height that exceeds thirteen (13) feet provided, a covenant is
12 submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if
13 it will cause the residence to exceed the maximum permitted floor area.

14 ii. Floor space in screen enclosures.

15 iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to
16 the main building for the purpose of providing shelter for one (1) or more motor vehicles.

17 iv. Basements.

18
19 11. Determination of maximum square foot floor area in flood hazard districts. The maximum square
20 foot floor area of a single-family residence in a flood hazard district shall be the sum of the gross
21 areas of all the floors of the building or buildings, measured from the exterior faces of exterior
22 walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The
23 Board of Architects may require such changes in the plans and specifications for single-family
24 residences as are necessary or appropriate to the maintenance of a high standard of
25 construction, architecture, beauty and harmony in the carrying out of the provisions of this section
26 of the "Zoning Code."

27
28 a. In particular, gross floor area shall include the following:

29
30 i. All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens,
31 utility rooms, mechanical equipment rooms, and any other similar space, no matter where
32 located within a building.

33 ii. Elevator shafts and stairwells at each floor.

34 iii. The floor space in penthouses, interior balconies and mezzanines.

35 iv. The floor space in auxiliary or accessory buildings.

36 v. Screened porches shall be computed at one-half (1/2) of the square foot floor area
37 contained therein; provided, a covenant is submitted stating that such screen porch will
38 not be enclosed if it will cause the residence to exceed the maximum permitted floor
39 area.

40 vi. The floor space in any garage or garage and storage area.

41 vii. In those cases where the average floor to the bottom of the structural member of roof
42 support height exceeds fifteen (15) feet clear, without intermediate structural floor
43 members, then that area shall be counted twice in the maximum floor area factor
44 computation.

45
46 b. The following areas or structures shall not be computed into the gross floor area of the build-
47 ing except as stated herein:

48
49 i. Floor space in roofed terraces, breezeways, and porches, provided, a covenant is
50 submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if
51 it will cause the residence to exceed the maximum permitted floor area.

52 ii. Floor space in screen enclosures.

53 iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to
54 the main building for the purpose of providing shelter for one (1) or more motor vehicles.

55 iv. Basements.

ARTICLE 4 – ZONING DISTRICTS

- 1 ARTICLE 4 – ZONING DISTRICTS
- 2
- 3 Division 2. Overlay and Special Purpose Districts.
- 4
- 5 Section 4-201. Mixed Use District (MXD).
- 6

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements
E. Building regulations.				
6.		✓	Building height.	<p>The permitted maximum allowable building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses shall <u>may</u> be granted as follows:</p> <ul style="list-style-type: none"> • Up to a maximum of one hundred (100) feet in an Industrial District. • Underlying Commercial Limited District. Up to a maximum of seventy five (75) feet. • Manufacturing uses shall be limited to forty-five (45) feet. • Commercial District up to a maximum of one hundred (100) feet. • <u>Commercial Limited District: Up to and including seventy-five (75) feet.</u> • <u>Commercial District: Up to and including one-hundred (100) feet.</u> • <u>Industrial District: Up to and including one-hundred (100) feet.</u> • <u>Manufacturing uses: Up to and including forty-five (45) feet.</u>
7.	✓	✓	Heights of architectural elements, etc.	<p>The permitted maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses shall <u>may</u> be granted as follows:</p> <ul style="list-style-type: none"> • Commercial Limited District: up to a maximum of <u>Up to and including fifteen (15) feet.</u> • Industrial and Commercial Districts: up to a maximum of <u>Up to and including twenty-five (25) feet.</u> • Manufacturing uses: shall be limited to <u>Up to and including ten (10) feet.</u>

ARTICLE 5 – DEVELOPMENT STANDARDS

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 5. Coral Gables Cottage Regulations

Section 5-502. Criteria for designation as a Coral Gables Cottage.

A. Coral Gables Cottage is a 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 which are original with the cottage:

1. Coral rock or stucco finish.
2. Combination roof type (e.g., gable, shed, hip or flat roof).
3. Front porch.
4. Projecting bay on front elevation.
5. Masonry arches or arches springing from columns on front elevation.
6. Decorative doorway surrounds.
7. Decorative and/or predominant chimney.
8. Detached garage to the rear of the property.
9. Similar decorative features, parapet and/or roof slope on main house and detached garage.
10. Porte-cochere or carport.
11. Decorative wing walls.
12. Barrel tile roof.
13. Varied height between projecting and recessed portions of the front elevation.
14. Vents grouped as decorative accents.
15. Cast ornament and/or tile applied to front elevation.
16. Built-in niches and/or planters.
17. First floor above crawl space.
18. Casement or sash windows.
19. Loggias/arcade.

~~B. Cottage property: A building site which meets the criteria for eligibility as set forth in Section 5-502(A).~~

B.C. A cottage property must:

1. Be designated as an local historic landmark.

ARTICLE 5 – DEVELOPMENT STANDARDS

- 1 2. Be no more than one (1) story in height.
- 2
- 3 3. Be zoned SFR.
- 4
- 5 4. Have a frontage no greater than sixty-five (65) feet.
- 6
- 7 5. Include a single-family dwelling built prior to 1940.
- 8
- 9 6. Include a single-family dwelling having at least twelve (12) of the features identified in
- 10 Section 5-502(A).

draft

ARTICLE 5 – DEVELOPMENT STANDARDS

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 5. Coral Gables Cottage Regulations.

Section 5-503. Incentives for existing development.

The following setback 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.

C. Enclosed garages may be converted to living space or storage space subject to the following requirements:

1. That a carport, or 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.

Division 14. Parking, Loading, and Driveway Requirements

Section 5-1409. Amount of required parking.

B. Calculation of parking requirements.

1. Required parking shall be provided for each use on a building site, according to the following table:

Use	Minimum parking requirements
<i>Residential</i>	
Detached dwellings.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, <u>or porte-cochere</u> , or breezeway .
Duplex.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, <u>or porte-cochere</u> , or breezeway .
Live work.	One (1) space per unit, plus one (1) space per three-hundred-and-fifty (350) square feet of work area.
Multi-family dwellings.	Efficiency, one (1) and two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit.
Single-family.	One (1) parking space consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, <u>or porte-cochere</u> , or breezeway .
Townhouses.	Two (2) parking spaces per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, <u>or porte-cochere</u> , or breezeway .

ARTICLE 5 – DEVELOPMENT STANDARDS

ARTICLE 8 – DEFINITIONS

Landscape material means plants such as grass, ground cover, forbs, shrubs, vines, hedges, trees and non-living material such as rocks, pebbles, sand, or mulch, ~~or pervious decorative paving materials.~~

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 11. Landscaping

Section 5-1105. Landscape requirements.

B. Single-family residential properties. All single-family residential properties within SFR zoning districts and duplexes/town homes in MF1, MF2 and MFSA zoning districts shall comply with the below listed provisions.

	<i>Type</i>	<i>Minimum Requirements</i>
1.	Landscape open space.	a. The landscape open space for building sites shall be provided as follows: <ol style="list-style-type: none"> i. All building sites shall provide landscaped open space of not less than forty (40%) percent of the area of the building site. ii. At least twenty (20%) percent of the required forty (40%) percent of landscape open space shall be located in the front yard area. iii. The landscaped open space required by this Section shall consist of <u>pervious landscaped material</u>. area and shall not consist of any paved or otherwise impervious areas.

ARTICLE 5 – DEVELOPMENT STANDARDS

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 14. Parking, Loading, and Driveway Requirements.

Section 5-1402. Geometric standards for parking and vehicular use areas.

A. Dimensions and configuration of parking spaces.

5. Dimensions of garages and carports.

a. The minimum dimensions of garages, and carports and porte-cocheres are as follows:

Type	Interior Width	Interior Length
One-car garage	12 feet	22 feet
Two-car garage	22 feet	22 feet
One-car carport	12 feet	22 feet
Two-car carport	22 feet	22 feet
Porte-cochere	12 feet	22 feet
For each additional space	An additional ten (10) feet in width shall be required for each additional car being stored in a garage or carport. The dimensions provided for herein shall be clear of all obstructions from the floor to the ceiling of the garage.	

b. A minimum clearance of nine (9) feet by eighteen-and-a-half (18.5) feet must be maintained within garages to satisfy the requirements for storage of one (1) vehicle.

ARTICLE 5 – DEVELOPMENT STANDARDS

1 ARTICLE 5 – DEVELOPMENT STANDARDS

2
3 Division 24. Walls and fences4
5 Section 5-2403. Height of walls and fences.

6
7 No other wall or fence shall be permitted over four (4) feet high from the established grade, or over four
8 (4) feet high from the actual ground level at such wall or fence, whichever is higher, except in the
9 following cases:

- 10
11 A. Wing walls, hereby defined as a wall or walls which extend from a building to or toward the property
12 line, parallel to and in line with the front of said building, may exceed four (4) feet in height in
13 residential districts.
14
15 B. Subject to the prior approval of the City Manager, concrete block, stuccoed or natural stone walls or
16 chain link type wire fences may be erected to a maximum height of seven (7) feet upon property lines
17 abutting Red Road of all lots facing or abutting upon Red Road from Coral Way to Southwest Eighth
18 Street in cases where such walls or fences do not, in the opinion of the City Manager, create a hazard
19 to pedestrian or vehicular traffic.
20
21 C. Walls confined completely within a U of a residence, duplex or multi-family dwellings may exceed four
22 (4) feet in height in residential districts.
23
24 D. Walls in connection with residences, duplexes or multi-family dwellings in residential districts not
25 included in subsection 3 above, may exceed four (4) feet in height, provided such walls meet the
26 setback requirements for screened enclosures, and provided further that the enclosed ground area
27 covered by the walls, the accessory buildings and the main buildings does not exceed forty-five (45%)
28 percent of the enclosed area of the site.
29
30 E. Ornamental wrought iron, cast iron and/or aluminum fences may be erected to a maximum height of
31 six (6) feet.
32
33 F. Ornamental wrought iron, cast iron and/or aluminum fences may be erected on top of a masonry wall
34 provided that the height of the masonry wall shall not exceed four (4) feet and the maximum height of
35 the wrought iron, cast iron, aluminum and masonry wall shall not exceed six (6) feet.
36
37 G. Columns in connection with a fence may include a cap or architectural feature as a vertical extension
38 of the column up to a maximum of four (4) inches above the maximum permitted fence height.
39
40 H. Where residential and commercial districts adjoin each other, a six (6) foot high wall shall be
41 constructed along the property line between the commercial and residential properties. The wall shall
42 be constructed and maintained by the commercial property owner; however, the abutting residential
43 property owner may construct and maintain the wall.
44
45 I. Residential gates and fence features may be erected to a maximum height of up to eight (8) feet on
46 property in a residential district which has a street frontage of one-hundred (100) feet or greater and
47 when constructed with a masonry, or coral rock wall or wrought iron fence as permitted in this
48 Division.
49

ARTICLE 5 – DEVELOPMENT STANDARDS

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 28. Permanently installed stand-by generators.

Section 5-2801. Permanently installed stand-by generators within residential zoning districts.

In addition to all applicable ~~any other~~ county, state, or federal regulations, this Section shall govern the placement of permanently installed stand-by generators, herein after referenced as “generator(s)”. A ~~permanent stand-by~~ generator installation shall be allowed for the purpose of providing temporary power during incidental power outages and emergency power outages due to storms, hurricanes and other natural and/or man-made disasters ~~as an auxiliary or accessory use~~ in all residential zoning districts. ~~Permanently installed stand-by~~ Generators may not be used as a permanent source of power for a building, structure or property. ~~Permanently installed stand-by~~ Generators shall be ~~are~~ subject to all of the following:

- A. Setback(s) for a ~~permanent~~ generator in all residential zoning districts. ~~Permanently installed stand-by~~ Generators shall be permitted ~~as an auxiliary or accessory use~~ in accordance with the following setback requirements as long as the distance is no closer than ten (10) feet from any opening in a building or structure that may be occupied by people as may be required by county, state or federal regulations ~~with the~~ subject to all of the following conditions:
1. Front setback. No ~~permanently installed stand-by~~ generator shall be allowed in the front yard setback.
 2. Rear setback. Ten (10) feet minimum from the rear property line.
 3. Interior side setback(s). Five (5) feet minimum from the side property line. ~~Permanently installed stand-by~~ Generators are exempt from the twenty (20%) percent total side setback requirements required ~~as called out~~ for the principal and auxiliary structures.
 4. Side street setback(s). If there is not adequate space to satisfy all applicable county, state and federal requirements for the installation of a generator ~~no area~~ in an interior side yard or the rear yard for a ~~permanently installed stand-by~~ generator, then the side street setback may be fifteen (15) feet minimum to the side street property line.
 5. Waterways, canals, lake or bay setback. Fifteen (15) feet minimum from such canal, waterway, lake or bay.
 6. Golf course setback. Five (5) feet minimum from the perimeter property boundary of the ~~such~~ golf course.
 7. Rear street setback. Fifteen (15) feet minimum from a rear street property line.
 8. Spacing. The minimum spacing requirements will be as per the manufacturer’s guidelines.
 9. ~~Permanently installed~~ Generators shall satisfy all applicable ~~must meet the~~ noise level requirements of City Code, Chapter 38 Article II, Section 38-29 as amended, ~~of the Code of the City of Coral Gables, Florida.~~
 10. In no event shall a ~~permanently installed~~ generator be closer than ten (10) feet from any adjoining or neighboring building or structure that may be occupied by people.
 11. Number permitted in residential districts. A maximum of one (1) ~~permanent stand-by~~ generator shall may be permitted ~~as an auxiliary or accessory use to~~ for a single-family

ARTICLE 5 – DEVELOPMENT STANDARDS

- 1 residence, individual duplex unit or individual townhouse unit. A maximum of one (1) generator
2 per structure ~~may shall~~ be permitted for multi-family developments.
3
- 4 12. ~~Permanent stand-by~~ Generator installations on improved properties may encroach into the
5 required landscaped open space areas.
6
- 7 13. ~~Permanently installed stand-by~~ Generators shall be screened from view of ~~a-adjacent properties,~~
8 street, canal, waterway, lake, bay, or golf course with landscaping to screen the generator
9 entirely. ~~Permanently installed stand-by generators shall also be screened from view of adjacent~~
10 ~~properties with landscaping.~~
11
- 12 14. ~~Permanently installed stand-by~~ Generators located between a building and a street shall be
13 limited to a maximum height of four (4) feet and may not exceed a ground area of twenty (20)
14 square feet. ~~Permanently installed stand-by~~ Generators that are not located between a building
15 and a street may not exceed a ground area of one half of a percent (1/2%) of the area of the
16 building site or a maximum ground area of one hundred (100) square feet, whichever is
17 less. Maximum height of generators identified herein, may be in addition to applicable
18 requirements with flood zone areas.

draft

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 1. Accessory Uses

Section 5-101. General.

Accessory uses, which do not alter the character of the premises in respect to their basic use, shall be permitted in connection with all uses. Specific enumeration of permissible accessory uses shall not be deemed to prevent other proper accessory uses not so enumerated. All accessory uses shall comply with the following general standards:

- A. No accessory building or structure may be constructed before, but may be built concurrently with, the main building, nor shall any such building be completed before the main building is completed, except as to interior trim and decoration, or be used or occupied before the main building is completed.
- B. Except as may be otherwise required, no accessory building or structure may be located in the area between the street and the main residential building or any part thereof; with the exception of fountains, reflecting pools, planters and flagpoles.
- C. In no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building; with the exception of fountains, reflecting pools, planters and flagpoles.

Section 5-120. Fountains and reflecting pools.

Fountains and reflecting pools are permitted as an accessory use within all setback areas in any zoning district subject to City Architect approval. Maximum permitted depth is eighteen (18) inches.

Section 5-121. Planters.

Planters are permitted as an accessory use within all setback areas in any zoning district subject to City Architect approval.

Section 5-122. Flagpoles.

Flagpoles are permitted as an accessory use within all setback areas in any zoning district subject to City Architect approval. Limit one (1) per property with a maximum height of twenty-five (25) feet.

ARTICLE 4 – ZONING DISTRICTS

(Highlighted text indicates minor content changes to provisions)

Article 4 – Table No. 2. Zoning District Accessory Uses

Accessory uses, buildings and structures categories	Zoning Districts										UCD	P
	SFR	MF1	MF2	MFSA	CL	C	I	MXD	S			
Accessory dwelling	P										See Section 4-202	See Section 4-205
Antennae's and associated telecommunication uses	See Division 20. Telecommunications.											
Awnings and canopies	P	P	P	P	P	P	P	P	P	P		
Boathouse and/or boat slip	P											
Cabana	P											
Docks, davits and floating boat lifts	See Division 8. Dock, wharves, mooring piles, watercraft moorings.											
Drive-throughs, walk-up windows, and automated teller machines (ATM)	See Section 5-115. Drive-throughs, walk-up windows, and automated teller machines											
Emergency preparedness shelter	P	P	P	P	P	P	P	P	P	P		
Flagpoles	P	P	P	P	P	P	P	P	P	P		
Fountains	P	P	P	P	P	P	P	P	P	P		
Garage and/or porte-cochere	P	P	P	P				P	P			
Gazebo	P	P	P	P				P	P			
Guesthouse (Residential Estate only)	See Section 5-105. Guesthouse.											
Greenhouse	P	P	P	P								
Massage establishment	See Section 5-117. Massage establishment.											
Permanently installed stand-by generators	P	P	P	P				P				
Planters	P	P	P	P	P	P	P	P	P	P		
Playhouse	P	P	P	P								
Recreational equipment	P	P	P	P	P	P	P	P	P	P		
Reflecting pool or fish pond	P	P	P	P	P	P	P	P	P	P		
Restaurant, open air	See Section 5-119. Restaurant, open air.											
Screened enclosures	P	P	P	P				P	P			
Storage building and/or utility room	P	P	P	P	P	P	P	P	P	P		
Swimming pool and/or spa	P	P	P	P	P	P	P	P	P	P		
Tennis courts	P	P	P	P				P	P			
Trellises	P	P	P	P	P	P	P	P	P	P		
Used car lot						P*						
Wood decks	P	P										

P – Permitted Use.

*Permitted as an accessory use in association with a new car dealership.

ARTICLE 4 – ZONING DISTRICTS

1 ARTICLE 4 – ZONING DISTRICTS

2
3 Division 1. Residential Districts4
5 Section 4-101. Single-Family Residential (SFR) District.6
7 B. Permitted principal uses and structures. The following uses are permitted:

- 8
-
- 9 1. Accessory dwelling.
-
- 10
-
- 11 2. Accessory uses, buildings or structures as follows provided in Article 4, Table No. 2.
- Accessory
-
- 12
- uses, buildings or structures customarily associated with permitted uses within this Zoning District
-
- 13
- and not listed within the Table No. 2 may be permitted subject to Development Review Official
-
- 14
- review and approval.
-
- 15
-
- 16 a.
- ~~Boat house and/or boat slip.~~
-
- 17
-
- 18 b.
- ~~Cabana.~~
-
- 19
-
- 20 c.
- ~~Decks, davits and floating boat lifts.~~
-
- 21
-
- 22 d.
- ~~Emergency preparedness shelter.~~
-
- 23
-
- 24 e.
- ~~Flagpoles.~~
-
- 25
-
- 26 f.
- ~~Fountains.~~
-
- 27
-
- 28 g.
- ~~Garage.~~
-
- 29
-
- 30 h.
- ~~Gazebo.~~
-
- 31
-
- 32 i.
- ~~Guesthouse (Residential Estate only).~~
-
- 33
-
- 34 j.
- ~~Greenhouse.~~
-
- 35
-
- 36 k.
- ~~Planters.~~
-
- 37
-
- 38 l.
- ~~Playhouse.~~
-
- 39
-
- 40 m.
- ~~Recreational equipment.~~
-
- 41
-
- 42 n.
- ~~Reflecting pool.~~
-
- 43
-
- 44 o.
- ~~Screened enclosures.~~
-
- 45
-
- 46 p.
- ~~Storage building and/or utility room.~~
-
- 47
-
- 48 q.
- ~~Swimming pool and/or spa.~~
-
- 49
-
- 50 r.
- ~~Tennis court.~~
-
- 51
-
- 52 s.
- ~~Trellises. Trellises are permitted in the rear setback of properties backing onto a canal, waterway,~~
-
- 53
- ~~lake or bay.~~
-
- 54

ARTICLE 4 – ZONING DISTRICTS

- 55 t. ~~Wood decks.~~
- 56
- 57 3. Family day care as required and defined pursuant to Florida Statutes.
- 58
- 59 4. Single-family dwellings.
- 60
- 61 5. Utility infrastructure facilities.
- 62
- 63
- 64

Section 4-102. Multi-Family 1 Duplex (MF1) District.

B. Permitted principal uses and structures. The following uses are permitted in the MF1 district.

1. ~~Accessory uses, buildings or structures as follows:~~ provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.

- 74 a. ~~Boat house.~~
- 75
- 76 b. ~~Boat slip.~~
- 77
- 78 c. ~~Docks, davits and floating boat lifts.~~
- 79
- 80 d. ~~Emergency preparedness shelter.~~
- 81
- 82 e. ~~Flagpoles.~~
- 83
- 84 f. ~~Fountains.~~
- 85
- 86 g. ~~Garage.~~
- 87
- 88 h. ~~Gazebo.~~
- 89
- 90 i. ~~Greenhouse.~~
- 91
- 92 j. ~~Planters.~~
- 93
- 94 k. ~~Playhouse.~~
- 95
- 96 l. ~~Recreational equipment.~~
- 97
- 98 m. ~~Reflecting pool(s).~~
- 99
- 100 n. ~~Screened enclosures.~~
- 101
- 102 o. ~~Storage/utility rooms.~~
- 103
- 104 p. ~~Swimming pool and/or spa.~~
- 105
- 106 q. ~~Trellises. Trellises are permitted in the rear setback of properties backing onto a canal, waterway, lake or bay.~~
- 107
- 108

ARTICLE 4 – ZONING DISTRICTS

- 109 r. ~~Wood decks.~~
- 110
- 111 2. Duplex dwellings.
- 112
- 113 3. Family day care as required and defined pursuant to Florida Statutes.
- 114
- 115 4. Single-family dwellings that conform to the standards for single-family residences in an SFR District.
- 116
- 117 5. Utility infrastructure facilities.
- 118
- 119

Section 4-103. Multi-Family 2 (MF2) District.

B. Permitted principal uses and structures. The following uses are permitted: ~~in the MF2 District.~~

1. ~~Accessory uses, buildings or structures as follows:~~ provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.

- 129 a. ~~Decks, davits and floating boat lifts.~~
- 130
- 131 b. ~~Flagpoles.~~
- 132
- 133 c. ~~Fountains.~~
- 134
- 135 d. ~~Garage.~~
- 136
- 137 e. ~~Gazebo.~~
- 138
- 139 f. ~~Greenhouse.~~
- 140
- 141 g. ~~Planters.~~
- 142
- 143 h. ~~Playhouse.~~
- 144
- 145 i. ~~Recreational equipment.~~
- 146
- 147 j. ~~Reflecting pool(s).~~
- 148
- 149 k. ~~Screened enclosures.~~
- 150
- 151 l. ~~Swimming pool and/or spa.~~
- 152
- 153 m. ~~Trellises. Trellises are permitted in the rear setback of properties backing onto a canal, waterway, lake or bay.~~
- 154
- 155

- 156 2. Assisted living facilities (ALF).
- 157
- 158 3. Duplex dwellings that conform to the performance standards for duplex buildings in an MF1 District.
- 159
- 160 4. Family day care as required and defined pursuant to Florida Statutes.
- 161
- 162 5. Multi-family dwellings.

ARTICLE 4 – ZONING DISTRICTS

- 163
- 164 6. Single-family dwellings that conform to the standards for single-family residences in an SFR District.
- 165
- 166 7. Townhouse/row house dwellings. Minimum building/parcel width of twenty-two (22) feet.
- 167
- 168 8. Utility infrastructure facilities.
- 169
- 170

171 **Section 4-104. Multi-Family Special Area (MFSA) District.**

172

173 B. Permitted principal uses and structures. The following uses are permitted: ~~in the MFSA District.~~

174

175 1. ~~Accessory uses, buildings or structures as follows:~~ provided in Article 4, Table No. 2. Accessory

176 uses, buildings or structures customarily associated with permitted uses within this Zoning District

177 and not listed within the Table No. 2 may be permitted subject to Development Review Official

178 review and approval.

179

180 a. ~~Flagpoles.~~

181

182 b. ~~Fountains.~~

183

184 c. ~~Garage.~~

185

186 d. ~~Gazebo.~~

187

188 e. ~~Greenhouse.~~

189

190 f. ~~Planters.~~

191

192 g. ~~Reflecting pool(s).~~

193

194 h. ~~Screened enclosures.~~

195

196 i. ~~Swimming pool/and or spa.~~

197

198 j. ~~Trellises. Trellises are permitted in the rear setback of properties backing onto a canal, waterway,~~

199 ~~lake or bay.~~

200

201 2. Assisted living facilities (ALF).

202

203 3. Duplex dwellings that conform to the performance standards for duplex buildings in an MF1 District.

204

205 4. Family day care as required and defined pursuant to Florida Statutes.

206

207 5. Multi-family dwellings.

208

209 6. Single-family dwellings that conform to the standards for single-family residences in an SFR District.

210

211 7. Townhouse/row house dwellings.

212

213 8. Utility infrastructure facilities.

214

215

ARTICLE 4 – ZONING DISTRICTS

216 **Division 2. Overlay and Special Purpose Districts**

217

218 **Section 4-201. Mixed Use District (MXD).**

219

220 B. Permitted uses for overlay districts only. The following uses are permitted in the Mixed Use District
221 overlay districts in addition to the permitted and conditional uses of the underlying zoning district,
222 subject to the standards in this Section and other applicable regulations in Article 5:

223

224 ~~1. Accessory uses, residential.~~

225

226 ~~2. Accessory uses, non residential, except for drive through facilities.~~

227

228 1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses,
229 buildings or structures customarily associated with permitted uses within this Zoning District and
230 not listed within the Table No. 2 may be permitted subject to Development Review Official review
231 and approval.

232

233 3. Alcoholic beverage sales.

234

235 4. Government uses.

236

237 5. Ground floor uses.

238

239 a. Government uses.

240

241 b. Live work units.

242

243 c. Multi-family dwellings.

244

245 d. Museums.

246

247 e. Offices.

248

249 f. Overnight accommodations.

250

251 g. Restaurants.

252

253 h. Retail sales and services.

254

255 i. Theaters.

256

257 j. Sales and/or leasing offices as a part of a residential development for a period not to exceed
258 twelve (12) months from the issuance of a Certificate of Occupancy. The City Manager may
259 grant a maximum of two (2) extensions for a period of six (6) months each with a cumulative
260 total not to exceed twelve (12) months.

261

262 6. Religious Institutions.

263

264 7. Swimming pool as an accessory use.

265

266 8. Uses permitted in the underlying district as a permitted use and conditional use subject to the
267 permitted ground floor uses as listed above.

268

269

ARTICLE 4 – ZONING DISTRICTS

270 **Section 4-204. Special Use (S) District.**

271

272 B. Permitted uses. The following uses are permitted ~~in the S District~~ subject to the standards in this
273 Section and other applicable regulations in Article 5:

274

275 1. ~~Accessory uses, buildings or structures as follows:~~ provided in Article 4, Table No. 2. Accessory
276 uses, buildings or structures customarily associated with permitted uses within this Zoning District
277 and not listed within the Table No. 2 may be permitted subject to Development Review Official
278 review and approval.

279

280 2. Canopies, including permanent freestanding shelter canopy structure(s) or structure(s) attached
281 to a building.282 a. ~~Canopies, including permanent freestanding shelter canopy structure(s) or structure(s)~~
283 ~~attached to a building.~~

284

285 b. ~~Emergency preparedness shelter.~~

286

287 c. ~~Fountains.~~

288

289 d. ~~Flagpoles.~~

290

291 e. ~~Planters.~~

292

293 f. ~~Recreational equipment.~~

294

295 f. ~~Reflecting pool(s).~~

296

297 g. ~~Screen enclosure.~~

298

299 h. ~~Swimming pool.~~

300

301 i. ~~Trellises. Trellises are permitted in the rear setback of properties backing onto a canal,~~
302 ~~waterway, lake or bay.~~

303

304

305 **Division 3. Nonresidential Districts**

306

307 **Section 4-301. Commercial Limited (CL) District.**

308

309 A. Permitted uses. The following uses are permitted ~~in the Commercial Limited District~~ subject to the
310 standards in this Section and other applicable regulations in Article 5:

311

312 1. ~~Accessory uses, buildings or structures as follows:~~ provided in Article 4, Table No. 2. Accessory
313 uses, buildings or structures customarily associated with permitted uses within this Zoning District
314 and not listed within the Table No. 2 may be permitted subject to Development Review Official
315 review and approval.

316

317 a. ~~Flagpoles.~~

318

319 b. ~~Fountains.~~

320

321 e. ~~Planters.~~

322

ARTICLE 4 – ZONING DISTRICTS

- 323 ~~d. Reflecting pool(s).~~
- 324
- 325 ~~e. Trellises. Trellises are permitted in the rear setback of properties backing onto a canal, waterway,~~
- 326 ~~lake or bay.~~
- 327
- 328 2. Alcohol sales as an accessory use.
- 329
- 330 3. Camps.
- 331
- 332 4. Congregate care.
- 333
- 334 5. Educational facilities of no more than fifty (50) student seats.
- 335
- 336 6. Indoor recreation/entertainment.
- 337
- 338 7. Live work.
- 339
- 340 8. Medical clinic. Except that medical clinics shall not exceed ten-thousand-five-hundred (10,500)
- 341 square feet of floor area when adjacent to an SFR, MF1, MF2, or MFSA district.
- 342
- 343 9. Municipal facilities.
- 344
- 345 10. Nursing homes.
- 346
- 347 11. Offices.
- 348
- 349 12. Overnight accommodations. Maximum of (8) rooms when adjacent to an SFR or MF1 district.
- 350
- 351 13. Restaurants.
- 352
- 353 14. Retail, sales and services.
- 354
- 355 15. Swimming pools as an accessory use.
- 356
- 357 16. Temporary uses, in accordance with the provisions of Article 5, Division 21.
- 358
- 359 17. Utility/infrastructure facilities.
- 360
- 361 18. Building sites unified by a recorded Unity of Title filed prior to the enactment of this Zoning
- 362 Ordinance and which, as a result of the enactment of this Zoning Ordinance, are zoned
- 363 Commercial (C), in part, and Commercial Limited (CL), in part, are permitted to have Commercial
- 364 (C) uses on the portions of the property designated Commercial Limited (CL), except for the
- 365 following:
- 366
- 367 a. Medical clinics in excess of ten-thousand-five-hundred (10,500) square feet of floor area.
- 368
- 369 b. Drive through facilities.
- 370
- 371 c. Sale of alcohol other than as an accessory use.
- 372
- 373 d. Nightclubs.
- 374
- 375 Commercial (C) uses on Commercial Limited (CL) property may only be permitted pursuant to
- 376 this provision on the condition that the property is maintained as one unified parcel and is

ARTICLE 4 – ZONING DISTRICTS

377 adjacent to property designated Residential-Use Single-Family High-Density on the CP Map. All
 378 other provisions of the Zoning Ordinance shall be applicable.
 379

380
 381

382 **Section 4-302. Commercial District (C).**

383

384 B. Permitted uses. The following uses are permitted subject to the standards in this Section and other
 385 applicable regulations in Article 5:

386

- 387 1. Accessory uses, buildings or structures as ~~follows~~: provided in Article 4, Table No. 2. Accessory
 388 uses, buildings or structures customarily associated with permitted uses within this Zoning District
 389 and not listed within the Table No. 2 may be permitted subject to Development Review Official
 390 review and approval.

391

392 a. ~~Flagpoles.~~

393

394 b. ~~Fountains.~~

395

396 c. ~~Planters.~~

397

398 d. ~~Reflecting pool(s).~~

399

400 e. ~~Trellises. Trellises are permitted in the rear setback of properties backing onto a canal, waterway,~~
 401 ~~lake or bay.~~

402

403 2. Alcoholic beverage sales.

404

405 3. Animal grooming and boarding.

406

407 4. Assisted living facilities.

408

409 5. Automobile service station.

410

411 6. Camps.

412

413 7. Community center.

414

415 8. Congregate care.

416

417 9. Day care.

418

419 10. Drive through facilities not abutting or adjacent to SFR, MF1, MF2, and MFSA zoning districts.

420

421 11. Educational facilities.

422

423 12. Funeral home.

424

425 13. Government uses.

426

427 14. Indoor recreation/entertainment.

428

429 15. Medical clinic.

430

16. Municipal facilities.

ARTICLE 4 – ZONING DISTRICTS

- 431
- 432 17. Museum.
- 433
- 434 18. Nighttime uses.
- 435
- 436 19. Nursing homes.
- 437
- 438 20. Offices.
- 439
- 440 21. Overnight accommodations.
- 441
- 442 22. Parking garages.
- 443
- 444 23. Parking lots.
- 445
- 446 24. Public transportation facility.
- 447
- 448 25. Restaurants.
- 449
- 450 26. Restaurants, fast food.
- 451
- 452 27. Retail sales and services.
- 453
- 454 28. Swimming pools as an accessory use.
- 455
- 456 29. Temporary uses.
- 457
- 458 30. TV/radio studios.
- 459
- 460 31. Utility/infrastructure facilities.
- 461
- 462 32. Vehicle sales/displays.
- 463
- 464 33. Vehicle service, major.
- 465
- 466 34. Veterinary offices.
- 467
- 468

Section 4-303. Industrial District (I).

B. Permitted uses. The following uses are permitted in the I District subject to the standards in this Section and other applicable regulations in Article 5:

- 471
- 472
- 473
- 474 1. Accessory uses, buildings or structures as follows: provided in Article 4, Table No. 2. Accessory
- 475 uses, buildings or structures customarily associated with permitted uses within this Zoning District
- 476 and not listed within the Table No. 2 may be permitted subject to Development Review Official
- 477 review and approval.
- 478
- 479 a. ~~Flagpoles.~~
- 480
- 481 b. ~~Fountains.~~
- 482
- 483 c. ~~Planters.~~
- 484

ARTICLE 4 – ZONING DISTRICTS

- 485 ~~d. Reflecting pool(s).~~
- 486
- 487 ~~e. Trellises. Trellises are permitted in the rear setback of properties backing onto a canal, waterway,~~
- 488 ~~lake or bay.~~
- 489
- 490 2. Alcoholic beverage sales, including wine shops and similar uses.
- 491
- 492 3. Animal grooming or boarding.
- 493
- 494 4. Assisted living facilities.
- 495
- 496 5. Automobile service stations.
- 497
- 498 6. Camps.
- 499
- 500 7. Commercial laundry.
- 501
- 502 8. Community center.
- 503
- 504 9. Day care.
- 505
- 506 10. Governmental uses.
- 507
- 508 11. Indoor recreation/entertainment.
- 509
- 510 12. Manufacturing.
- 511
- 512 13. Medical clinic.
- 513
- 514 14. Municipal facilities.
- 515
- 516 15. Museum.
- 517
- 518 16. Offices.
- 519
- 520 17. Outdoor recreation/entertainment.
- 521
- 522 18. Outdoor retail sales, display and/or storage.
- 523
- 524 19. Overnight accommodations.
- 525
- 526 20. Parking garages.
- 527
- 528 21. Parking lots.
- 529
- 530 22. Public transportation facility.
- 531
- 532 23. Research and technology uses.
- 533
- 534 24. Restaurants.
- 535
- 536 25. Restaurants, fast food.
- 537
- 538 26. Retail, sales and service.

ARTICLE 4 – ZONING DISTRICTS

- 539
- 540 27. Self-storage warehouses.
- 541
- 542 28. Swimming pools as an accessory use.
- 543
- 544 29. Temporary uses.
- 545
- 546 30. TV/radio studios.
- 547
- 548 31. Utility/infrastructure facilities.
- 549
- 550 32. Utility substations.
- 551
- 552 33. Vehicle sales/displays.
- 553
- 554 34. Vehicles sales/displays, major.
- 555
- 556 35. Vehicle service, major.
- 557
- 558 36. Veterinary offices.
- 559
- 560 37. Wholesale/distribution/warehouse facility.

draft

ARTICLE 4 – ZONING DISTRICTS

Article 4 – <u>Table No. 1.</u> Zoning District Uses											
Use categories	Zoning Districts										
	SFR	MF1	MF2	MFSA	CL	C	I	MXD	S	UCD	P
Residential uses											
Accessory uses, buildings, and structures (see Table No. 2 for list of permitted accessory uses)	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	See Section 4-201	<u>P</u>	See Section 4-202	See Section 4-205
Single-family dwellings	P	P	P	P							
Duplex dwellings		P	P	P							
Multi-family dwellings			P	P							
Townhouse dwellings			P	P							
Live-work					P	<u>P</u>	<u>P</u>				
Non-residential uses											
Accessory uses, buildings, and structures (see Table No. 2 for list of permitted accessory uses)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	See Section 4-201	P	See Section 4-202	See Section 4-205
Adult uses							C				
Alcoholic beverage sales					P	P	P				
Animal grooming or boarding						P	P				
Assisted living facilities			P	P	C	P	P				
Auto service stations					C	P	P				
Bed and breakfast			C								
Botanical gardens									P/C		
Camps					P	P	P		C		
Cemeteries									C		
Commercial laundry							P				
Community center					C	P	P				
Congregate care					P	P					
Country club									<u>C</u>		
Day care						P	P				
Drive-through facilities					P/C	P/C					
Educational facilities					P/C	P					
Family day care	P	P	P	P							
Funeral homes						P					
Golf or tennis grounds									C		
Golf course (Primary use)									<u>C</u>		
Government uses						P	P		C		
Heliport									C		
Helistop						C	C		C		
Hospitals and uses accessory to . . .									C		
Indoor recreation / entertainment					P	P	P				
Manufacturing							P				
Marina facilities						C			C		

ARTICLE 4 – ZONING DISTRICTS

Article 4 – <u>Table No. 1.</u> Zoning District Uses												
Use categories	Zoning Districts											
	SFR	MF1	MF2	MFSA	CL	C	I	MXD	S	UCD	P	
Medical clinic					P/C	P	P					
Mixed use buildings						C	C					
Municipal facilities					P	P	P		C			
Museum					C	P	P		C			
Nighttime uses					C	P						
Nursing homes					P	P						
Offices					P	P	P					
Open space areas									C			
Outdoor recreation / entertainment					C	C	P					
Outdoor retail sales, display and/or storage							P					
Overnight accommodations					P/C	P	P					
Parking garages						P	P					
Parking lots					C	P	P					
Private club									C			
Private yacht basin	C	C	C			C						
Public transportation facility						P	P		C			
Religious institutions									C			
Research and technology uses							P					
Restaurants					P	P	P					
Restaurants, fast food						P	P					
Retail sales and service					P	P	P					
Sales and/or leasing offices												
Schools									C			
Self-storage warehouses							P					
Temporary uses					P	P	P		P			
Tennis court (Primary use)									C			
TV / radio studios						P	P					
Utility / infrastructure facilities	P	P	P	P	P	P	P		P			
Utility substations							P					
Vehicle sales / displays						P	P					
Vehicle sales / displays, major							P					
Vehicle service, major						P	P					
Veterinary offices						P	P					
Wholesale / distribution / warehouse facility							P					

P – Permitted Use.
C – Conditional Use

ARTICLE 8 – DEFINITIONS

1 ARTICLE 8 – DEFINITIONS
2

3 **Basement** is that portion of a building ~~between~~ below the natural grade and/or floors of which at least
4 one-half (1/2) of the gross surface area of the basement's exterior walls are below the
5 established/existing natural grade. and ceiling which is so located that one-half (1/2) or more of the clear
6 height from floor to ceiling is below grade and which is not used as a habitable room.
7

8 **Habitable room** means an ~~undivided~~ enclosed space, ~~so~~ and day-lighted and ventilated, ~~so~~ and protected
9 from the against the elements, ~~so~~ located with reference to the ground surface, and of such ceiling height,
10 subject to all applicable provisions of the as to comply with the Florida Building Code. ~~Habitable rooms~~
11 ~~include rooms used for living or sleeping, and rooms in dwelling units used for the preparation or eating of~~
12 ~~meals, but do not include closets, corridors, hallways, laundries, serving or storage pantries, bathrooms~~
13 ~~or similar places.~~
14

15 **Landscape material** means plants such as grass, ground cover, forbs, shrubs, vines, hedges, trees and
16 include pervious non-living materials such as pervious synthetic turf, rocks, pebbles, sand, or mulch, or
17 pervious decorative paving materials. Paver blocks are not considered landscape materials.
18

19 **Sign, cabinet** is a permanent sign that is mounted on the face of a building, designed as a rectangular
20 box or other geometric shape that is enclosed on all edges by a single cabinet. The sign face can be
21 transparent, translucent, or nontransparent. Cabinet signs may be internally illuminated, externally
22 illuminated or non-illuminated. A cabinet sign is not constructed or attached with a channel or with
23 individual letters mounted separately.
24

25 **Sign, raceway** means a sign comprised of channel or other cut-out figures or letters mounted to an
26 electrical enclosure, with the enclosure being smaller than the height of the attached letters.
27