

## City of Coral Gables Planning Department Staff Report

**To:** Planning and Zoning Board Members

**From:** Planning Department

**Date:** December 10, 2008 (previously scheduled for November 12, 2008)

**Subject:** **Zoning Code Text Amendment – Article 5, Division 16, “Roofs”, and Article 8, “Definitions”.** An Ordinance of the City of Coral Gables amending the text of the Official Zoning Code, Article 5, Division 16, providing for clarification of the permitted roofing material of copper roofs, and Article 8, providing for a definition of “copper,” providing for repeal, providing severability, providing for codification thereof, and providing for an effective date.

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### Recommendation

The Planning Department recommends approval of the proposed text amendment to the Zoning Code, Article 5, Division 16, providing for clarification of the permitted roofing material of copper roofs, and Article 8, providing for a definition of “copper,” as provided further below (see also Attachment A).

### Background

At its meeting of October 14, 2008, the City Commission requested that Zoning Code regulations allowing copper as a permitted roofing material be updated to clarify that copper roofs shall only be allowed as a roofing material in its natural state. This item was scheduled for the Board’s consideration on November 12<sup>th</sup>; however it was not reviewed by the Board and therefore this item has been readvertised and rescheduled. The proposed amendment would clarify the language as follows (changes in ~~striketrough~~ / underline format):

*Article 5 – Development Standards.  
Division 16. Roofs*

*“Section 5-1601. Roofs: general.*

*Except as provided for in this Division, all roofs for single-family residences, townhouses, duplexes, overnight accommodations and uses in a Special Use District shall be constructed of tile, coral rock slabs, slate or copper in its natural state and allowed to oxidize and patina.”*

*“Section 5-1605. Pitched roofs, material.*

*J. Copper in its natural state and allowed to oxidize and patina may be used as a roofing material for ~~residences~~ residential uses subject to approval of design, manner of installation, and conformity with the architectural design, style and composition of the proposed residential structure as shall be approved by the Board of Architects. An approved copper*

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roof must remain in its natural state as a metal, thereby prohibiting painting, coating, surface application, or any other fabrication or manufacturing process that alters its natural metallic state.

~~K. (Reserved for metal roof provisions)”~~

Article 8 – Definitions.

“Copper, as a roofing material, is intended to mean copper in its natural state and allowed to oxidize and patina.”

Upon passage by the Board, this item will proceed to the City Commission for action on January 13 and February 10, 2009.

Respectfully submitted,

Eric Riel, Jr.  
Planning Director

**Attachments:**

A. Proposed Ordinance.