

ZONING
CODE
OF



CITY OF

*Coral
Gables*

FLORIDA

Information . . .

ZONING BOARD

The Zoning Board meets on the Second and Fourth Monday of the month at 7 o'clock P.M. in the Commission Chamber in the City Hall.

Applications to the Zoning Board must be filed with the Secretary before Friday noon preceding the meeting of the Board.

Be sure plans call for the building or structure to face the front of the lot (smallest lot dimension).

A permit issued for plans which do not conform to all city ordinances is not valid, and does not permit construction until the plan meets all regulations.

ATTENTION!

DON'T buy a lot until you have consulted the Zoning Code as to what Uses are permitted thereon.

DON'T rent property for income purposes until you have consulted with the Department of Planning and Zoning or checked the Zoning Code.

DON'T change the front of your building with a view of putting in a store or commercial unit until you have consulted the Zoning Code.

DON'T have your plans drawn up until you have presented a preliminary plan to the Board of Architects which meets each Wednesday afternoon.

DON'T put in your foundation or effect any alterations until you have been issued a permit.

THIS ZONING CODE

As amended through June 1963, is published for the benefit of the Citizens of Coral Gables and for everyone who may be considering the construction or alteration of any type building or premises in Coral Gables.

CITY COMMISSION

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W. KEITH PHILLIPS, JR., *Vice Mayor*
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C. L. DRESEL, JR.
W. L. PHILBRICK

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LORETTA V. SHEEHY

ZONING CODE

Title

Preamble

General	Section 1.01 et seq.
Definitions	Section 2.01 et seq.
Use Districts and Regulations	Section 3.01 et seq.
Use Prohibitions and Restrictions	Section 4.01 et seq.
Building Area Regulations	Section 5.01 et seq.
Set-back Requirements	Section 6.01 et seq.
Facing of Lots and Buildings	Section 7.01 et seq.
Building Site Regulations	Section 8.01 et seq.
Regulations for Buildings and Structures	Section 9.01 et seq.
Sign Regulations	Section 10.01 et seq.
Board of Architects and Structural Engineer	Section 11.01 et seq.
Zoning Board – Procedures	Section 12.01 et seq.
Penalties, Remedies, General	Section 13.01 et seq.

INDEX

A	Section	Page			
A-Use District	3.06	7	CC-Use District, uses permitted	3.09	
Absent treatment healer	4.06	12	Carnival	4.01	
Air Conditioning and Similar Equipment	4.15	13	Casino	4.01	
Location of equipment	4.15 (a)	13	Character reader	4.06	
Excessive noise level	4.15 (b)	13	Churches	3.12	
Amendments and Exceptions	12.06, 12.07, 12.08	35	Circus	4.01	
Animals	4.02	12	Clairvoyant	4.06	
Annexed territory	1.03	5	Club Vendor (defined)	2.12	
Apartment, efficiency (defined)	2.18	6	Coloring, exterior	9.05, 11.11	
Apartment, garage (defined)	2.05	5	Court (defined)	2.13, 2.14, 2.15	
Apartment, garage, maximum ground area	5.11	14	Crematoriums	4.01	
Apartment, minimum distance between apartments of a group	8.09	22	D		
Appeals:			D-Use District	3.05	
Decision from Board of Supervising Architects, Structural Engineer and Building Inspector	11.13	34	Definitions	2.01	
Decision from Zoning Board	12.11	35 - 36	Definitions, uses	3.02	
Architects, Board of	11.00	33	District, use	3.01	
Appointment, number, term	11.01	33	Docks	9.16	
Approval of plans	11.03	33	Docks, Biscayne Bay	9.17	
Meetings and records	11.04	33	Driveways	9.15	
Membership and organization	11.02	33	Duplex or two-family residence, definition	2.17	
Architectural type	9.01	23	Duplication of Elevations or design	9.02	
Astrologer	4.06	12	E		
Automotive Service Station (See Service Station, Automotive)			Easements, utility	9.10, 9.14	
Auxiliary or accessory uses			Effect on Present Ordinances	13.04	
Apartment garage	3.16	11	Effective date of this ordinance	13.05	
Apartment and Hotels, general	3.17	11	Engineer, structural	11.05	
Boat Houses	3.19	11	Entrances, C or M Districts	9.04	
Bomb Shelters/Fallout Shelters	3.27	12	Established Grade (defined)	2.19	
Definitions	2.07	5	Exits, C or M Districts	9.04	
Garage apartment	3.15	10	Exceptions to Zoning Ordinance (See Zoning Board)	24	
General	3.14	10	F		
Hotels	3.18	11	Family (defined)	2.20	
Play Houses	3.20	11	Facing of Lot and Building:		
Private garage	3.15	10	General	7.01	
Screened Enclosures (See Screened Enclosures)			Specific cases	7.02	
Storage Building	3.22	11	Fees:		
Swimming pool	3.24	11	Board of Architects	11.12	
Utility room or building	3.21	11	Building permits	9.22	
B				Electrical Permits	9.23
Billboards, definition	2.08	5	Examination of Plans and Specifications	11.09	
Boat Houses	3.19	11	Exceptions to Zoning Code	12.07	
Building area regulations, general	5.01	13	Land Clearing, filling & excavation permit	9.29	
Building (defined)	2.10	6	Plumbing permit	9.24	
Building Permits:			Public Hearings	12.12	
Application	9.20, 11.07	27, 34	Structural Engineer	11.12	
Plans and Specifications, type required	9.19, 11.08	27, 34	Violations and penalties	13.01	
Qualification of applicant	9.21	27	Zoning Board Members	12.10	
Posting of Bonds	9.30	30, 31	Fences:		
Building Sites:			Height	9.12	
Definition	2.11	6	Location	9.13	
General Regulations	8.01	20	Material	9.11	
R, D and A Uses, general	8.02	20	Utility Easement areas	9.10	
R, D and A Uses at designated locations	8.03	20 & 21	Wood	9.11	
Undeveloped/unplatted lands	8.10, 8.11	22 - 23	Floor Area Requirements:		
Built-up Land	1.04	5	Apartment, bedroom	5.08	
Bulkhead, material	9.18	27	Apartment, efficiency	5.08	
Business outside a building	4.04	12	Duplex building in A Use District	5.09	
C				Motels	5.08
C-Use District, minimum size building	5.04	14	Single Family Residence in D Use District	5.09	
CA-Use District, uses permitted	3.07	7	Fortune Teller	4.06	
CB-Use District, uses permitted	3.08	8 & 9	Fowl	4.02	
D				Frontage Requirements:	
				General	8.01
				R, D and A Uses, general	8.02, 8.10, 8.11
					20, 22 & 23

R. D and A Uses, specific	8.03	20 & 21	Parking (See Off-street Parking)		
Store Units, C and M Use Districts	5.06	14	Parking Lots, Commercial	3.25	11
G					
Garage:			Parking: Trucks, trailers and commercial vehicles	4.14	13
Apartment	3.15		Penalties	13.01	36
Definition	2.21		Phrenologist	4.06	12
Maximum ground area	5.11		Plans and Specifications:		
Private		10	When required	9.19, 11.08	27 & 34
Definition	2.30	6	Approval by Board of Architects	11.08	34
Maximum ground area	5.11	14	Fees for examination of plans	11.09	34
Public		6	Changes required by Board of Architects	11.10	34
Definition	2.29	14	Play Houses	3.20	11
H					
Heat Producing Appliances, permit required	9.25	14	Private Club (defined)	2.28	6
Height of Building (defined)	2.23	6	Prohibited Uses	4.01	12
Height of Buildings	9.03	23, 24	Prohibited Uses, certain streets	4.03	12
Hotels (defined)	2.24	29	Public Hearings:		
Houseboats	4.08	6	When required	12.06, 12.07	35
House Trailers	4.09		Costs	12.08, 12.12	35, 36
Hypnotist	4.06		R		
I					
Industrial Uses (See M-Uses)		6	R-Use District	3.04	7
Interpretation, purpose of zoning ordinance	1.02	13	Reduction in minimum square footage:		
L					
Laundries	4.07	13	75' and 100' sites	5.12	14
Liquor Stores, Distance Requirements	4.11	12	More than five (5%) per cent	12.07	35
Lot Areas, minimum — unsubdivided or large tracts of land	8.02, 8.10, 8.11	12, 22, 23	Remedies	13.02	36
Lot Coverage, maximum	5.10	14	Roofs:		
M					
M-Use Districts	3.10	5	General	9.06	24, 25
Minimum size building	5.05		Service Stations	9.08	25
Mental Healer	4.06		Rules and Appeals, Board of	9.31	31
Mind Reader	4.06		S		
Mooring of Boats in Canals or Waterway	9.16	13	Screened Enclosures: (auxiliary use)	3.26	11
Mooring piles, general	9.16		Plans	3.26 (1)	12
Mooring piles, Biscayne Bay	9.17		Street Elevations	3.26 (2)	12
Motel:			Height	3.26 (3)	12
Definition	2.26		Maximum Ground Area Coverage	3.26 (4)	12
Minimum floor area	5.08	13	Setbacks	3.26 (5)	12
Sign	4.12		Approval of Plans	3.26 (6)	12
Motor Court (See Motel)			Screened Structure (defined)	2.31	6
N					
Night Club	4.01	12	Screened Structure, detached	4.13	13
Non-Conforming Use:		12	Septic Tanks	9.33	31
Definition	2.27	26	Servant's Quarters	3.15	10
Restrictions and Conditions	3.23	26	Service Station, automotive		
Non-complying or Qualified Use without change of Use District (X Use)	3.11	6	Definition	2.06	5
Numerologist	4.06	14	Distance requirement	4.10	13
O					
Off-street parking		14	Driveways	9.08	25
When required	8.05	13	Minimum floor area requirement	5.07	14
General	8.04	12	Roofs	9.08	25
Specific	8.06, 8.07, 8.04 (h)		Set-backs (defined)	2.33	6
Application and Enforcement	8.05		Set-back Requirements		
Size and Location of Spaces	8.06	12	General:	6.01	14
Funeral Homes	8.08		Auxiliary buildings and structures	6.03	15
Open Air Show	4.01	21, 22	Bay	6.02	15
P					
Painting, exterior	11.11	21, 22	Motels	6.04	15
Palmist	4.06	22	Screen Enclosures	3.26	11, 12
		22	Swimming pools	6.05	15
		22	Waterways	6.02	15
		23	R and D Use Districts:		
		23	General	6.06	15
		12	Front	6.06 (a)	15
			Side	6.06 (b)	15 & 16
			Rear	6.06 (c)	16
			A Use Districts:		
			General	6.07	16
			Front	6.07 (a)	16
			Side	6.07 (b)	16
			Rear	6.07 (c)	16
			Distance between apartment buildings		
			of a group	8.09	22
			CA Use Districts:		
			General	6.08	16

U					
Front	6.08 (a)	16	Uncompleted buildings	9.07	25
Side	6.08 (b)	16	Units, minimum frontage and size in C & M Use	5.06	14
Rear	6.08 (c)	16	Unsubdivided land	8.02, 8.10, 8.11	20, 22, 23
CB and CC Use Districts:					
General	6.09	16	Use Districts	3.01	7
Front	6.09 (a)	16	Used Car Lots	4.05	12
Side	6.09 (b)	16	Uses and Use Districts, designation	3.03	7
Rear	6.09 (c)	16	Uses:		
Commercial					
CA			CA	3.07	7 & 8
CB			CB	3.08	8 & 9
CC			CC	3.09	9
Apartment					
Definition			Apartment	3.06	7
Duplex					
Residential			Definition	3.02	7
Prohibited			Duplex	3.05	7
Residential					
3.04			Residential	3.04	7
Prohibited					
4.01			Prohibited	4.01	12
Utility:					
Building			Building	3.21	11
Easements			Easements	9.10, 9.14	25, 26
Poles			Poles	9.14	26
Room			Room	3.21	11
V					
Vacation of Streets, Alleys, etc. 1.04 5					
Validity of Ordinance, repeal 13.03 36					
Variances from Zoning Ordinance (See Zoning Board)					
Violations and Penalties 13.01 36					
W					
Walls:					
Exterior			Exterior	9.05	24
Lot line, decorative or protective			Lot line, decorative or protective		
Height			Height	9.12	26
Location			Location	9.13	26
Material			Material	9.11	25, 26
Utility easement areas			Utility easement areas	9.10	25
Wing wall			Wing wall	9.12 (a)	26
Retaining			Retaining	9.18	27
X					
X (Use) Specific non-complying or qualified use without change of Use District 3.11 10					
Y					
Yard:					
Definition			Definition	2.37	6
Front			Front	2.38	7
Rear			Rear	2.39	7
Side			Side	2.40	7
Z					
Zoning Board					
Amendments and Exceptions			Amendments and Exceptions	12.06, 12.07, 12.08	35
Applications:			Applications:	12.07	35
Limitation on subsequent applications			Limitation on subsequent applications	12.09	35
Notice of Hearing			Notice of Hearing	12.06	35
Time Limit			Time Limit	12.08	35
Appointment of Zoning Board Members			Appointment of Zoning Board Members	12.01	34 & 35
Authority and Powers			Authority and Powers	12.05	35
Meetings and Records			Meetings and Records	12.04	35
Organization and Members			Organization and Members	12.03	35
Terms			Terms	12.02	35



ORDINANCE NO. 1005 (With Amendments)

Zoning Code of Coral Gables, Florida

Amended through June, 1963

AN ORDINANCE DEALING WITH ZONING IN THE CITY OF CORAL GABLES; PERMITTING IT TO BE KNOWN AS THE ZONING CODE AND/OR ZONING ORDINANCE, INTERCHANGEABLY; PRESCRIBING RULES AND REGULATIONS; CREATING A ZONING BOARD AND BOARD OF ARCHITECTS AND DEFINING THE DUTIES AND POWERS THEREOF; FIXING PENALTIES AND REPEALING ORDINANCE NO. 988 AND ALL ORDINANCES IN CONFLICT OR INCONSISTENT HEREWITH; AND DECLARING THIS ORDINANCE TO BE AN EMERGENCY ORDINANCE.

WHEREAS, by the provisions of its charter, authority is conferred upon The City of Coral Gables in the interests of public health, safety, order, convenience, comfort, prosperity or the general welfare, to adopt a plan or plans for the districting or zoning of the city, for the purpose of regulating the location of trades, industries, apartment houses, dwellings, and other use of property, or for the purpose of regulating the height of buildings and other structures; or the area and dimensions of lots or yards in connection with buildings or other structures, and for the purpose of regulating the alignments of buildings or other structures near street frontages, and to regulate the type, exterior decoration and coloring of buildings; to conform to building restrictions established by subdivision plans, etc; and

WHEREAS such authority was exercised by the enactment February 16, 1937 of Ordinance No. 271, known as the "Zoning Ordinance of the City of Coral Gables;" and

WHEREAS since February 16, 1937 numerous amendments have been made to Ordinance No. 271, and for the purpose of greater clarity and convenience it is deemed necessary to amend and re-enact such ordinance to reflect such changes, together with interpretations thereof and policies determined in connection therewith; to rearrange and renumber the sections of the ordinance; and to combine the Use District, Building Content and Area District Maps attached to and made a part of Ordinance No. 271 into one map, to be designated as the "Use and Area" map.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. That Ordinance No. 271, passed and adopted February 16, 1937 and known as the "Zoning Ordinance" be and the same hereby is amended so that the said ordinance shall hereafter read as follows:

1. GENERAL

SECTION 1.01 SHORT TITLE. This ordinance, together with future amendments thereof, and the "Use and Area" map attached hereto and hereby made a part hereof by reference, with future changes or amendments thereof, shall be known as the "Zoning Code" of the City of Coral Gables, Florida. The Use and Area map may be prepared and shown in separate sections or plates, which shall collectively be known as the "Use and Area Map." Explanatory notes upon the Use and Area map shall be deemed a part of such map and this code.

SECTION 1.02 INTERPRETATION, PURPOSE. In interpreting and applying the provisions of this code, they shall be held to be the minimum requirements for the promotion of the health, safety, morals or general welfare of the community. It is not intended by this code to interfere with, abrogate or annul any easements, covenants or other valid title restrictions imposed by agreements between parties, provided however, that where this code imposes a higher standard upon the use of buildings or premises, or requires larger open spaces or other restrictions than

are imposed or required by other ordinances, rules, regulations or by easements, covenants, or agreements, the provisions of this code shall control.

SECTION 1.03 ANNEXED TERRITORY. All territory which may be hereafter annexed to the City of Coral Gables shall be automatically zoned as an R-Use District until otherwise changed by ordinance, after public hearing as herein provided.

SECTION 1.04 VACATIONS – BUILT – UP LAND. Whenever any street, alley or other public way is vacated by official action of the Commission of the City of Coral Gables, the use district and area regulations governing the property abutting upon each side of such street, alley or public way shall be automatically extended to the center of such vacation and all area included within the vacation shall thereafter be subject to all appropriate regulations of the extended use districts. In all cases where land is built-up by fill upon areas formerly under water, the use district and area regulations applying to the land immediately adjoining such built-up land shall be automatically extended thereto.

2. DEFINITIONS

SECTION 2.01 DEFINITIONS. Unless inconsistent with the context of the code the terms hereinafter set forth and used throughout this code shall be defined as follows:

SECTION 2.02 GENERAL CONSTRUCTION. Words used in the present tense include the future; the singular number includes the plural number and the plural the singular; the word "building" includes the word "structure"; the words "used for" include the words "designed for"; and the word "shall" is mandatory and not directory.

SECTION 2.03 ALLEY. A narrow thoroughfare dedicated or used for public use upon which abut generally the rear of the premises, or upon which service entrances of buildings abut, which is not generally used as a thoroughfare by both pedestrians and vehicles, or which is not used for general traffic circulation, and is not otherwise officially designated as a street.

SECTION 2.04 APARTMENT BUILDING. A building which is used or intended to be used as a home or residence for three or more families living in separate apartments.

SECTION 2.05 APARTMENT GARAGE. A building designed and used exclusively for the housing of automobiles belonging to the occupants of an apartment building on the same premises.

SECTION 2.06 AUTOMOBILE SERVICE STATION. An establishment conducted principally for the business of fueling and lubricating motor vehicles, and for performance of incidental service to motor vehicles, such as washing, cleaning, polishing, tire changing and repair, battery recharging and replacement and the like; including the sale of tires, batteries and incidental vehicle accessories, but not including any mechanical repair, body or upholstery repair upon vehicles or the storage of vehicles. Any establishment performing mechanical or electrical or body or upholstery repair or work upon vehicles, or storing vehicles, shall be deemed to be an auto repair shop or public garage.

SECTION 2.07 AUXILIARY OR ACCESSORY USE. A use customarily incidental to and accessory to the principal use of a building or premises located on the same premises with such principal use, but not including any commercial activity.

SECTION 2.08 BILLBOARDS. A surface whereon advertising matter is set in view conspicuously and which advertising does not apply to premises or any use of premises wherein it is displayed or posted.

SECTION 2.09 BLOCK. A block shall be deemed to be that property abutting on a street on one side of such street and lying between the two nearest intersecting or intercepting streets or nearest intersecting or intercepting street and railroad right of way or waterway, golf course, campus, park or other open space, (when used otherwise than in a platted description of specific property.)

SECTION 2.10 BUILDING. A building is a structure entirely separated from any other structure by space or by walls in which there are no communicating door or windows or similar openings.

SECTION 2.11 BUILDING SITE. A parcel of land having not less than the minimum area permitted by this code for a building to be erected thereon, including such open spaces as are required by this code and such open spaces as are arranged and designed to be used, or actually used, in connection with such building, but in no case containing less than the minimum area prescribed by this code, shall be deemed a building site for the purpose of this code.

SECTION 2.12 CLUB VENDOR. A private club, as defined herein, vending alcoholic beverages and intoxicating liquors without limitation as to alcoholic content, at retail for consumption on the premises.

SECTION 2.13 COURT. An open, unoccupied, unobstructed space, other than a yard, on the same lot as a building. Trees or shrubs may be used in a court.

SECTION 2.14 COURT, INNER. A court not extending to a street or alley or to a front, side or rear yard.

SECTION 2.15 COURT, OUTER. A court extending to a street or alley or to a front, side or rear yard.

SECTION 2.16 DEPTH AND WIDTH. The depth of a lot is the distance between its mean front street line and its mean rear line. The width of a lot is the distance between the side lines thereof if such side lines are parallel to each other; if side lines are not parallel, width shall be construed as mean width.

SECTION 2.17 DUPLEX OR TWO-FAMILY RESIDENCE. A residence building designed for, or used as, the separate homes or residence of two (2) separate and distinct families, having the exterior appearance of a single family dwelling house.

SECTION 2.18 EFFICIENCY APARTMENT. An apartment consisting of a combination living room and bedroom with small auxiliary rooms such as kitchenette, breakfast nook and bath, arranged so as to be practically a one room apartment.

SECTION 2.19 ESTABLISHED GRADE. The established grade, as applied to any premises, shall be the highest elevation of the sidewalk abutting such premises, or, if there is no sidewalk, the highest elevation of the crown of the road or street abutting such premises, as fixed by the city.

SECTION 2.20 FAMILY. A body of persons (two or more) who live together on the same premises, upon one of whom there is an obligation, either legal or moral, to support the others – in whole or in part – and who occupies the position of head of the house, or pater familias.

SECTION 2.21 GARAGE APARTMENT. A private garage, containing living quarters in the same building.

SECTION 2.22 GRADE. The finished grade of premises improved by a building is the elevation of the surface of the ground adjoining the building. Where the finished grade is below the level of the established grade, the established grade shall be used for all purposes of this ordinance.

SECTION 2.23 HEIGHT OF BUILDING. The height of a building shall be the vertical distance measured from the mean level of the finished grade to the level of the highest point of the under side of the finished ceiling line. Where a structure is set back from the street line, the mean level of the finished grade of the premises along the line of that part of the structure nearest the street line may be substituted for the established grade for the purpose of determining the height of a building.

SECTION 2.24 HOTEL. A building in which lodging or boarding and lodging are provided and offered to the public for compensation in which ingress and egress to and from all rooms is made through an inside lobby or office which is supervised normally by a person at all hours. As such it is open to the public in contradistinction to a boarding, lodging house or an apartment building.

SECTION 2.25 LOT. A lot shall be deemed to be any tract, area or parcel of land platted as a lot upon a recorded plat intended for occupancy by a use permitted in this Ordinance. A "corner lot" is a lot at the junction of and fronting on two or more intersecting streets, or street and canal or waterway.

SECTION 2.26 MOTEL OR MOTOR COURT. A motel or motor court is a series of attached or semi-attached dwelling units where each unit has convenient access to parking space for the use of the unit's occupants. The units, with the exception of the apartment of the manager or caretaker, are designed to provide sleeping accommodations for automobile transients or overnight guests.

SECTION 2.27 NON-CONFORMING USE. A non-conforming use is a use which does not comply with the regulations of the Use District in which it is situated.

SECTION 2.28 PRIVATE CLUB. The term "private club" shall pertain to and include associations and organizations of a fraternal or social character, or which are maintained in connection with a golf course; and shall not include casinos, night clubs or other institutions operated as a business.

SECTION 2.29 PUBLIC GARAGE. A building or premises arranged, designed and intended to be used for the storage or service of motor vehicles for hire or reward, or which does not come within the definition of a private or apartment garage as herein set forth.

SECTION 2.30 PRIVATE GARAGE. A building designed and used exclusively for storage on the ground floor of not more than four motor vehicles devoted to the private use of the owner, when such garage is located on the same premises, as an auxiliary use, with the residence or business of the owner of such automobiles so stored.

SECTION 2.31 SCREENED STRUCTURE. A "screen" or a "screened" structure is one which stands alone and is not connected with either the main building or an auxiliary building on the premises, as distinguished from a building, either main or auxiliary, whose opening or orifices are screened.

SECTION 2.32 TENTS. A tent is any portable or removable shelter made of canvas and/or some other similar fabric, either natural or synthetic, as contrasted with "awning" or "canopy", as defined.

SECTION 2.33 SETBACK. The minimum horizontal distance between the lot or property line and the nearest front, side or rear line of the building (as the case may be), including terraces or any covered projection thereof, excluding steps.

SECTION 2.34 SINGLE FAMILY RESIDENCE. A private residence building used or designed to be used as a home or residence having one front entrance only and in which all living rooms are accessible to each other from within the building, and in which the use and management of all sleeping quarters, all appliances for cooking, ventilating, heating or lighting are under one control, and to be occupied exclusively by one (1) family. (1278)

SECTION 2.35 STREET. A thoroughfare used for public foot and vehicular traffic other than an alley as herein defined, shall be deemed a street.

SECTION 2.36 STREET LINE. The street line is the dividing line between a street and a lot.

SECTION 2.37 YARD. An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.

SECTION 2.38 YARD, FRONT. An unoccupied area between the front property line and the main building, and extending across the full width of the lot.

SECTION 2.39 YARD, REAR. An unoccupied area extending across the full width of the lot between the building and the rear line of the lot.

SECTION 2.40 YARD, SIDE. An unoccupied area between the main building and the side line of the lot and extending from the required front yard to the required rear yard.

3. USE DISTRICTS AND REGULATIONS

SECTION 3.01 USE DISTRICTS. For the purpose of classifying, regulating and restricting the location of trades and industries, and the location of buildings designed for industry, business, residence and other uses, the City of Coral Gables is hereby divided into Use Districts, as follows:

- (a) **SINGLE FAMILY RESIDENCE USE DISTRICTS**, being designated herein and upon the Use and Area Map as "R" Use Districts;
- (b) **DUPLEX RESIDENCE USE DISTRICTS**, being designated herein and upon the Use and Area Map as "D" Use Districts;
- (c) **APARTMENT - HOTEL USE DISTRICTS**, being designated herein and upon the Use and Area Map as "A" Use Districts;
- (d) **COMMERCIAL USE DISTRICTS**, being designated herein as "C" Use Districts; and which are subdivided, further defined and classified and designated herein and upon the Use and Area Map as "CA", "CB" and "CC" Use Districts.
- (e) **INDUSTRIAL USE DISTRICTS**, being designated herein and upon the Use and Area Map as "M" Use Districts.

The Use Districts herein above referred to are designated upon the Use and Area Map and expressly made a part of this code. No building shall be erected, nor shall buildings or premises be used for any purpose other than a purpose permitted by this code in the Use District in which such building or premises is or are located.

SECTION 3.02 USES - DEFINITION. Uses shall be classified and defined as follows:

- (a) **R-USE.** An "R" Use shall be used for a single family residence, as defined herein.
- (b) **D-USE.** A "D" Use shall be used for a duplex or two-family residence, as defined herein.
- (c) **A-USE.** An "A" Use shall be used for an apartment, including efficiency and bungalow court apartment, or as a hotel, all as defined herein.
- (d) **C-USE.** A "C" Use shall be any use other than an R, D, A or S Use which is permitted by this code in any CA, CB or CC Use District; "C" Uses shall be further classified as "CA", "CB", or "CC" Uses, which shall be defined as follows:
 - (1) A "CA" Use is any use other than an R, D, A or S Use, permitted by this code in a "CA" Use District.
 - (2) A "CB" Use is any use other than a R, D, A or S Use, permitted by this code in a "CB" Use District, but not permitted in a "CA" Use District.
 - (3) A "CC" Use is any use other than an R, D, A or S Use, permitted by this code in a "CC" Use District, but not permitted in a "CA" or "CB" Use District.
- (e) An "M" Use shall be any use for commercial or industrial purposes which is permitted by this code only in "M" Use Districts.
- (f) **S-USE.** An "S" Use shall be any special use as described in Section 3.12 hereof.

SECTION 3.03. DESIGNATION OF USES AND USE DISTRICTS. The designation of Use Districts and Uses by letter symbols as set forth herein, when used throughout this code and upon the Use and Area Map, shall have the same effect as if the full description of the Use Districts or Uses were stated. The use of a letter symbol, coupled with a number, shall connote both use and minimum building area, in accordance with Use and Area regulations set forth herein.

SECTION 3.04 R-USE DISTRICTS. In single family residence or R-Use Districts no use shall be permitted other than an "R" Use, except that certain special uses, as described in Section 3.12 hereof, may be permitted after passage of a special authorizing ordinance therefor. In R-Use Districts no buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used, for a D, A, C or M Use as defined herein.

SECTION 3.05 D-USE DISTRICTS. In a duplex residence or D-Use District no use shall be permitted other than an R or D Use, except that certain special uses, as described in Section 3.12 hereof, may be permitted after passage of a special authorizing ordinance therefor. In D Use Districts, no building or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used, for an A, C or M Use as defined herein.

SECTION 3.06 A-USE DISTRICTS. In an apartment-hotel or A-Use District, no use shall be permitted other than a D-Use, except that certain special uses as described in Section 3.12 hereof may be permitted after passage of a special authorizing ordinance therefor. In A-Use Districts no building or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for an R, C or M Use as defined herein.

(1073, 1307)

SECTION 3.07 CA-USE DISTRICTS. In CA-Use Districts no building or premises shall be used nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed for an R, D, A, CB, CC or M Use as defined herein. In a CA-Use District only CA Uses, as defined herein, and Special Uses as defined in Section 3.12 hereof shall be permitted. A CA-Use shall be carried on entirely within buildings completely enclosed with walls and roof, and provided no operations are of such a nature as to become offensive or obnoxious to the adjacent premises devoted to or adopted for other uses. For the purpose of this Code CA Uses are hereby defined as follows:

- (1) Apartment or hotel units above the first floor if recommended by the Zoning Board and approved by the City Commission.
- (2) Antique and curio shops.
- (3) Art goods stores.
- (4) Artists' studios
- (5) Banks, trust companies, savings institutions, finance companies and other similar financial institutions.
- (6) Barber shops and beauty shops.
- (7) Book stores.
- (8) China, crockery, glassware and earthenware stores.
- (9) Cigar and cigarette stores.
- (10) Clinic, Medical or Dental (establishments where two or more medical or dental practitioners have offices together with consultation rooms, laboratories, and other common facilities).
- (11) Confectionery and ice cream stores.
- (12) Cosmetic, perfumes and toiletries stores.
- (13) Department and dry goods stores.
- (14) Drug and sundry stores.
- (15) Florist shops (does not include the growing of plants).
- (16) Furniture stores (retail only) similar to Simms located at 450 Biltmore Way, Coral Gables, Florida.

(17) Haberdashery shops.

(18) Hardware stores.

(19) Hobby supplies.

(20) Insurance agencies and offices.

(21) Interior decorating, costuming, drapery stores.

(22) Jewelry stores.

(23) Leather goods stores.

(24) Luggage shops.

(25) Millinery shops.

(26) Modiste, wearing apparel and furriers.

(27) Motel.

(28) Music, radio, television and electrical appliance stores. (retail only)

(29) Office for business and professional purposes.

(30) Office supply and equipment stores. (retail only)

(31) Optical stores.

(32) Parking Lots — Commercial (Ordinance No. 1087).

(33) Photo equipment and supplies.

(34) Photographers, photograph galleries.

(35) Post Office.

(36) Real Estate Offices.

(37) Shoe Stores.

(38) Souvenir stores.

(39) Sporting goods stores.

(40) Stationery stores.

(41) Stock exchanges and brokerage offices.

(42) Special uses as defined under Section 3.12 herein.

(43) Telegraph and telephone offices (does not include telephone exchanges).

(44) Theatres and motion picture houses, except open air or drive-in type.

(45) Or other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the businesses or enterprises herein enumerated. These enterprises shall be determined by the Zoning Board upon application, subject to approval by the City Commission. (1084, 1807)

SECTION 3.08 CB-USE DISTRICTS. In CB-Use Districts, no building or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed for an R, D, A, CC or M Use as defined herein. In a CB-Use District only CA and CB Uses, as defined herein and Special Uses, as defined in Section 3.12 hereof, shall be permitted. A CB-Use shall be carried on entirely within buildings completely enclosed with walls and roof, and provided no operations are of such a nature as to become offensive or obnoxious to the adjacent premises devoted to or adopted for other uses. For the purpose of this code CB Uses are hereby defined as follows:

- (1) Every use permitted in a CA-Use District.
- (2) Awning stores.
- (3) Automotive Accessory store.
- (4) Bake shops, retail only, provided no baking shall be permitted on the premises.
- (5) Boats — display and sale — in a building only.
- (6) Bowling lanes (in wholly air-conditioned and sound-proof buildings, provided ten thousand square feet of off-street parking space is provided and maintained adjacent to and in addition to the site upon which the building is located and providing a 4' wall is constructed on the perimeter of the parking area).
- (7) Broadcasting stations.
- (8) Car, new, sales and service — must have building the minimum size of which is to be as required for "C" Use buildings. The service area shall be located in the rear of the building and there shall be no entrances or exits from the front of the building.
- (9) Catering.
- (10) Cleaning and Laundry Agencies, where no gasoline or explosives of any kind are stored or used therewith and provided no cleaning or laundry shall be done on the premises.
- (11) Conservatories.
- (12) Dairy products (retail only).
- (13) Display stores.
- (14) Dressmaking and alteration shops for wearing apparel.
- (15) Employment agencies.
- (16) Fruit store (retail only).
- (17) Grocery stores.
- (18) Hospital or sanitarium, public or private, provided a minimum of one (1) off-street parking space for each four (4) hospital beds and in the case of a sanitarium one (1) off-street parking space for each six (6) beds, is provided and maintained upon the building site.
- (19) Loan agencies (excluding pawn shops).
- (20) Lodge halls and convention halls.
- (21) Mail order offices, without storage of products sold.
- (22) Meat market, retail only (except the handling of live poultry).
- (23) Motorcycle and bicycle stores.
- (24) News stands, provided the business is carried on within and under cover of a building as defined by this Ordinance.
- (25) Paint stores (retail only).
- (26) Pet shops (caged birds and fish only).
- (27) Plumbing fixture stores.
- (28) Repair shops for electrical appliances, radio, television, jewelry, watches, typewriters and business machines.
- (29) Restaurant, cafes, cafeterias and delicatessen.
- (30) Retail package beverage stores, retail beverage stores, retail package liquor stores and retail liquor stores (subject to approval by the City Commission). (See Section 4.11 for distance requirements).
- (31) Schools, business.
- (32) Shoe repair shops.
- (33) Slenderizing salons.
- (34) Studios for art, music, dancing and drama where pupils are taught, but not permitting dancing or any entertainment to which the public is admitted or which is a source of nuisance.
- (35) Surgical and orthopedic appliance sales.
- (36) Tailor shop.
- (37) Ticket offices for Airplane, Bus and Railroad.
- (38) Telegraph stations.
- (39) Telephone answering service.
- (40) Telephone exchange.
- (41) Travel agencies.

- (42) Upholstering shop, provided the business is limited to recovering of furniture only, painting or repainting is done elsewhere, show room and office is in front of store separated from work area by a partition and a temporary license be issued subject to cancellation on justifiable complaint.
- (43) Or other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated. These enterprises shall be determined by the Zoning Board upon application, subject to approval by the City Commission.

(1084, 1307)

SECTION 3.09 CC-USE DISTRICTS. In CC-Use Districts, no building or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed for an R, D, A, CA, or M Use as defined herein. In a CC-Use District only CB and CC Uses, as defined herein and Special Uses, as defined in Section 3.12 hereof, shall be permitted. A CC-Use shall be carried on entirely within buildings, completely enclosed with walls and roof, and provided no operations are of such a nature as to become offensive or obnoxious to the adjacent premises devoted to or adopted for other uses. For the purpose of this code CC Uses are hereby defined as follows:

- (1) Every Use permitted in a CB-Use District except CA Uses.
- (2) Auto repair shop for mechanical, electrical, body and upholstery repairs.
- (3) Automotive service stations. (See Section 4.10 for Distance Requirements).
- (4) Assembly of electrical appliances, electronic instruments and devices, radios, phonographs and television sets.
- (5) Bakery.
- (6) Beverage and liquor distributors (Ord. No. 1014).
- (7) Cleaning, pressing and dyeing plants for treatment of wearing apparel.
- (8) Confectionery manufacturing (5,000 square ft. maximum floor area).
- (9) Day Nurseries.
- (10) Fish market (only upon special permission of the City Commission).
- (11) Funeral homes provided ten thousand square feet of off-street parking space is provided adjacent to and in addition to the site upon which the building is located.
- (12) Garage, public, including parking garage.
- (13) Glass and mirror shops.
- (14) Health and athletic clubs (only upon approval by the City Commission).
- (15) Jewelry assembling from such prepared materials as the following: Precious or semi-precious metals or stones, bone, cellulophane, feathers, glass and plastics.
- (16) Locksmith shops.
- (17) Medical or dental laboratories.
- (18) Motion picture, television and recording studios (in wholly soundproof buildings).
- (19) Photograph developing and printing.
- (20) Photostating, photocopy and blueprinting (must provide proper ventilation).
- (21) Picture framing.
- (22) Printing shops, mimeographing and addressing.
- (23) Private schools (not specifically designated as CB-Use).
- (24) Publishing companies.
- (25) Shop for making of cloth awnings or canopies for retail sales to the ultimate consumer only (5,000 square ft. maximum floor area).

- (26) Shops for repair of any merchandise permitted to be sold in any C Use District.
- (27) Storage in fireproof warehouses of clothing, dry goods, furniture, hardware and household goods.
- (28) Sign painting shops, subject to approval of proper ventilation and paint booths by the Fire Department.
- (29) Transfer companies.
- (30) Or other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated. These enterprises shall be determined by the Zoning Board upon application, subject to approval by the City Commission.

(1084, 1307)

SECTION 3.10 M-USE DISTRICTS. In M-Use Districts no building or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed for any use prohibited in The City of Coral Gables by this code or by any other ordinance; nor shall any use be permitted which by reason of noise, odors, noxious fumes, smoke or otherwise shall constitute a nuisance to residents in adjoining R, D, A or CB Use Districts. In an M-Use District only M or CC Uses as defined herein and Special Uses, as defined in Section 3.12 hereof, shall be permitted. For the purpose of this code M Uses are hereby defined as follows:

- (1) Every Use permitted in a CC-Use District except CB Uses.
- (2) Auto Laundries (car wash).
- (3) Beauty shops (for dogs and cats — no boarding).
- (4) Beverages, Bottling, such as Coca-Cola, 7-Up, Royal Crown Cola, Pepsi-Cola, etc., but not including any intoxicants.
- (5) Boat Building.
- (6) Cabinet making, carpentry shops..
- (7) Carpet cleaning.
- (8) Car Lots, used.
- (9) Cement products, such as concrete blocks, pipe, etc., provided the area is enclosed by a 4' high wall. (Does not include manufacturing). Must have building for office.
- (10) Cigar and cigarette manufacturing.
- (11) Commercial laundries.
- (12) Commercial self-service laundries.
- (13) Concrete products manufacturing (only upon special permission from the City Commission).
- (14) Contractors yards, lumber yards and building supplies, provided the area used is enclosed by a 4' high wall.
- (15) Electro plating.
- (16) Fortune tellers, clairvoyants, etc., (Ordinance No. 651).
- (17) Furniture manufacturing.
- (18) Garment manufacturing.
- (19) Hat manufacturing.
- (20) Ice plants.
- (21) Leather goods manufacturing (excluding any tanning).
- (22) Machine shops.
- (23) Metal awning or metal canopy, manufacturing or assembly.
- (24) Metal fabricating.
- (25) Musical instruments, toys, novelties, rubber and metal stamps, manufacture of.
- (26) Nursery — growing trees, plants, flowers and the like — must have building for office.

- (27) Ornamental iron and metal working shops (does not include foundry or blacksmith shops).
- (28) Paint mixing, wholesale, building to be used for such purpose must be approved by Fire Department.
- (29) Pawn shops, swap shops and trading posts.
- (30) Petroleum product dealers or distributors where products are stored on the premises.
- (31) Plastic articles, including novelties (manufacturing of).
- (32) Public utility service yards or electrical receiving or transformer stations, provided the area is enclosed by a 4' high wall.
- (33) Quick freeze meat processing plant -- no fish or live poultry.
- (34) Radio and television towers and transmitters -- shall be approved by CAA, FCC and the structural engineer of the City of Coral Gables.
- (35) Research laboratories.
- (36) Screens for windows, patio and etc. -- assembling or manufacturing.
- (37) Second hand dealers for the disposal of furniture, fixtures, tools and the like.
- (38) The manufacture, compounding, processing, packaging or treatment of such products as cosmetics, perfumes, pharmaceuticals and toiletries, provided no toxic or corrosive fumes, offensive odors or dust are permitted to escape from the building.
- (39) The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
- (40) Tinsmiths, roofers and plasterers.
- (41) Tire, Automobile, vulcanizing shops.
- (42) Tool and die shops.
- (43) Venetian blind manufacturing.
- (44) Veterinarian clinics and animal hospitals (provided the building is properly soundproofed and no animal shall be permitted to remain on the premises over night).
- (45) Welding shops (does not include blacksmith shop).
- (46) Or other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated. These enterprises shall be determined by the Zoning Board upon application, subject to approval by the City Commission. (1084, 1307)

SECTION 3.11 SPECIFIC NON-COMPLYING OR QUALIFIED USE WITHOUT CHANGE OF USE DISTRICT. The City Commission may, by ordinance, permit a specific use of a particular premises for a less restrictive or lower classification than that permitted in the Use District in which the premises are situated, without permitting any other uses of less restricted or lower use classification upon the premises. In such cases the property shall be zoned and designated by the letter symbol "X" placed before the basic Use District symbol, i.e., premises zoned and designated "XCB" may be used for a specifically named use, such as automobile service station, but not for any other use of lower classification than "CB", and but for the specifically named use, the premises shall be restricted to "CB" use. The letter symbol "X" may also be used to designate some other deviation, restriction or qualification from or to the basic use requirement. The Commission may provide that upon cessation of the specific lower class or deviating or conditional use (designated by the letter symbol "X" as above provided) for a continuous period of six months the use of the premises shall revert to the previous and more restricted use classification.

SECTION 3.12* SPECIAL USES. The following special uses, which do not fall within the definition of R, D, A or C Uses, will be permitted in any M or C Use District any may be permitted in any R, D, or A Use District only after a special ordinance granting permission for such use shall have been passed and adopted by the City Commission, after a public hearing before the Zoning Board at which persons interested shall be accorded an opportunity to be heard.

- (a) Golf or tennis grounds, or similar use.
- (b) Church, convent or parish house.
- (c) Private club (including vending therein of alcoholic beverages and intoxicating liquors).
- (d) Public recreation building, park or playground.
- (e) Community Center Building.
- (f) Music school, public school, private school, boarding school or college, unless such private school, boarding school or college is operated so as to bring it within the definition of a C Use.
- (g) Police station, fire station or other municipal building or facility.
- (h) Public library, museum or art gallery. (1073)

SECTION 3.13 SPECIAL USES—DESIGNATIONS AND RESTRICTIONS. Any ordinance permitting special uses as provided in Section 3.12 hereof shall be construed as permitting only the specifically named or described special use, and not any other special use. Any property or premises designated upon the Use and Area map by the letter symbol "S" alone shall be restricted to the specific special use permitted, and may be used for no other use whatsoever. Any property or premises designated by the letter symbol "S" before and in conjunction with the letter symbol for an R or D Use District shall be restricted to use for the particular special use specified or for a use permitted in the designated Use District, i.e., the letters "SR" shall denote a special use permitted in an R Use District, and the premises so designated may be used only for the specific special use permitted or for single family residences; and the letters "SD" shall denote a special use permitted in a D Use District, and the premises so designated may be used only for the specific special use designated, or for single family or duplex residences.

SECTION 3.14 AUXILIARY OR ACCESSORY USES, GENERAL. Except as otherwise provided herein, auxiliary or 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 hereinafter mentioned or permissible auxiliary or accessory uses shall not be deemed to prevent other proper auxiliary or accessory uses not so enumerated. Subject to provisions of this or other ordinances of this city, an auxiliary or accessory use may include a subordinate building or portion of the main building, the use of which is incidental to that of the main building and which is located on the same building site as the main building. No subordinate and accessory building or structure permitted as an auxiliary use 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.

SECTION 3.15 AUXILIARY USE—PRIVATE GARAGE, GARAGE APARTMENT. A private garage, or garage apartment providing living quarters for the use only of members of the family living in the main residence building or servants employed on the premises, will be permitted with R and D uses as an auxiliary use. Occupancy or garage apartments in R and D Use Districts shall be limited to members of the family living in the main residence or to servants employed on the premises. Only one private garage or garage apartment shall be permitted upon the building site occupied or used for the main residence. No kitchen or cooking facilities shall be permitted in private garages or garage apartments in R and D Use Districts.

SECTION 3.16 AUXILIARY USE – APARTMENT GARAGES. An apartment garage will be permitted in connection with A Uses as an auxiliary use. Only one apartment garage shall be permitted on the building site occupied or used by the main building.

SECTION 3.17 AUXILIARY USES – APARTMENTS AND HOTELS, GENERAL. Subject to any limitations in this code or in other ordinances of the city, such facilities as are required or useful for the operation of a hotel or apartment house, or for the use or entertainment of guests or tenants of the hotel or apartment house, shall be permitted as auxiliary uses thereto, when conducted and entered only from within the building.

SECTION 3.18 AUXILIARY USES – HOTELS. A public dining room or restaurant shall be permitted as an auxiliary use in any hotel. Hotels with one hundred (100) or more guest rooms may contain business establishments of CA or CB classification as auxiliary uses, providing the exterior of the building shall not contain store fronts or have the appearance of commercial or mercantile activities or any display of articles or services for sale which are visible from the exterior of the building, or on the grounds facing a public highway or water frontage, and providing further that places of business established under the provisions of this section shall only be entered from within the building. Hotels with one hundred (100) or more guest rooms may contain a retail liquor store, as an auxiliary use, provided that such retail liquor store shall have no entrances or exits thereto except from within the hotel itself and not from the exterior of any such hotel or from any street; and no signs advertising such retail liquor store, or the sale of alcoholic beverages or intoxicating liquors therein, shall be permitted upon the exterior, or to be visible from the exterior, of any such hotel.

SECTION 3.19 AUXILIARY USE – BOAT HOUSES. A boat house shall be permitted as an auxiliary use to any use permitted upon property abutting the Coral Gables Waterway or other canal or waterway or Biscayne Bay. Every boat house shall maintain the same minimum setback from the platted canal line or bay front as established for the main structure permitted on the property. Every boat house shall maintain the same minimum setback from the side lot line as established for the main structure permitted on the property. Occupancy of living quarters in any boat house shall be restricted in R and D Use Districts to occupancy by members of the family residing in the main residence building or to servants employed on the premises. No kitchen or cooking facilities shall be permitted in living quarters in boat houses in R or D Use Districts. An escape ladder shall be provided from the water at some point in the boat house or between the boat house and the canal or bay. The eave line of the boat house shall not exceed in height the eave line of the main residence building. A wall or fence four (4') feet in height shall be provided so as to contain the boat house and its access to the canal or bay within the rear yard of the property. (1259) the canal or bay within the rear yard of the property.

SECTION 3.20 AUXILIARY USE – PLAYHOUSES. A playhouse shall be permitted as an auxiliary use to any R, D or A Use, subject to the following conditions and restrictions:

- (a) Such playhouse shall be of concrete block stucco construction with tile roof.
- (b) The ground dimensions thereof shall not exceed 12 ft. x 12 ft.;
- (c) The head room therein shall not exceed 5 ft.;
- (d) No plumbing facilities or fixtures shall be installed therein; and
- (e) Such playhouse shall be screened by shrubbery to obscure the view of such playhouse from the street.

SECTION 3.21 AUXILIARY USE – UTILITY ROOM OR BUILDING. A separate utility building, or the use of a portion of the main building therefor, shall be permitted as an auxiliary use to any A Use, and in connection with any motel. Such separate building or part of the main building shall be restricted to use for laundry facilities, for housing of electrical meters or other electrical equipment, toilet facilities, and storing of tools or equipment used on the premises, and, in the case of motels, shall be located at the rear of the building site.

SECTION 3.22 AUXILIARY USE – STORAGE BUILDING. A separate building for the storage of storm shutters and other similar adjuncts to the main building, or for the storage of garbage

and trash cans and to keep the same from being exposed to the public view (providing, however, that proper facilities shall be made for cleaning same as required by standard health practices), shall be permitted as an auxiliary use to any C or M Use. Such building may be erected only at the rear of the property upon which it is to be located, and within a radial distance of 100 feet from the main building, and under no condition shall there be more than one such building erected upon a building site.

SECTION 3.23 NON-CONFORMING USES. A non-conforming use lawfully existing on February 16, 1937, the date of passage of Ordinance No. 271 of the City of Coral Gables, may be continued subject to the following conditions:

- (a) A non-conforming use shall not be extended, but the extension of a use at any portion of a building which was arranged or designed for such non-conforming use on February 16, 1937 shall not be deemed the extension of a non-conforming use.
- (b) A building designed or devoted to a non-conforming use may not be added to or structurally altered to an extent exceeding an aggregate cost, during any ten-year period, of fifty percent of the value of the building, unless the use of the building is changed to a conforming use. The "value of the building" as used herein shall be construed to be the estimated cost of replacement of such building at the time of consideration.
- (c) A non-conforming use, if changed to a more restricted non-conforming use shall not thereafter be changed to a still more non-conforming use.
- (d) A non-conforming use shall not be changed, unless changed to a more restricted use, providing that in R, D or A Use Districts an M Use shall not be changed unless changed to a conforming use.
- (e) A non-conforming use shall not be continued, if by reason of odors, noxious fumes, smoke, noise or otherwise it shall become a nuisance to residents in adjoining R, D or A Use Districts.
- (f) Whenever a non-conforming use of a building has been discontinued for a period of one year or more, such non-conforming use shall not thereafter be re-established, and the future use shall be in conformity with the provisions of this code.
- (g) Nothing herein contained shall validate any non-conforming use existing on February 16, 1937, the effective date of Ordinance No. 271, and not permitted hereby.

SECTION 3.24 AUXILIARY USE – PRIVATE SWIMMING POOL. A private swimming pool shall be permitted as an auxiliary use to any R, D, A, C or S Use, subject to requirements set forth in this ordinance and in Ordinance No. 1052.

SECTION 3.25 COMMERCIAL PARKING LOTS. A commercial parking lot or lots may be operated in commercial or industrial use districts, subject to the following conditions:

- (1) The approval of the City Commission as signified by its issuance of a special use permit.
- (2) The owner or operator thereof may erect signs in accordance with the provisions of existing ordinances or future ordinances passed, dealing with the erection of signs on parking lots.
- (3) For the purpose of this ordinance the word "commercial" shall and does mean that the owner or operator of said commercial parking lot may make and collect fees or charges for the use thereof.
- (4) Nothing contained herein shall prohibit the use of the land for which it was originally zoned. (1037)

SECTION 3.26 AUXILIARY USE – SCREENED ENCLOSURES. A structure which openings are composed of screening shall be permitted as an auxiliary use in connection with an R, D, A or S Use, provided a major portion of one wall of the screened structure shall be a part of the main building or of a permitted auxiliary building located on the premises, subject to the following conditions and limitations:

(1) **Plans:** Every application for a permit to erect a screened enclosure in the City of Coral Gables shall be accompanied by two sets of detailed plans and structural drawings. The plans shall show all elevations of all facades of the building to which it is to be attached. The plans shall be designed by an architect or engineer registered under the laws of the State of Florida and the structural drawings shall be prepared by an engineer registered under the laws of the State of Florida.

(2) **Street Elevations:** In all cases where an elevation of a screened enclosure is visible from a street, a masonry wall with a minimum height of four feet above grade shall be constructed upon such elevation. The masonry wall may be either solid, louvered, pierced, or open brick as shall be approved by the Board of Architects to be in harmony with the main building. Masonry columns and/or ornamental grille or pilasters shall also be constructed upon such elevation as shall be required by the Board of Architects so that such elevation shall be tied in architecturally with the main building.

(3) **Height:**

- (a) In all cases where a screened enclosure is to be attached to a one story building, no part of such enclosure shall exceed the height of the eave line of the affected elevations. In the event that the eave lines of the affected elevations are of various heights, the height of the screened enclosure shall be subject to approval by the Board of Architects.
- (b) In cases where a screened enclosure is to be attached to a two story structure, the maximum height of the screened enclosure shall not exceed ten (10') feet. The height shall be taken as the mean ground level of the building upon which the screened enclosure is attached.

(4) **Maximum Ground Area Coverage:** In no case shall the main building or structure exceed 35% of the lot or lots composing the building site, and the total ground area permitted to be occupied by the main building or structure and permitted auxiliary structures shall not exceed 45% of the site upon which the structures are located, provided however, that in no case shall a screened enclosure be permitted to exceed two-thirds (2/3) of the ground area of the main building on the premises.

(5) **Setbacks:** Except as specifically prescribed herein to the contrary, no screened enclosure shall be located closer to a side or rear lot line than a minimum of ten (10') feet.

(6) **Approval of Plans:** No permit shall be issued for the erection of a screened enclosure until such plans shall have been approved by the Board of Architects. (1082 & 1231)

SECTION 3.27 AUXILIARY USE – BOMB SHELTER AND/OR FALLOUT SHELTERS. A building designed to be used as a bomb shelter and/or fallout shelter shall be permitted as an auxiliary use to any R, D, A, C, M, or S Use subject to the following conditions and restrictions:

- (a) Such shelters shall be designed and constructed in accordance with accepted engineering structural principles which shall be subject to approval by the structural engineer and the building official of the City of Coral Gables.
- (b) Such shelters may be attached to the main building or constructed as a detached building provided, however, that the design thereof conforms to the design of the main or principal building.
- (c) Such shelters may be constructed with a flat roof provided that the maximum height of the shelter shall not exceed 4' above grade.
- (d) Such shelters shall be subject to approval by the Board of Architects for architectural design.
- (e) Setbacks shall be in accordance with Section 6.03 of Ordinance No. 1005 entitled "Setback Requirements – Auxiliary Buildings and Structures". (1232)

SECTION 3.28 CONVERSION OF R, D, A OR S BUILDINGS IN MANUFACTURING AND COMMERCIAL USE DISTRICTS FOR C OR M USES. The use of a building which is designed or denoted to be used for R, D, A or S Use shall not be used for commercial or manufacturing purposes unless such use is recommended by the Zoning Board and approved by the City Commission. (1343)

4. USE PROHIBITIONS AND RESTRICTIONS

SECTION 4.01 USE PROHIBITED. The following uses shall not be permitted within the City of Coral Gables:

- (a) Night club or casino, as popularly defined.
- (b) Circus, carnival, open air or tent show or similar use operated for purpose of private profit.
- (c) Crematory, or furnace for cremation of human bodies.
- (d) Billboards, as defined herein.

SECTION 4.02 DOMESTIC ANIMALS AND FOWL. Horses, ponies, cattle, goats, pigs or other livestock and poultry, pigeons, and peacocks shall not be permitted to be kept on any premises in Coral Gables north of Blue Road; nor shall any such animals or fowl be permitted to be kept on any premises in that part of Coral Gables south of Blue Road, within one thousand feet of any other premises occupied for residential purposes, except upon special permit granted by the City Commission, after written notice of application therefor to all other heads of families occupying a residence building within a radius of one thousand feet of the premises where the same are to be kept.

SECTION 4.03 PROHIBITED USES, CERTAIN STREETS. No automobile service station, public garage, auto repair shop, machine shop, used-car lot or any business conducted outside of a building shall be permitted on any lots or premises abutting Coral Way or Biltmore Way, or upon lots or premises abutting Ponce de Leon Boulevard between Southwest 8th Street and Bird Road.

SECTION 4.04 BUSINESS OUTSIDE A BUILDING PROHIBITED. No business shall be permitted within the City of Coral Gables, unless such business is carried on within and under cover of a building or buildings according to the provisions of this and other ordinances of the City of Coral Gables; provided, however, that this section shall not apply to used-car lots, when located in M Use Districts, or to automobile service stations or commercial nurseries for the growth and sale of trees, plants and flowers. A business shall be deemed as not being carried on within and under cover of a building if the product or merchandise sold is conveyed or delivered or handed out on the premises through a window or other opening to a buyer outside the building; or if any side of a room or area in which the business is conducted is open to the air by reason of the lack of an enclosing wall, door or other fixtures.

SECTION 4.05 USED-CAR LOTS. The business or occupation of Used-Car Lot or Second-hand Automobile Dealer shall not be conducted anywhere within the City of Coral Gables except upon premises zoned for M Uses.

SECTION 4.06 FORTUNE TELLERS, ETC. The business or occupation of fortune teller, clairvoyant, palmist, astrologer, phrenologist, character reader, spirit medium, absent treatment healer, and mind reader, hypnotist, mental healer, numerologist, and all other businesses and occupations of a similar nature shall not be conducted or operated anywhere within the City of Coral Gables, except upon premises zoned for M Uses.

SECTION 4.07 LAUNDRIES. The business or occupation of commercial laundries, as commonly defined, and self service laundries (the business of offering to the public the use of automatic or hand operated washing, laundering or drying machines, whether operated by the customer or by an attendant, for a charge or fee), shall not be conducted anywhere within the City of Coral Gables, except upon premises zoned for M Uses.

SECTION 4.08 HOUSEBOATS. No boat, houseboat, vessel or watercraft of any kind may be used as a place of abode or dwelling while anchored, moored or tied up in any part of the Coral Gables waterway or canal, or within the city limits in Biscayne Bay. No boat, houseboat, vessel or watercraft of any kind that is not propelled by its own power shall be allowed to be or remain in any of the waterways or canals or in Biscayne Bay within the City of Coral Gables for more than six hours.

SECTION 4.09 MOBILE HOUSE TRAILERS. No mobile house trailer of a type containing living quarters and designed to be towed by other motor vehicles may be used as a place of abode or dwelling within the City of Coral Gables. No such trailer may be parked in any R, D or A Use District for more than four hours without written permit therefor issued by the Department of Public Safety.

SECTION 4.10 DISTANCE REQUIREMENTS – AUTOMOBILE SERVICE STATION. No automobile service station shall be erected or located within 500 feet of any other automobile service station, or within 500 feet of any church, school or hospital. Such distance shall be measured, in the case of another automobile service station, church or hospital, by following the shortest route of ordinary pedestrian travel along the public thoroughfares from the main entrance of the place of business to the main entrance of the other automobile service station, church or hospital, and, in the case of a school, by following the shortest route of ordinary pedestrian travel along the public thoroughfares from the main entrance of the place of business to the nearest point of the school grounds in use as part of the school facilities.

SECTION 4.11 DISTANCE REQUIREMENTS – SALE OF ALCOHOLIC BEVERAGES AND LIQUORS. No retail beverage store, retail package liquor store, retail liquor store, retail package beverage store or club vendor shall be established or operated upon premises closer than 300 feet from any church or school. Such distance shall be measured, in the case of a church, by following the shortest route of ordinary pedestrian travel along the public thoroughfares from the main entrance of said place of business to the main entrance of the church; and, in the case of a school, by following the shortest route of ordinary pedestrian travel along the public thoroughfares from the main entrance of said place of business to the nearest point of the school grounds in use as part of the school facilities. A retail package beverage store may be established and operated within the distance prohibition area above described, only if such store is operated in conjunction with and as an integral part of the business of a merchant selling food and food products.

SECTION 4.12 USE OF WORD "MOTEL" OR "MOTOR COURT" LIMITED. The words "Motel" or "Motor Court" or similar designation of any motel, as defined herein, shall not be used to designate any building or facility except in a "C" or "M" District, even though the area of living units within such building meet the minimum requirements for motels under the Zoning Code of this City.

SECTION 4.13 TENTS OR DETACHED SCREEN STRUCTURES OR SCREENED ENCLOSURES. No tent or detached screen structure of any kind shall be erected or maintained within the City limits of the City of Coral Gables. Screened enclosures, however, will be permitted as an auxiliary use in connection with an R, D, A, or S Use as provided for herein under Section 3.26.

SECTION 4.14 TRUCKS, TRAILERS, AND COMMERCIAL VEHICLES – PARKING AT NIGHT OR IN RESIDENTIAL AREAS. No person shall park a truck or trailer or commercial vehicle on the public streets of the city during the nighttime, nor shall a person park a truck or trailer or commercial vehicle in any residential area of the city between the hours of six o'clock p.m. and six o'clock a.m. of the following day, except when actually loading or unloading, unless he shall first have received a written permit from the chief of police; nor shall any person park a truck or trailer or commercial vehicle between the hours of six o'clock a.m. and six o'clock p.m. of the same day in any residential section of the city for a period of more than one hour, except when actually loading or unloading. (1184)

SECTION 4.15 AIR CONDITIONING UNITS AND EQUIPMENT AND OTHER TYPES OF MECHANICAL EQUIPMENT OR APPARATUS INSTALLED ON OR ATTACHED TO PREMISES.

(a) In a residence, duplex or apartment district or areas as defined herein, air cooled condensing and/or compressor equipment which is a part of an air conditioning system or a water cooling tower, and any other type of mechanical equipment or apparatus installed on or attached to premises shall be at a distance of not less than fifteen (15') feet from all lot lines of adjoining lots in such districts or areas.

(Exception: Where it is impractical to locate equipment or apparatus as required in this section, a distance of less than 15 feet may be approved provided approved means of minimizing noise and delivery of air onto adjoining property are utilized. Where the entire building located on the adjoining property is provided with air conditioning or any other type of mechanical equipment or apparatus installed on or attached to premises, the minimum 15 feet requirement may be waived provided the sound level between the hours of 10 p.m. and 8 a.m. does not exceed 60 decibels 15 feet from the unit.)

(b) It shall be unlawful for any person, corporation, association of persons, co-partnership, in the operation of any air conditioning equipment or part thereof, or any other type of mechanical equipment or apparatus installed on or attached to premises, to make, continue or cause to be made, excessive noise so as to cause annoyance, inconvenience or detriment to the public or to any other person or persons. In residence, duplex or apartment districts or areas, or other locations which adjoin such districts or areas, noise shall be considered excessive, if the sound pressure level from the air conditioning unit, or any other type of mechanical equipment or apparatus installed on or attached to premises, between the hours of 10 p.m. and 8 a.m., exceeds 60 decibels as measured on the A Scale of a General Radio Company No. 1551-A sound level meter or American Standards Association approved equivalent, when the meter is located at a point on the property line nearest such air conditioning unit, mechanical equipment or apparatus, or a distance of fifteen (15') feet from such air conditioning unit, mechanical equipment or apparatus, whichever is greater.

(c) If, as a result of the test, the air conditioning equipment, mechanical equipment or apparatus installed on or attached to premises, is found to violate the terms of this ordinance, the operation of said equipment or apparatus shall be ceased immediately and not resumed unless proper corrections have been made and approved by the Building and Zoning Department. (1252, 1263, 1267)

5. BUILDING AREA REGULATIONS

SECTION 5.01 GENERAL. For the purpose of prescribing and regulating minimum and maximum permissible areas of buildings and structures within the City of Coral Gables, all R, D and A Use Districts are hereby further classified and divided into Area Districts as shown upon the Use and Area Map, and the regulations set forth hereinafter are hereby established, to govern minimum and/or maximum square-foot floor area of buildings and structures, generally, as the context may apply or require. Any building or structure erected in any designated Area District shall comply with the minimum square-foot floor area requirements for buildings in such Area District.

SECTION 5.02 AREA DISTRICT SYMBOLS. The minimum square-foot floor area required in buildings for R, D and A Uses are indicated upon the Use and Area Map by number symbols, which number symbols represent the minimum square-foot floor area requirements for buildings erected of such types and for such uses, as follows:

Symbol	Minimum Building Square-Foot Area Required.
1	750
2	990
3	1027

4	1200
5	1409
6	1527
7	1727
8	1818
9	2000
10	2127
11	2155
12	2364
13	2427
14	2500
15	3027
16	3045
17	3409
18	3682
19	4000
20	4273

The designation of Area Districts by number symbols as set forth herein, when used throughout this code and upon the Use and Area Map, attached hereto and made a part hereof, shall have the same effect as if the full description or minimum square foot floor area requirement were stated. The use of a letter symbol, coupled with a number shall connote both use and minimum building area. Special minimum area requirements fixed by the City Commission and varying from prescribed minimums listed for the several Area Districts above, may be designated by use of a combination of the two-number symbols representing the Area District minimums between which the specific requirement falls.

SECTION 5.03 DETERMINATION OF SQUARE-FOOT AREA. The method of determining the square-foot floor area of existing or proposed buildings and structures or additions and enlargements thereto shall be to multiply the outside horizontal dimensions of each floor (if more than one story) of the building or structure. Garages attached to and made a part of the main building or structure, and screened porches shall be figured as one-half ($\frac{1}{2}$) of the square-foot floor area contained therein. Detached private garages, garage apartments, and other subordinate auxiliary use buildings and patios, porte-cochères and area having a screen roof shall not be taken into account in calculating the minimum square-foot floor area, as required by this code.

SECTION 5.04 MINIMUM SIZE BUILDING IN C USE DISTRICTS. Any building constructed in any C Use District for any C Use or occupancy shall have a minimum street frontage of 25 feet, except when the same is constructed upon a lot less than 25 feet platted width in which case such building shall cover the entire frontage of the lot and shall have minimum depth of 50 feet.

SECTION 5.05 MINIMUM SIZE BUILDING IN M USE DISTRICTS. Any building constructed in any M Use District for any M or C use or occupancy shall have a minimum street frontage of 25 feet, except when the same is constructed upon a lot of less than 25 feet platted width in which case the building shall cover the entire frontage of the lot and shall have a minimum depth of 30 feet; any building in such areas having 25 feet or more frontage shall cover a minimum of 750 square feet of ground area.

SECTION 5.06 MINIMUM UNIT FRONTAGE, C AND M USES. Every part or unit of every building intended for separate use or occupancy for any C or M Use shall have a minimum of at least 10 feet street frontage, such frontage being measured by the inside wall-to-wall dimension of the particular building or each separate unit concerned. Every part or unit intended for separate use or occupancy shall have a minimum square foot area of 500 square feet.

SECTION 5.07 MINIMUM FLOOR AREA – AUTOMOBILE SERVICE STATIONS. The minimum floor area of any automobile service station building shall be 1250 square feet.

SECTION 5.08 MINIMUM FLOOR AREA, APARTMENT UNITS AND MOTELS. Apartment buildings shall contain and provide a floor area of not less than 600 square feet per family unit, except that efficiency apartments shall have not less than 400

square feet per unit. Such minimum floor area regulations shall apply to apartment buildings in any Use District. Each motel building shall contain a minimum of 2400 square feet of floor area, exclusive of loggias, open porches, breezeways, porte-cochères and garages. Each unit of any motel, with the exception of the apartment of the manager or caretaker, shall contain a minimum of three hundred (300) square-foot floor area, exclusive of any connecting unit. The apartment of the manager or caretaker of a motel shall contain the minimum square-foot floor area as set forth in this section for apartment units. Residential use buildings in commercial districts shall provide a ten (10) foot side yard or court on either side above the first story. (1322)

SECTION 5.09 MINIMUM AREA REQUIREMENTS FOR SPECIFIC USES IN LESS RESTRICTED USE DISTRICTS. Single family residence buildings in D Use Districts shall conform to R-9 (2000 square feet) minimum area requirements. Duplex residence buildings in an A-Use District shall conform to D-10 (2127 square feet) minimum area requirements. (1227, 1307)

SECTION 5.10 MAXIMUM GROUND AREA COVERAGE. Buildings or structures, designed and constructed for R, D and A Uses or for motels, shall not occupy more than thirty-five (35) percent of the ground area of the building site upon which the building or structure is erected. Auxiliary buildings or structures, including swimming pools may occupy additional ground coverage but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45) percent of the site upon which the structures are located. In no case can the main building or structure exceed thirty-five (35) percent of the lot or lots composing the site.

SECTION 5.11 MAXIMUM GROUND AREA, PRIVATE GARAGE, GARAGE APARTMENT AND APARTMENT GARAGE. No private garage or garage apartment shall be permitted to exceed 600 square feet in ground area, or one-third the ground area of the main building on the premises, whichever is greater. Apartment garages shall be permitted to contain a square foot area not more than sufficient to house a number of automobiles not exceeding the number of living units in the apartment building on the premises.

SECTION 5.12 PERCENTAGE REDUCTION ON 75 AND 100 FOOT SITES. In all R Use Districts requiring a minimum building area of 1527 square feet or more, where a single family residence is built upon a site consisting of $1\frac{1}{2}$ lots, or upon a site having a minimum of 75 feet frontage, a 5 percent reduction in minimum square foot floor area requirements shall be permitted; in all R Use Districts requiring a minimum floor area of 1527 square feet or more, where a single family residence is built upon a site consisting of 2 lots, or upon a site having a minimum of 100 feet frontage, a 10 percent reduction in minimum square-foot floor area requirements shall be permitted; provided, however, that in no event shall the minimum square-foot area requirements of any residence building be reduced by reason of the above provision below 1475 square feet. The word "lots", as used herein shall be construed to include only lots having a minimum of 50 feet frontage according to the plat thereof. Where advantage is taken of the percentage reduction above permitted, the minimum side set-backs shall be 10 feet on each side; provided however, that no reduction in minimum building area shall be allowed for any building on Lots 7 and 8, Block 106, Biscayne Bay Section; Lots 1 through 8 inclusive, and Lots 9 through 19 inclusive, Block 56, Riviera Section Part 4; and provided further, that Lots 1 and 10, Block 1 and Lot 1, Block 2, Riviera Circle shall be deemed for the purpose of this section to have 100 feet frontage. (1145)

6. SET-BACK REQUIREMENTS

SECTION 6.01 GENERAL. 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 set-back distance, respectively, prescribed and established herein for such building site. Set-back requirements for specifically described or designated properties or uses shall take precedence and shall govern over general set-back requirements prescribed for Use Districts.

SECTION 6.02 SETBACK FROM WATERWAY OR BAY. On all building sites abutting upon a canal, waterway 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 35 feet from the canal, waterway line or bayshore line, as platted, except as follows:

- (1) Every boat house shall maintain the same minimum setback from the platted canal line or bay front as established for the main structure permitted on the property. (1259)
- (2) **In Coral Bay Section 'A'.** The minimum setback from a waterway line, canal line or bayshore line, as platted, shall be 25 feet for main residence buildings and 20 feet for screened patios and/or swimming pools. (1116)
- (3) **In Coral Bay Section 'B'.** The minimum setback from a waterway line, canal line or bayshore line, as platted, shall be twenty-five (25') feet for main residence buildings and twenty (20') feet for screened patios and/or swimming pools on Lots 2 to 55, inclusive, all in Block 3, and all lots in Block 4. (1186)
- (4) **In Coral Bay Section 'C'.** The minimum setback from a waterway line, canal line or bayshore line, as platted, shall be 20 feet for main residence buildings and screened enclosures. (1160)
- (5) **In Coral Bay Section 'D'.** The minimum set-back from a canal, waterway line or bay shore line, as platted, for buildings or portions thereof, designed or used for occupancy as residential, duplex, apartment or commercial purposes, shall be thirty-five (35') feet for Tract "A" and twenty (20') feet for all lots in block 10 to 26, inclusive, and 28, 29, 30 and 31. (1160, 1339)
- (6) **In Gables Estates No. 3.** The minimum setback from a waterway line, canal line or bayshore line, as platted, shall be 50 feet. (1042)
- (7) **In Gables Estates No. 4.** The minimum setback from a waterway line, canal line or bayshore line, as platted, shall be 50 feet for all buildings or portions thereof designed or used for occupancy for residential purposes. (1167)
- (8) **In Hammock Oaks Harbor Section 2.** The minimum setback from a waterway line, as platted, shall be 25 feet for Lots 1 to 46 inclusive, Block 3. (1250)
- (9) **On Mahi Canal.**
 - (a) The minimum setback from the North side of Mahi Canal, as dug, shall be 35 feet for screened enclosures.
 - (b) The minimum setback from the south side of the Mahi Canal, as platted, shall be 25 feet for screened enclosures. (1160)

SECTION 6.03 SETBACK REQUIREMENTS — AUXILIARY BUILDINGS AND STRUCTURES. Except as specifically prescribed herein to the contrary, subordinate and accessory buildings or structures permitted as auxiliary uses shall be governed by the same minimum setback requirements as the main or principal building, provided that:

- (1) Swimming pools may be constructed within the minimum setback required from waterways.
- (2) No setback shall be required for bomb shelters and/or fallout shelters when such shelters are constructed completely below grade provided, however, that no such shelters shall be constructed in the utility easements areas and provided further that the entrance door to subject shelters are not constructed in the setback area as required for the main or principal building.

No accessory or auxiliary use building or structure may be located in the area between a street and the main building or any part thereof. (1232, 1259)

SECTION 6.04 SET-BACK REQUIREMENTS — MOTELS. The following special set-back requirements shall be required and maintained in connection with motels:

Minimum front set-back — 10 feet.

Minimum side set-back — 10 feet, except that where the building site is adjacent to property zoned for R, D or A Uses, a minimum

side set-back of 15 feet shall be maintained from any side line that abuts upon a street.

Minimum rear set-back — 5 feet, where the building site abuts upon an alley to the rear; and 10 feet where the building site does not abut upon an alley to the rear.

SECTION 6.05 SET-BACK REQUIREMENTS—SWIMMING POOLS.

- (1) Minimum front set-back — same as requirements for a residence located on the parcel where pool is to be constructed, provided, however, that in no case shall the pool be located closer to a front street line of a lot or building site than the main or principal building is located.
- (2) Minimum side set-back — twenty (20') feet on each side, except that on the following described property a minimum setback of twenty (20') feet shall be required from one side line and a minimum set-back of thirteen (13') feet shall be required from the other side line, to-wit:

Coral Bay Section 'C'

LOTS	BLOCK
15, 16, 17	5
1, 2, 17, 18, 19	6
1, 2, 17, 18, 19, 20, 21	7
4, 5, 6, 21, 22	8
1, 2, 3, 16, 17	9

Coral Bay Section 'D'

1, 2, 3, 14, 15	10
1, 2, 3, 14, 15	11
1, 2, 3, 14, 15	12
1, 2, 3, 14, 15	13
1, 2, 3, 14, 15	14
4, 5, 6, 12, 13, 14, 15, 16, 20, 21, 22, 24, 25, 26	15
1, 2, 3, 5, 6, 7, 11, 12, 13	16
1, 2, 6, 7, 8, 9, 17, 18, 19	17
1, 2, 21, 22, 23	18
1, 2, 20, 21, 22	19
1, 2, 17, 18, 19	20
1, 15, 16, 17	21
1, 2, 15, 16, 17	22
1, 2, 15, 16, 17	23
1, 2, 15, 16, 17	24
1, 2	25
46, 47	28
1, 2, 3	30

(1225, 1339)

- (3) Minimum rear set-back — 10 feet.

- (4) All set-backs to be measured from the outside wall of pool nearest the property line in question.

SECTION 6.06. SET-BACK REQUIREMENTS, R AND D USE DISTRICTS, GENERAL.

- (a) **Front Set-back.** A minimum front set-back of 25 feet shall be maintained and required on all building sites in R and D Use Districts, except that on building sites on platted lots less than 75 feet in depth, a minimum front set-back of 15 feet shall be required.
- (b) **Side Set-backs.** Inside lots in R and D Use Districts shall have minimum side set-backs which total twenty (20) percent of the width of the lot measured across the front set-back line up to twenty (20) feet. A minimum side set-back of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street. In no case shall a side set-back be less than five (5) feet. Building sites, where a reduction in the minimum square foot area of the building was permitted as set forth in Section

5.12, shall be required to maintain a minimum side set-back of ten (10) feet on each side. Buildings on corner lots which have one side abutting upon a street on which other lots in the same block face, must set back a minimum distance from such side street as is provided herein as the minimum front set-back for buildings facing such side street.

(c) **Rear Set-back.** A minimum rear set-back of 5 feet shall be maintained and required on all building sites in R and D Use Districts.

SECTION 6.07 SET-BACK REQUIREMENTS, A USE DISTRICTS, GENERAL.

(a) **Front Set-back.** A minimum front set-back of 15 feet shall be maintained and required on all building sites in A Use Districts, for all buildings other than private garages and garage apartments. The minimum front set-back for private garages and garage apartments shall be 60 feet.

(b) **Side Setback.** A minimum side setback of 10 feet from each side line shall be required and maintained on all building sites in A-Use Districts for buildings erected and used for D, A and S Uses, of which at least 8 feet shall be unobstructed, clear of steps and other impediments. (1307)

(c) **Rear Set-back.** A minimum rear set-back of 5 feet shall be maintained and required on all building sites in A Use Districts.

SECTION 6.08 SET-BACK REQUIREMENTS, CA USE DISTRICTS, GENERAL.

(a) **Front Setback.** A minimum front setback of 10 feet shall be maintained and required on any building site in CA-Use Districts for buildings constructed and used for S or CA Uses. (1088, 1273, 1307)

(b) **Side Setback.** No side setback shall be required on any building site in CA-Use Districts for buildings constructed and used for S or CA Uses. (1088, 1307)

(c) **Rear Setback.** No rear set back shall be required on any building site in CA-Use Districts for buildings constructed and used for S or CA Uses; where such building sites abut upon an alley at the rear, but a minimum rear setback of 10 feet shall be maintained and required for such buildings when situated upon building sites not abutting upon an alley at the rear. (1088, 1307)

SECTION 6.09 SETBACK REQUIREMENTS IN CB AND CC USE DISTRICTS, GENERAL.

(a) **Front Setback.** No front setback shall be required. (1088, 1307)

(b) **Side Setback.** No side setback shall be required. (1307)

(c) **Rear Setback.** No rear setback shall be required where such building site abuts upon an alley at the rear, but a minimum rear setback of 10 feet shall be maintained and required for any building when situated upon a building site not abutting upon an alley at the rear. (1088, 1307)

SECTION 6.10 SETBACK REQUIREMENTS, M-USE DISTRICTS, GENERAL.

(a) **Front Setback.** No front setback shall be required. (1088, 1307)

(b) **Side Setback.** No side setback shall be required. (1088, 1307)

(c) **Rear Setback.** No rear setback shall be required where such building site abuts upon an alley at the rear, but a minimum rear setback of 10 feet shall be maintained and required for any building when situated upon a building site not abutting upon an alley at the rear." (1088, 1307)

SECTION 6.11 MINIMUM FRONT SET-BACKS, SPECIFIC LOCATIONS. The following minimum front set-back requirements are hereby established for all building sites specifically designated or described herein. Unless otherwise specified herein, set-back distances are to be measured from front line of the site. Such requirements shall prevail and govern over general minimum front set-back requirements established in the several Use Districts.

In Section A

(1) Facing upon Granada Boulevard or Coral Way – 50 feet.

In Section B

(1) Facing upon North Greenway Drive or South Greenway Drive, (except building sites in Block 38) – 35 feet.

(2) Facing upon Coral Way, in Blocks 34 and 35 and Anderson's Resubdivision of Lot C – 50 feet.

(3) Facing upon Coral Way, in Block 8 and 9 – 25 feet (except Lot 13 and E 20 feet of Lot 14, Block 8, which shall be 12 feet).

(4) Facing upon Granada Boulevard (except building sites in Block 35) – 50 feet.

(5) Facing upon Granada Boulevard, in Block 35 – 35 feet.

In Biltmore Addition (Resubdivision PB 42 page 50)

(1) Facing upon Avenue Catalonia in Block 39 of Resubdivision PB 42 page 50 – 20 feet.

In Biltmore Section (including Resubdivision Block 4)

(1) Facing upon Coral Way in Blocks 1, 2, 3 and Tract "A" in Block 4 – 25 feet.

(2) Facing upon Biltmore Way in Blocks 3 and 7; Lots 1 to 16 inclusive, Block 6; Lots 15 to 26 inclusive, Block 4 – 10 feet.

(3) Facing upon Avenue Andalusia Lots 17 to 24 inclusive, Block 6 – 10 feet.

In Biscayne Bay Section

(1) Facing upon Biera Mar or Ridge Road – 30 feet.

In Bruno Estates

(1) Lots adjacent to old Cutler Road – 25 feet.

In Section C

(1) Facing upon Granada Boulevard or Coral Way – 50 feet.

(2) Facing upon North Greenway Drive or South Greenway Drive – 35 feet.

In Coconut Grove Manor

(1) Facing upon Manor Place in Block 5 – 20 feet.

In Coconut Grove Section

(1) Lots 41 and 42, Block 16 – 20 feet. (Res. No. 8030)

In Coconut Grove Terrace

(1) Facing upon east side of Harlano Street – 35 feet.

(2) Facing upon west side of Harlano Street – 25 feet.

In Coconut Grove Warehouse Center

(1) On Lots 31 to 57 inclusive – 15 feet from Industrial Avenue.

(2) All other building sites in R Use Districts – 15 feet.

In Cocoplum Beach Property

(1) Facing upon Biera Mar or Ridge Road – 30 feet.

In Coral Bay Section A

(1) Lots 14 to 17 inclusive, Block 2 – 10 feet.

In Coral Bay Section B

(1) Lots 43 and 45, Block 3 and Lots 29 and 31, Block 4 shall have a minimum front set-back from the most southerly and northerly portion of the arcs of 12.50 feet.

(2) All other lots shall have a minimum front set-back of 25 feet. (1097)

In Coral Bay Section "C"

(1) All lots shall have a minimum front set-back of twenty-five (25) feet except:

(a) Where the front lot line is formed partially by the arc of the cul-de-sac, in this event the set-back from the arc shall be a minimum of seven and one-half (7½) feet.

- (b) Where the front line is formed completely by the arc of the cul-de-sac, in this event the set-back from the arc shall be a minimum of fifteen (15) feet. (1086)

In Coral Bay Section "D"

- (1) All R and D Use lots shall have a minimum front set-back of twenty-five (25') feet except:
 - (a) Where the front lot line is formed partially by the arc of the cul-de-sac, in this event the set-back from the arc shall be a minimum of seven and one-half (7 1/2) feet.
 - (b) Where the front lot line is formed completely by the arc of the cul-de-sac, in this event the set-back from the arc shall be a minimum of fifteen (15') feet. (1143)
- (2) All A Use lots in Block 28 shall have a minimum set-back of fifteen (15') feet. (1143)
- (3) All apartment buildings in Tract "A" shall have a minimum set-back of twenty-five (25') feet. (1339)

In Cortez Place

- (1) Facing upon Catalina Place, Avenue Angelo and Avenue Trascoro - 15 feet.

In Country Club Section, Part 1

- (1) Facing upon Granada Boulevard or upon the east side of Alhambra Circle - 50 feet.
- (2) Facing upon Avenue Anastasia in Blocks 8, 9, 10, 11, 12 and 22 - 35 feet.
- (3) Facing upon Avenue Anastasia in Block 7 - 50 feet.

In Country Club Section, Part 2

- (1) Facing upon Granada Boulevard - 50 feet.

In Country Club Section, Part 3

- (1) Facing upon Granada Boulevard (except Lots 15 to 20 inclusive, Block 45) - 50 feet.
- (2) Lots 15 to 20 inclusive, Block 45 as follows:

Lot 15 - 44 feet	Lot 18 - 47 feet
Lot 16 - 45 feet	Lot 19 - 48 feet
Lot 17 - 46 feet	Lot 20 - 49 feet

In Country Club Section, Part 4

- (1) Facing upon Granada Boulevard - 50 feet.
- (2) Facing upon Alhambra Circle, Alhambra Court, Mariola Court and Bird Road in Block 50 (including portions thereof replatted as part of Miami Biltmore Hotel and Country Club PB 40, page 1, except that portion of Tract 1 abutting Bird Road) - 50 feet.
- (3) Facing upon Avenue Anastasia (including any portions of Country Club Section, Part 4 replatted as part of Miami Biltmore Hotel and Country Club, except that portion designated as Veterans Hospital, PB 40, page 1) - 35 feet.
- (4) Facing upon Avenue Anastasia in that portion designated as Veterans Hospital and shown on PB 40, page 1 as Miami Biltmore Hotel and Country Club Grounds - setbacks similar to those now existing.

In Country Club Section, Part 5

- (1) Facing upon San Amaro Drive in Block 90 - 30 feet.
- (2) Facing upon Blue Road in Tract 1 - 30 feet.
- (3) Facing upon Granada Boulevard - 35 feet.
- (4) Facing upon Avenue Mendavia in Blocks 90, 93, 96 and Tracts 1 and 4 - 30 feet.
- (5) Facing upon Pinta Court in Block 93 - 30 feet.
- (6) Facing upon University Drive in Block 97 - 30 feet.
- (7) Facing upon University Drive in Block 98 - 35 feet.
- (8) Facing upon Santa Maria Street - 30 feet.

In Country Club Section, Part 6

- (1) Facing upon Avenue Cadima in Block 144 - 20 feet

- (2) Facing upon Avenue Candia in Block 152 - 20 feet.
- (3) Facing upon Avenue Fluvia in Block 145 - 20 feet.
- (4) Facing upon Riviera Drive in Blocks 143 and 149 - 15 feet.

In Section D

- (1) Facing upon Coral Way - 50 feet.

In Section E

- (1) Facing upon Coral Way - 50 feet.
- (2) Facing upon Country Club Prado - 35 feet.
- (3) Facing upon North Greenway Drive in Blocks 4, 13, 14 and 15 - 35 feet.
- (4) Facing upon South Greenway Drive in Blocks 5 and 12 - 35 feet.

In Fairchild Manors

- (1) Lot 1, Block 1 and Lot 1, Block 3 - 35 feet from Old Cutler Road.
- (2) Lots 2 and 3, Block 1; and Lots 1, 2, 3 and 4, Block 2; Lots 2 and 3, Block 3; and Block 4 - 25 feet. (1286)

In Flagler Street Section (East Coral Gables)

- (1) All building sites abutting Flagler Street - 35 feet from center line of Flagler Street.

In Golden Gate

- (1) All building sites abutting Grand Avenue - 5 feet from Grand Avenue.
- (2) All building sites in R Use Districts - 15 feet.

In Granada Section

- (1) Facing upon Avenue Algeria in Lots 11 to 14 inclusive, Block 15 - 15 feet.
- (2) Facing upon Country Club Prado - 35 feet.
- (3) Facing upon Granada Boulevard in Block 4 F - 15 feet.

In Gables Estates No. 2

- (1) Lots facing on Old Cutler Road - 25 feet.
- (2) All other lots - 35 feet.

In Gables Estates No. 3

- (1) All lots - 50 feet.
- (2) Parcel C - to be established. (1042)

In Gables Estates No. 4

- (1) Tract "E" and all lots in Blocks "G" and "F" - 50 feet. (1200)

In Hammock Oaks Harbor

- (1) Lots 1 to 23, inclusive, Block 1 - 35 feet.
- (2) Lots 24 to 31, inclusive, Block 1 - 30 feet. (1131)

In Hammock Oaks Harbor, Section 2

- (1) Lots 1 to 12 inclusive, Block 2 - 35 feet.
- (2) Lots 1 to 46 inclusive, Block 3 - 35 feet. (1250)

In Section "L"

- (1) Lots 16 to 40, inclusive, Block 22 - 10 feet.
- (2) Lots 1 to 8, inclusive, Block 30 - 3 feet.
- (3) Lot 9 to 25, inclusive, Block 30 - 10 feet. (1273)

In MacFarlane Homestead

- (1) On all building sites abutting Grand Avenue - 20 feet from Grand Avenue.
- (2) On all building sites in R Use Districts - 15 feet.

In Riviera Circle

- (1) Lots 1 and 10; Block 1, and Lot 1, Block 2 — 25 feet from Riviera Drive.
- (2) Lots 2, 3, 4; 7, 8 and 9, Block 1 — 20 feet from Riviera Court.
- (3) Lots 5 and 6, Block 1 — 15 feet from Riviera Court.
- (4) Lots 2, 3 and 4, Block 2 — 20 feet from Riviera Court.

In Riviera Section

- (1) Facing upon Granada Boulevard — 35 feet.
- (2) Lots 1 and 2, Block 96 — 10 feet from LeJeune Road.
(1224, 1264)
- (3) Lots 3 and 4, Block 96 — 25 feet from Avenue Rosaro. (1224)
- (4) In Block 199, Riviera Section Part 14, according to Second Revised Plat thereof, Plat Book 28/32 or any replat of all or part of such block — 56 feet from U. S. Highway No. 1.
- (5) Facing upon Avenue Maggiore in Blocks 122 and 124, Riviera Section Part 10 — 15 feet.

In Sunrise Harbour

- (1) On Lots 1 to 20 inclusive, Block 1 — 15 feet.
- (2) On Lots 15 to 39 inclusive and Lot 102, Block 2 — 35 feet.
(1182)
- (3) Lots 40 to 101 inclusive, Block 2 — 25 feet. (1182)

In Welbon Subdivision

- (1) Lots 1 and 30 — No front setback required. (Res. No. 7731)

SECTION 6.12 MINIMUM SIDE SET-BACKS, SPECIFIC LOCATIONS. The following minimum side set-back requirements are hereby established for all building sites specifically designated or described herein. Unless otherwise specified set-back distances herein are to be measured from side lot lines of the site. Such requirements shall prevail and govern over general minimum side set-back requirements established in the several Use Districts.

In Acreage

- (1) In that part of NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 20-54S 41E lying between U.S. Highway No. 1 (Miami-Homestead Highway) — 35 feet from the east and west center line of Section 20-54S-41E on Grand Avenue.

In Section A

- (1) East line of Lot 5, Block 18 — 10 feet.

In Section B

- (1) On all lots abutting LeJeune Road — 7 $\frac{1}{2}$ feet from LeJeune Road (except Block 8).

In Bay Bluff

- (1) Lots adjacent to Old Cutler Road — 25 feet.

In Bruno Estates

- (1) Lots adjacent Old Cutler Road — 25 feet.

In Coral Bay, Section A

- (1) Lot 15 and 16, Block 2 — 10 feet from side street.
- (2) Lot 16, Block 2 — 10 feet from inside lot line.

In Coral Bay, Section B

- (1) Lots 1 and 61, Block 4 shall have a minimum side set-back from Avenue Lugo of 25 feet and a minimum side set-back from the inside line of 10 feet.
- (2) Lots 1 through 55, inclusive, Block 3 and Lots 2 through 60, inclusive, Block 4 shall have a minimum side set-back from each line of 10 feet. (1097)

In Coral Bay, Section "C"

- (1) All lots shall have a minimum side set-back from each side lot line of ten (10') feet except that on corner lots where two streets intersect, in this event the minimum side set-back from the side street shall be a minimum of twenty-five (25') feet. (For the purpose of determining the side set-backs, the lot lines extending from the street to the waterway shall be deemed side lot lines.) (1086)

In Coral Bay, Section "D"

- (1) In Tract "A" there shall be required and there shall be provided a minimum of twenty-five (25') feet between apartment buildings. All other lots, except Lot 9A, Block 28, shall have a minimum side set-back from each side lot line of ten (10') feet except that on corner lots where two streets intersect, the minimum side set-back from side street shall be twenty-five (25') feet.
- (2) Lot 9A, Block 28, shall have a minimum side set-back from the inside lot line of ten (10') feet and a minimum side set-back from the side street of fifteen (15') feet. (1148, 1339)

In Fairchild Manors

- (1) Lot 1, Block 1; and Lot 1, Block 3 — 35 feet from the side street.
- (2) Lot 3, Block 1 — 25 feet from the easterly property line.
- (3) Lot 3, Block 3 — 25 feet from the north property line.
- (4) All lots in Block 1, 2 and 3 — 10 feet from the inside property line.
- (5) Block 4 — 15 feet from the side streets. (1286)

In Flagler Street Section (East Coral Gables)

- (1) All building sites abutting Flagler Street — 35 feet from center line of Flagler Street.

In Gables Estates No. 3

- (1) All lots — 30 feet.
- (2) Parcel C — to be established. (1042)

In Gables Estates No. 4

- (1) Tract "E" — 50 feet from Arvida Parkway.
- (2) Lots 1A, 1B and 2 through 7 inclusive, Block "G" and all lots in Block "F" — 30 feet. (1200, 1336)

In Granada Section

- (1) Lot 3, Block 81 — 12 feet from the south property line. (1313)

In Hammock Oaks Harbor

- (1) Lot 1, Block 1 — 30 feet from Old Cutler Road and 10 feet from inside lot line.
- (2) Lot 7, Block 1 — 35 feet from Monfero Street and 10 feet from the inside lot line.
- (3) Lots 15 and 16, Block 1 — 15 feet from Avenue Neda and 10 feet from the inside lot line.
- (4) Lots 2 to 6, inclusive, Lots 8 to 14, inclusive, and Lots 17 to 31, inclusive, all in Block 1 — 10 feet from each side lot line. (1181)

In Hammock Oaks Harbor, Section 2

- (1) Lots 1 to 12, inclusive, Block 2 — 10 feet from each side lot line.
- (2) Lots 1 to 44, inclusive, and Lot 46, all in Block 3 — 10 feet from each side lot line.
- (3) Lot 8, Block 3 — 35 feet from Avenue Campana.
- (4) Lot 22, Block 3 — 35 feet from Avenue Monfero.
- (5) Lot 45, Block 3 — 35 feet from Avenue Monfero. (1250)

In Section K

(1) Lot 25, Block 27 — 5 feet from Salzedo Street.

In Riviera Circle

(1) Lots 1 and 10, Block 1 and Lot 1, Block 2 — 20 feet from Riviera Court, and 15 feet from any other side line.

(2) Lots 2 and 9 inclusive, Block 1 and Lots 2 and 3, Block 2 — 10 feet on each side.

(3) Lot 4, Block 2 — 10 feet from inside lot line — 15 feet from Riviera Court.

In Riviera Section, Part 2

(1) Lot 1, Block 96 — 10 feet from south line, provided, however, that no side set-back shall be required along the south line of the East 90 feet thereof. (1264)

(2) Lot 2, Block 96 — 25 feet from Avenue Rosario. (1264)

(3) Lot 4, Block 96 — 15 feet from Avenue Menendez. (1224)

SECTION 6.13 MINIMUM REAR SET-BACKS, SPECIFIC LOCATIONS. The following minimum rear set-back requirements are hereby established for all building sites specifically designated or described herein. Unless otherwise specified, set-back distances herein are to be measured from rear lot line of the site. Such requirements shall prevail and govern over general minimum rear set-back requirements established in the several Use Districts.

In Coconut Grove Warehouse Center

(1) On Lots 31 to 57 inclusive — 15 feet from Industrial Avenue.

In Coral Bay Section A

(1) Lot 16, Block 2 — 10 feet.

In Country Club Section, Part 1

(1) Lots 8 and 9, Block 10 — 15 feet from the west lot line. (1067)

In Fairchild Manors

(1) All lots in Blocks 1, 2 and 3 — 10 feet.

(NOTE: For the purpose of determining the 10 foot rear set-back, the west line of Lot 2, Block 1 and of Lot 2, Block 3 shall be considered as the rear lot line of Lot 1, Block 1 and Lot 1, Block 3, respectively.)

(2) Block 4 — 25 feet from rear street. (1286)

In Gables Estates No. 4

(1) Lots 4, 5, 6 and 7, Block "G" — 50 feet. (1200)

In Hammock Oaks Harbor

(1) A minimum rear set-back of ten feet shall be maintained and required on all lots. (1131)

In Hammock Oaks Harbor, Section 2

(1) Lots 1 to 12 inclusive, Block 2 — 10 feet.

(2) Lot 45, Block 3 — 25 feet. (1250)

In Riviera Circle

(1) Lots 1 and 10, Block 1 and Lot 1, Block 2 — 10 feet.

(2) Lots 2, 3, 4, 7, 8 and 9, Block 1 — 15 feet.

(3) Lots 5 and 6, Block 1 — 5 feet.

(4) Lots 2, 3 and 4, Block 2 — 20 feet from Riviera Court.

In Riviera Section, Part 2

(1) Lot 2, Block 96 — 10 feet from the rear (West) property line. (1264)

In Welton Subdivision

(1) Lots 1 and 30 — 10 feet from the south lot line.

(Res. No. 7716)

7. FACING OF LOTS AND BUILDINGS

SECTION 7.01 GENERAL. 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 on which it has its shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on such 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 thereto, the Zoning Board shall determine the facing of the lot.

SECTION 7.02 FACING IN SPECIFIC CASES.

On Certain Streets. Except as provided to the contrary in following subsections hereof, all lots at a corner on

1. Alhambra Circle and South Alhambra Circle
2. Country Club Prado
3. DeSoto Boulevard
4. Indian Mound Trail except in Block 20, Section D
5. Maynada Street
6. Ponce de Leon Boulevard
7. East Ponce de Leon Boulevard

shall be deemed to face on said Circle, Boulevard, Trail, Prado and Street, as the case may be.

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.

On Red Road. All lots abutting upon Red Road, from Coral Way to S. W. 8th 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.

Bay Bluff. Lot 1, Block 1, shall be deemed to face North on Davis Road and Lots 3, 4, 5, Block 1 and Lots 1, 2, 3, 4, Block 2, shall be deemed to face on Calatrava.

In Bruno Estates.

Lots 4 and 5 shall be deemed to face South.
Lots 1, 2, 3, 6 and 7 shall be deemed to face North.

In Coconut Grove Section. Lots 51 to 55 inclusive, Block 30 shall be deemed to face Bird Road. (1157)

Coconut Grove Warehouse Center. Lots 58 to 71 inclusive, Coconut Grove Warehouse Center shall be deemed to face upon both Industrial Avenue and Short Avenue.

Coral Bay, Section A

Lot 2, Block 1, shall be deemed to face West.
Lot 8, Block 1, shall be deemed to face East.
Lot 15, Block 2, shall be deemed to face South.
Lot 16, Block 2, shall be deemed to face North and West.
Lot 40, Block 2, shall be deemed to face North.
Lot 53, Block 2, shall be deemed to face North.
Lot 69, Block 2, shall be deemed to face West.
Lot 73, Block 2, shall be deemed to face West.
Lot 77, Block 2, shall be deemed to face North.

In Coral Bay, Section B

(1) Lots 1 and 61, Block 4, shall be deemed to face Avenue San Pedro. (1097)

In Coral Bay, Section C

(1) Lot 16, Block 5; Lot 1, Block 6; Lot 18, Block 6; Lot 1, Block 7; Lot 18, Block 7; Lot 20, Block 7 shall face on Red Road.

(2) Lot 5, Block 8 shall face east.

(3) Lot 22, Block 8 and Lots 2 and 17, Block 9 shall face south. (1121)

In Coral Bay, Section D

- (1) Lot 12, Block 16; Lots 1 and 18, Block 17; Lots 1 and 22, Block 18; Lots 1 and 21, Block 19; Lots 1 and 18, Block 20; Lot 16, Block 21; Lots 1 and 16, Block 22; Lots 1 and 16, Block 23; Lots 1 and 16, Block 24; Lot 1, Block 25; shall face north.
- (2) Lot 2, Block 10; Lot 1, Block 21; Lot 2, Block 30; Lots 25 and 27, Block 15; shall face east.
- (3) Lot 15, Block 10; Lot 2; Block 11; Lots 2 and 15, Block 12; Lots 2 and 15, Block 13; Lots 2 and 15, Block 14; Lots 13 and 15, Block 15 shall face south.
- (4) Lot 15, Block 11; Lot 5, Block 15; Lot 2 Block 16; Lot 1, Block 26; Lot 47, Block 28; Lot 1A, Block 31; shall face west.

(1143, 1339)

Section D. Lots in the south one-hundred-fifty (150) feet of Blocks 10, 13 and 14, Section D, shall be governed by restrictions for other lots facing on Avenue Sevilla, West of San Domingo Street. Lots 3 to 8 inclusive, Block 20, Section D, shall be deemed to face on San Domingo Street.

F. H. Dunbar Tract. Lot 8, F. H. Dunbar Tract, shall be deemed to face Old Cutler Road.

Section E. Lot 15, Block 23, Section E, shall be deemed to face Country Club Prado.

Erwin Subdivision. Lot 4, Erin Subdivision, shall be deemed to face Old Cutler Road.

Fairchild Manors

- (1) Lot 1, Block 1; Lot 1, Block 3 and Block 4 shall be deemed to face West.
- (2) Lot 3, Block 1 shall be deemed to face South.
- (3) Lot 3, Block 3 shall be deemed to face East.

(1286)

Flagler Street Section. Lots in Block 7, Flagler Street Section, shall be deemed to face Ponce de Leon Boulevard.

In Gables Estates No. 4

- (1) Tract "E" and Lots 1A, 1B, 2 and 3, Block "G" shall be deemed to face both Old Cutler Road and Arvida Drive.

(1200, 1336)

Granada Section. All lots in Block 36, Granada Section, shall be deemed to face Avenue Venetia. Lot 7, Block 1F, Granada Section, shall be deemed to face Granada Boulevard.

In Hammock Oaks Harbor

- (1) Lot 1 and 7, Block 1 shall be deemed to face north.
- (2) Lot 15, Block 1, shall be deemed to face east.
- (3) Lot 16, Block 1, shall be deemed to face west.

(1131)

In Hammock Oaks Harbor, Section 2

- (1) Lot 8, Block 3, shall be deemed to face east.
- (2) Lot 22, Block 3, shall be deemed to face south.
- (3) Lot 45, Block 3, shall be deemed to face north.

(1250)

Riviera Circle. Lots 1 and 10, Block 1 and Lot 1, Block 2, shall be deemed to face Riviera Drive; Lots 5 and 6, Block 1, shall be deemed to face West; Lots 2, 3 and 4, Block 2, shall be deemed to face North.

In Riviera Section, Part 2

- (1) Lots 1 and 2, Block 96, shall be deemed to face East on LeJeune Road.

(1224, 1264)

- (2) Lots 3 and 4, Block 96, shall be deemed to face South on Avenue Rosario.

(1224)

- (3) Lots 1 and 19, Block 104, shall be deemed to face Riviera Drive.

San Juan Estates. Lot 6, San Juan Estates, shall be deemed to face Old Cutler Road.

Sunrise Harbour. Lot 9, Block 2 and Lots 1 and 20, Block 1, shall be deemed to face South, Lot 102, Block 2, shall be deemed to face West.

In Welbon Subdivision

- (1) Lots 1 and 30, shall be deemed to face Southwest 8th Street.

(Res. No. 7716)

8. BUILDING SITE REGULATIONS

SECTION 8.01 BUILDING SITES – GENERAL REGULATIONS. Every building or structure hereafter erected, constructed, reconstructed or structurally altered shall be located on a building site as herein defined, and in no case shall there be more than one building or structure on a building site, except as may be provided for herein concerning permitted accessory or subordinate buildings for auxiliary or accessory uses. No building site shall be so reduced or diminished that the yards or other open spaces hereby required shall be smaller than prescribed by this code, nor shall the density of population be increased in any manner except in conformity with the building and building site area regulations herein established.

SECTION 8.02 BUILDING SITES – R, D AND A USES, GENERAL. Except as may be provided hereinafter to the contrary, in connection with specifically described lots or parcels of land, no building or structure erected, constructed, or designed for an R, D or A Use shall be constructed or erected upon a building site having a street frontage of less than 50 feet; nor shall more than one such building or structure be constructed or erected upon any one platted lot. In any case where the building site is upon land that has not been subdivided by a plat recorded in the public records of Dade County, Florida; and in any case where the building site is upon land that has been subdivided by a plat recorded in the public records of Dade County, Florida, into tracts or parcels having an area greater than 10,800 square feet or a street frontage of more than 100 feet, no building or structure erected, constructed or designed for an R, D or A Use shall be constructed or erected upon any building site containing less area than 10,800 square feet, and having a street frontage of less than 100 feet.

NOTE: For minimum size building sites required for R, D or A uses on undeveloped and/or unplatte lands lying south of the Coral Gables deep waterway and east of Old Cutler Road, and on undeveloped and/or unplatte lands having an elevation of less than 6.5 feet above M. L. W., U. S. E. D. Bay Datum, see Sections 8.10 and 8.11.

SECTION 8.03 BUILDING SITES – R, D AND A USES AT DESIGNATED LOCATIONS. The following regulations governing building sites shall apply in connection with any building or structure erected, constructed or designed for R, D or A Use at or upon the specific locations and properties within the city as herein described:

Section A. No building site in Section A facing upon Anderson Road, DeSoto Boulevard, Granada Boulevard, Coral Way or Plaza Columbus, shall contain less than two platted lots, where such lots are less than 55 feet in width.

Section B. No building site in Section B facing upon Granada Boulevard, North Greenway Drive, South Greenway Drive, Coral Way or LeJeune Road, shall contain less than two platted lots where such lots are less than 55 feet in width.

Biscayne Bay Section. No building site in or upon Lots 5A and 1 to 8 inclusive, Block 82, Biscayne Bay Section, shall have a street frontage of less than 112.5 feet.

Biscayne Bay Section. No building site in or upon the following properties in Biscayne Bay Section, shall contain not less than 10,800 square feet area nor shall any such building site have less than 100 feet street frontage: Lots 18 to 21 inclusive, Block 82,

and vacated alley therein; South half of Tract 83; Lots 17 to 32 inclusive, Block 84, and vacated alley therein; Lots 9 to 16 inclusive, Block 85; all of Block 89; all of Block 90, and vacated alley therein; Lots 1 to 18 inclusive, and Lots 28 to 42 inclusive, Block 91, and vacated alley therein; all of Wheeler's Resubdivision of Block 92; all of Block 93, and vacated alley therein; the West 12 feet of Lot 13 and Lots 14 to 16 inclusive, Block 94. Lots 1 to 8 inclusive and Lot 5A, Block 82, Biscayne Bay Section, shall be restricted to two (2) building sites having a street frontage of 112.5 feet each; Lots 1, 2, 3 and Lot 4, less the east 38 feet thereof, Block 94, Biscayne Bay Section Plat A, shall be considered as two (2) building sites only, one such site consisting of Lot 1 and the west 27 feet of Lot 2, and the other building site consisting of Lot 2, less the west 27 feet thereof, all of Lot 3 and Lot 4, less the east 38 feet thereof; Lot 9, and the east 18 feet of Lot 10, Block 94, Biscayne Bay Section shall be considered as one building site having a street frontage of 88 feet.

Section C. No building site in Section C facing upon Alhambra Circle, Granada Boulevard, Columbus Boulevard, Coral Way, North Greenway Drive and South Greenway Drive east of Alhambra Circle, shall contain less than two platted lots, when such lots are less than 55 feet in width.

Section D. No building site in Section D facing upon Avenue Sevilla between San Domingo Street and Red Road, or upon Alhambra Circle, Coral Way and Indian Mound Trail, shall contain less than two platted lots, where such lots are less than 55 feet in width; and no building site in Section D facing upon Country Club Prado shall have less than 75 feet street frontage.

Section E. No building site in Section E facing upon Columbus Boulevard south of South Greenway Drive, or upon North Greenway Drive, Coral Way or Plaza Columbus, shall contain less than two platted lots, where such lots are less than 55 feet in width; and no building site in Section E facing upon Country Club Prado shall have less than 75 feet street frontage.

Biltmore Section. No building site in Biltmore Section facing upon Avenue Anastasia or Coral Way shall contain less than two platted lots, where such lots are less than 60 feet in width.

Coconut Grove Section. With the exception of Lot 30, Block 6; Lot 18, Block 7; Lot 17, Block 10; Lot 32, Block 11; Lot 12, Block 25; and Lot 19, Block 29; no building site in Coconut Grove Section shall contain less than two platted lots.

Crafts Section. All of Block 38, "Crafts Section" is restricted to two building sites to permit the construction of two bungalow type duplexes; Lots 1 to 11 inclusive, Block 39, "Crafts Section" shall be restricted to six building sites as follows:

- (a) Lot 1 and the West 10 feet of Lot 2.
- (b) Lot 3 and the East 30 feet of Lot 2.
- (c) Lots 4 and 5.
- (d) Lots 6 and 7.
- (e) Lots 8 and 9.
- (f) Lots 10 and 11. (1130)

Douglas Section. No building site in Douglas Section facing upon Ponce de Leon Boulevard or East Ponce de Leon Boulevard shall contain less than two platted lots where such lots are less than 55 feet in width.

Granada Section. No building site in Granada Section facing upon Granada Boulevard shall contain less than two platted lots, where such lots are less than 55 feet in width; and no building site in Granada Section facing upon Country Club Prado shall have less than 75 feet street frontage.

Flagler Section. No building site in Flagler Section facing upon Ponce de Leon Boulevard shall contain less than two platted lots, where such lots are less than 55 feet in width.

Country Club Section, Part 1. No building site in Country Club Section, Part 1, facing upon Alhambra Circle, Columbus Boulevard,

Granada Boulevard, Avenue Sevilla west of San Domingo Street, or abutting upon a golf course, shall contain less than two platted lots.

Country Club Section, Part 2. No building site in Country Club Section, Part 2, facing upon Avenue Anastasia, Anderson Road or Granada Boulevard shall contain less than two platted lots, where such lots are less than 55 feet in width.

Country Club Section, Part 3. No building site in Country Club Section, Part 3 facing upon University Drive or Granada Boulevard shall contain less than two platted lots, where such lots are less than 59 feet in width; no building site elsewhere in Country Club Section, Part 3 shall contain less than two platted lots where such lots are less than 50 feet in width.

Country Club Section, Part 4. No building site in Country Club Section, Part 4 abutting a golf course shall contain less than two platted lots, and no building site elsewhere in Country Club Section, Part 4 shall contain less than two platted lots where such lots are less than 50 feet in width.

Country Club Section, Part 6. No building site in Country Club Section, Part 6 facing upon Avenue Anastasia, University Drive or Riviera Drive shall contain less than two platted lots where such lots are less than 60 feet in width.

Riviera Section, Part 2. No building site in or upon Lots 10 to 20 inclusive, Block 39, Riviera Section, Part 2, shall have a street frontage of less than 70 feet.

Riviera Section, Part 3. No building site in or upon Lots 19 to 24 inclusive, Block 89, and Lots 37 to 52 inclusive, Block 91, Riviera Section, Part 3 shall have a street frontage of less than 100 feet if used for erection and construction of duplex residence buildings.

Granada Section.

- (a) No building site in and upon Lots 1 to 8 inclusive, Block 56, shall have a street frontage of less than 100 feet. (1145)
- (b) No building site in and upon Lots 9 through 19, Block 56, shall have a street frontage of less than 100 feet.

SECTION 8.04 OFF-STREET PARKING SPACES REQUIRED IN CERTAIN CASES. There shall be required, and there shall be provided, off-street parking spaces upon the building site for parking of motor vehicles, as follows:

- (a) One parking space on the premises in connection with each single family residence building;
- (b) Two parking spaces on the premises in connection with each duplex residence building;
- (c) One parking space on the premises for each dwelling unit, in connection with each building designed for apartment use.
- (d) One parking space on the premises for each room designed or intended for use or actually used for sleeping purpose, but in any case not less than one such parking space for each three persons actually living upon and accommodated on the premises, in connection with each building constructed or used for C or S Uses in which provision is made for dwelling occupancy; and
- (e) One parking space on the premises for each motel unit, in connection with motels, as defined herein.
- (f) Such number of parking spaces on the premises in connection with each hotel building or other building constructed or used for S Uses, shall be fixed by the City Commission by resolution, as necessary in its judgment, to effect the purposes of this section.
- (g) One off-street parking space for the loading or unloading of trucks shall be provided either within the building or upon the building site for each commercial or industrial building for any of the commercial or industrial uses permitted by the Code except:

- (1) Buildings used for offices, professional buildings and similar uses as shall be approved by the Director of Building and Zoning or where the operation of such store, trade, vocation or profession does not involve the handling or trucking of materials, products or articles upon the abutting public streets or sidewalks in sufficient quantities as to produce undue congestion in such street or upon such sidewalks or interfere with the usual function of those streets or sidewalks.
- (2) Buildings abutting upon service alleys. (1077 & 1106)

(h) There shall be required and there shall be provided and maintained off-street parking for Lots 1 to 8 inclusive, and Lots 43 to 48, inclusive, Block 30, "Section L" as follows:

- (1) One off-street parking space for each 600 square feet of rentable floor space for the structure to be located on above described property.
- (2) Said off-street parking spaces to be located within a distance of 1000 feet of said Lots 1 to 8, inclusive, and Lots 43 to 48, inclusive, Block 30, "Section L".
- (3) The location, parking layout, paving, landscaping, drainage, entrances and exits, and all other necessary relevant matters incident to such off-street parking shall be submitted to the City Manager for approval.
- (4) That prior to the issuance of a permit for the construction of a structure upon any of said Lots 1 to 8, inclusive, and of Lots 43 to 48, inclusive, Block 30, "Section L", the owner or owners of the proposed structure shall execute and cause to be filed a recordable instrument with the City Clerk, which shall be approved as to form by the City Attorney, setting forth the conditions and restrictions of this ordinance, and limiting the property upon which the off-street parking will be located for use only for off-street parking in connection with the structure to be located upon Lots 1 to 8, inclusive, and Lots 43 to 48, inclusive, Block 30, "Section L", so long as the provision for the requirement of the off-street parking shall remain in force. (1278)

SECTION 8.05 APPLICATION AND ENFORCEMENT OF OFF-STREET PARKING REGULATIONS. The requirements for the provision of off-street parking spaces upon the building site as set forth in Section 8.04 shall apply in the case of all new buildings, and in the case of all existing buildings which may be structurally altered or enlarged to cover any additional ground area, provided further, that in addition to the foregoing requirements no change of occupancy shall be permitted for C or M Use buildings until and unless the provisions for the loading or unloading area, as set forth under Section 8.04 shall have been complied with. No building permit for the construction or alteration of any building of the types named in Section 8.04 shall be issued unless and until the plans and specifications therefor show compliance with the requirements of said section, and no certificate of occupancy therefor shall be issued until the required provisions for off-street parking spaces shall have been made. (1106)

SECTION 8.06 SIZE AND PLACEMENT OF OFF-STREET PARKING SPACES. Each off-street parking space on the premises provided in compliance herewith shall be a minimum size of eight feet by twenty feet, except that the minimum dimensions for the loading or unloading space as required for C and M Use buildings as set forth under Section 8.04 shall be ten (10') feet by twenty-five (25') feet with a minimum height clearance of fourteen (14') feet. Each such parking space shall be so located that it will have adequate and practical means of ingress and egress thereto and therefrom without interference with occupants of other parking spaces furnished. The loading or unloading space required by Section 8.04 for C and M Use buildings shall be so located that each occupant or tenant of the building shall have convenient and adequate access to such loading or unloading space. Except as provided elsewhere in this section, no off-street parking spaces shall be located or established in any yard or set-back area facing, fronting or abutting upon any street, except in a C or M Use District where buildings are designed for C or M Uses, but such parking spaces may be located in any other yard or set-back area. No off-street parking spaces for a motel shall be located or established in the set-back area facing, fronting or abutting upon any street. Apartment buildings shall have and maintain a clear and unobstructed passageway of at least eight (8') feet in width in the side setback areas, free of steps, terraces and similar impediments. (1106)

In "Coral Bay, Section "D"":

- (1) Off-street parking spaces shall not be permitted in any yard or area facing, fronting, or abutting upon the waterway, canal or bay on Tract "A" and Lots 9A and Lots 10 through 45, inclusive, Block 28.
- (2) Off-street parking spaces are permitted on Tract "A" and Lots 9A and Lots 10 through 45, inclusive, Block 28, in the area between the structure and the required front set-back line. (1143, 1389)

In "Sunrise Harbour"

The off-street parking for apartment buildings on Lots 8 to 20, inclusive, Block 1 and Lots 1 to 9, inclusive, Block 2 shall be subject to the following terms and conditions to wit:

- (a) That off-street parking shall be located between the building and the street.
- (b) That, in order to screen the parking area from the street, a four (4') foot high wall shall be constructed with a five (5') foot setback from the property line, and the five (5') foot area between the wall and street property line shall be properly landscaped and so maintained; in case of a corner lot a four (4') foot high wall shall be constructed on the side street having the same requirements for set-back and landscaping as is required along the front property line.
- (c) That a twenty-two (22') foot entrance driveway to the parking area shall be located in the center of the lot and parking spaces shall be so located that cars will park parallel to the wall and perpendicular to the side property line.
- (d) That the parking area shall be paved thirty-five (35') feet on each side of the driveway in order to screen cars from view by the wall. (1280)

SECTION 8.07 OFF-STREET PARKING REQUIREMENTS – SPECIFIC LOCATIONS.

- (a) Not less than 65 percent of the area of Block 3, Sunrise Harbour, shall be set aside for off-street parking.
- (b) For the percentage of the area of Block 8, Crafts Section, to be used for off-street parking, please refer to the deed restriction.
- (c) All of Lot 1, except the East 107 feet thereof, Block 96, Riviera Section, Part 2, shall be reserved for off-street parking for use only in connection with the buildings to be constructed on the East 95 feet of Lot 1 and on all of Lot 2, Block 96, Riviera Section Part 2. (1224, 1264)

SECTION 8.08 OFF-STREET PARKING REQUIREMENTS – FUNERAL HOMES. No funeral home may be located in any CC Use District unless at least 10,000 square feet of off-street parking space is provided adjacent to, and in addition to, the site upon which the building is located.

SECTION 8.09 MINIMUM DISTANCE BETWEEN APARTMENT BUILDINGS OF A GROUP. When two or more apartment buildings are built upon adjacent or contiguous building sites as a unified group of buildings under one ownership and as an architectural entity, each such building shall be separated from each of the other buildings by an open space of at least 20 feet.

SECTION 8.10 Minimum size building sites for undeveloped and/or unplatte lands having an elevation of less than 6.5 feet above M.L.W.U.S.E.D. Bay Datum, excluding the area lying within in the plat approved by Ordinance No. 1016 entitled "Venetian Section B", for R, D or A Uses:

- (a) Corner lots not abutting upon a waterway:
 - (1) Minimum street frontage of 115';
 - (2) Minimum depth of 125'.
- (b) Inside lots not abutting upon a waterway:
 - (1) Minimum street frontage of 100';
 - (2) Minimum depth of 125'.
- (c) Corner lots abutting upon a waterway:
 - (1) Minimum street frontage of 115';
 - (2) Minimum depth of 145'.

(d) Inside lots abutting upon a waterway:

- (1) Minimum street frontage of 100';
- (2) Minimum depth of 145'. (1064)

SECTION 8.11 Minimum size building sites for undeveloped and/or unplatte lands lying south of the Coral Gables Deep Waterway and east of Old Cutler Road, excluding land in this area now covered by Section 8.10, for R, D or A Uses:

- (a) One acre building sites, one tier deep, with a minimum street frontage on Old Cutler Road of 150' and a maximum street frontage on Old Cutler Road of 208', on the east side of Old Cutler Road and Casarina Concourse, as shown on Plat Book 60 at Page 37 of the Public Records of Dade County, Florida to the intersection of Old Cutler Road and Red Road, as shown on Plat Book 57 at Page 97 of the Public Records of Dade County, Florida and on the east side of Red Road from the intersection of Old Cutler Road and Red Road, as shown on Plat Book 57 at Page 97 of the Public Records of Dade County, Florida, to Avenue Campamento, as shown on Plat Book 57 at Page 97 of the Public Records of Dade County, Florida.
- (b) Corner lots not abutting upon a waterway:
 - (1) Minimum street frontage of 115';
 - (2) Minimum depth of 125'.
- (c) Inside lots not abutting upon a waterway:
 - (1) Minimum street frontage of 100';
 - (2) Minimum depth of 125'.
- (d) Corner lots abutting upon a waterway:
 - (1) Minimum street frontage of 115';
 - (2) Minimum depth of 145'.
- (e) Inside lots abutting upon a waterway:
 - (1) Minimum street frontage of 100';
 - (2) Minimum depth of 145'. (1072)

9. REGULATIONS FOR BUILDING AND STRUCTURES

SECTION 9.01 ARCHITECTURAL TYPE. All buildings shall be of Colonial, Spanish, Venetian, Italian or other Mediterranean or similar harmonious architecture except:

- (a) In the Industrial Section, MacFarlane Homestead and Golden Gate subdivision; and
- (b) In Block 45, Riviera Section, Part 3, where Dutch Colonial type houses are also permitted; and
- (c) Where otherwise required by the terms of existing restrictions in deeds conveying lots or lands, or as specially provided for therein; and
- (d) In C and M Use Districts, such types of architecture shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood. (1088)

SECTION 9.02 DUPLICATION OF ELEVATION OR DESIGN. No duplication of elevations and/or exterior architectural design shall be permitted in the City of Coral Gables in any residential area. Architects in submitting plans for consideration of the Board of Architects shall, as part of said plan, and as a prerequisite to approval thereof, sign a certificate reading as follows:

"To the best of my knowledge and belief, the within plans and specifications do not duplicate the elevations and/or exterior architectural design of any building in the residential area, of the City of Coral Gables, previously submitted by me or by my office; that to the best of my knowledge and belief these plans and specifications are not a duplication of elevations and/or exterior architectural design of any building constructed, or for which a permit has been issued, in the City of Coral Gables;

I further certify that I am fully familiar with the ordinance under which this certificate is required.

(seal)"

The provisions of this subsection shall not apply, however, in the following cases:

- (a) In the units of a single housing project, which shall be deemed and which is hereby defined as not more than three multiple-family units constructed on a lot or on contiguous lots so as to be an architectural entity; and
- (b) To the interior design or floor plan of any structure.

SECTION 9.03 HEIGHT OF BUILDINGS.

- (1) No single family or duplex residence building shall be constructed in Coral Gables more than two and one-half stories in height. No subordinate or accessory building permitted by this code as auxiliary use shall exceed in height the maximum height of the principal building on the building site.
- (2) No building or structure to exceed three (3) stories or forty-five (45) feet in height shall be erected within the municipal limits except by a non-emergency ordinance adopted by the City Commission after the following procedures and requirements have been compiled with, except as provided for under paragraph three (3) hereof:
 - (a) A public hearing concerning any application shall be held before the City Commission.
 - (b) All real property owners of record within a radius of five hundred (500) feet of the real estate for which the application is sought shall be mailed written notification of such hearing by the City Clerk at least ten (10) days prior to the date thereof; such written notification shall contain a form directing that the owner indicate his approval or disapproval of the application not later than one (1) day before such hearing and mail to or file same with City Clerk.
 - (c) Advertisement of such hearing shall be published in a newspaper of general circulation in the county at least ten (10) days prior to such hearing.
 - (d) The City Commission by ordinance shall provide standards, guides and qualifications to be considered with an application and shall not consider such application until written notification shall have been received by it from municipal agencies concerned that zoning, building or architectural requirements have been met.
 - (e) In the event twenty (20) per cent or more of the real property owners within the radius set forth above register with the City Clerk written disapproval of said application within the time set forth above, then said application shall not be granted by the City Commission unless the same is adopted by an affirmative vote of four-fifths (4/5) of the Members of the City Commission.
 - (f) The granting of any such application by the City Commission shall be accomplished in all cases only by a non-emergency ordinance, and no further application pertaining to said property or any portion thereof shall be considered by the Commission for a period of one (1) year in the event the former application has been denied.
 - (g) All structures hereafter built under the terms of this section shall be subject to and governed by all regulatory ordinances pertaining thereto, which may be adopted from time to time by the City Commission. (1215)
 - (h) Applicants for construction of a building of more than three stories in height shall be required to pay a fee of fifty dollars (\$50.00) at the time of filing such application with the City Clerk. (1279)
- (3) (a) Radar dome antennae which will increase the height of the present multi-story building, nine (9) stories in height and used as a Library for the University of Miami, by eighteen feet, five inches (18'5"), may be erected on top of the smokeproof stair tower of said

library as a correlation to the function in the Institute of Information Science Building; located on "A Portion of Tract Two, Part of 67.27 Acres +/- University of Miami Main Campus". (1228, 1334)

(b) A multi-story commercial building; six (6) stories in height, intended as a proposed addition to the present main office building of the Coral Gables Federal Savings & Loan Association, which is located at 2501 Ponce de Leon Boulevard, Coral Gables, Florida may be constructed south of the existing structure on Lots 22 and 23, Block 6, "Crafts Section", Coral Gables, Florida, according to Plat Book 10, Page 40, of the Public Records of Dade County, Florida. (1239, 1271 & 1314)

(c) A multi-story building, seven (7) stories in height, intended to be used as a dormitory building for the University of Miami, and located on the east side of the existing dormitory building, may be constructed upon "A portion of Tract Three (3), University of Miami Main Campus", Coral Gables, Florida, according to Plat Book 46 at Page 81 of the Public Records of Dade County. (1241)

(d) A multi-story building, seventy-nine (79') feet in height, consisting of a parking garage on the first floor and an office approximately 400 square feet in area located adjacent to the lobby entrance on the first floor, five floors of general offices, three (3) elevators which shall terminate on the seventh floor, and a seventh floor, consisting of a machinery room to house air conditioning and other similar equipment and of general offices, not to exceed 10,000 square feet in rentable floor area, having glass fronts on Merrick Way and Avenue Giralta and sitting back four (4') feet from the sunscreen line on Avenue Giralta and Galiano Street and three feet six inches (3'6") from the sunscreen line on Merrick Way, may be constructed upon Lot 43 less the East 17 feet thereof and Lots 44 to 48, inclusive, and that portion of the alley vacated lying north of Lots 47 and 48, and also on Lots 1, 2 and 3, Block 30, "Section 'L'", Coral Gables, Florida, according to Plat Book 8, Page 85 of the Public Records of Dade County, Florida. (1275, 1304)

(e) A structural addition, having a tower and cross of approximately sixty-eight (68') feet in height, to the First Methodist Church of South Miami may be constructed on Lots 1 to 5, inclusive, and Lots 36 to 40, inclusive, Block 196, "Riviera Section Part 14", Coral Gables, Florida, according to Plat Book 28, Page 32 of the Public Records of Dade County, Florida. (1287)

(f) A multi-story building, four (4) stories in height, forty-eight feet, six inches (48'6") in height with a penthouse in the center of the building an additional eleven feet, three inches (11'3") in height with two (2) monitors over the elevator shafts an additional four feet (4'0") in height, plus construction of antennae not to exceed forty (40') feet above roof level, for use as the first unit of the Institute of Information Sciences of the University of Miami, may be constructed upon "A Portion of Tract Two, Part of 67.27 Acres +/- University of Miami Main Campus", Coral Gables, Florida. (1333)

cast panels, and architectural concrete. Wood facings shall not be permitted on exterior walls. Sun screens on commercial buildings may be constructed of masonry, metal, glass or plastic where such materials are located in a metal or masonry frame providing that such sun screens shall be subject to approval by the Board of Architects for architectural design. All exterior coloring shall be approved by the Board of Architects. (1303)

SECTION 9.06 ROOFS

(1) Except on Lots 1 through 18 inclusive, Block 89 and Lots 20 through 36 inclusive, Block 91, all being in Riviera Section Part 3, where all roofs shall be constructed of tile, flat roofs without a parapet will be permitted upon buildings subject to restrictions noted hereinafter:

(a) Over porch or room additions within the "L", "T" or "U" of an existing R, D or A Use building having all tile roofs provided:

- (1) A tile roof is not practical, as shall be determined by the Board of Architects.
- (2) The existing building has been constructed a minimum of three years.
- (3) The addition shall not exceed 15% of the ground area of the existing building.
- (4) The addition is not visible from the front elevation of the building on an inside lot, or is not visible from the front or side street elevations on a corner lot.

(b) Over one story rooms in the rear of a two story residence, duplex or apartment on inside lots, or over one story rooms in the rear of a two story residence, duplex or apartment where the room is not visible from the front or side street elevation on corner lots, providing in all cases some type of metal or masonry railing, as shall be approved by the Board of Architects, is installed upon such flat roof.

(c) In M Use Districts where the roof is constructed entirely of non-combustible materials.

(d) On boat houses, provided some ornamental railing, design or other treatment, as shall be approved by the Board of Architects, is placed upon such flat roof.

(e) Over meter rooms in C Use Districts where the roof is constructed entirely of non-combustible materials.

(f) Over one story areas or rooms of a two story Colonial building, as shall be approved by the Board of Architects, to be in harmony with the architecture of the building, provided some type of metal or masonry railing, as shall be approved by the Board of Architects, is installed on such flat roof.

(2) Except on Lots 1 through 18 inclusive, Block 89 and Lots 20 through 36, Block 91, all being in Riviera Section Part 3, where all roofs shall be constructed of tile, flat roofs with a parapet (minimum 8" thick and 18" above the roof at all points) shall be permitted upon the following buildings subject to restrictions noted hereinafter.

(a) Over porch or room additions within the "L", "T" or "U" of an existing R or D Use building having all tile roofs provided:

- (1) A tile roof is not practical as shall be determined by the Board of Architects.
- (2) The existing building has been constructed a minimum of three years.
- (3) The addition shall not exceed 15% of the ground area of the existing building.
- (4) The addition is not visible from the front elevation of the building on an inside lot, or is not visible from the front or side street elevations on a corner lot.

(b) Over one story rooms in the rear of a two story residence

SECTION 9.04 FRONT AND REAR ENTRANCES REQUIRED. All units upon the ground floor of any building in C Use Districts shall be required to have both a front and rear entrance; and the rear entrance shall open upon a street or alley, or upon a hallway or corridor with a minimum width of at least 44 inches, giving unobstructed access to a street or alley.

SECTION 9.05 EXTERIOR WALLS — MATERIAL AND COLOR. All exterior walls of buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock or clay brick providing, however, that in areas zoned for C and M Uses porcelain enamel panels, metal panels, pebble-faced block, pebble-faced panels, precast panels and architectural concrete may also be used for exterior walls of buildings designed and used for commercial purposes with the express condition that such materials are approved by the Board of Architects, the Building Official, and Structural Engineer. All exterior masonry surfaces shall be stuccoed and painted excepting those of coral rock, stone, glass, clay brick, slump brick, pebble-faced block, pebble-faced panels, pre-

or duplex on inside lots, or over one story rooms in the rear of a two story residence or duplex where the room is not visible from the front or side street elevation on corner lots.

- (c) Over boat houses.
- (d) Upon buildings designed and devoted to A Uses.
- (e) Over one story areas or rooms of a two story Colonial building as shall be approved by the Board of Architects to be in harmony with the architecture of the building.
- (f) On additions to existing buildings having a flat roof with a parapet

(3) Except upon motels where all roofs shall be constructed of tile, flat roofs with a parapet (minimum 8" thick and 18" above roof at all points, provided, however, that where the height of the building and other attendant and connected circumstances and features of said building justify a lesser height, such parapet wall may be as low as 6" at any point above the roof) shall be permitted upon commercial buildings in a CA, CB, CC and M Use zone where the roof is constructed entirely of non-combustible materials.

(4) Except in Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse Center, that part of the Industrial Section abutting South Dixie Highway (US #1 Highway), and where plastic or glass translucent material is used as permitted elsewhere in this section, pitched roofs shall be constructed of:

- (a) Vitrified clay tile.
- (b) White concrete tile.
- (c) Coral rock slabs laid shingle fashion.
- (d) Thick butt variegated colored slate as approved by the Board of Architects.
- (e) White Bermuda Roof, as approved by the Board of Architects, and the Building and Zoning Department, with a minimum pitch of not less than 5" in 12". (1212)
- (f) Where there exists a pitched roof of other material that was permitted at the time of the original construction, additions to or replacements to said building may use the same material.
- (g) Roofs on accessory or auxiliary buildings shall conform to the roof requirements for the principal building provided, however, that bomb shelters and/or fallout shelters may be constructed with a flat roof provided that the maximum height of such shelters shall not exceed 4' above grade. (1232)

(5) In Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse Center and that part of the Industrial Section abutting South Dixie Highway (U.S. #1 Highway), pitched roofs may be covered with roofing material meeting the requirements of Class "A" or "B" specifications of the Underwriters' Laboratories, Incorporated.

(6) All flat roofs constructed pursuant to this section shall have coverings of approved standard quality, such as concrete, gypsum, tile, built-up roofing of tar and paper, or tar paper and gravel, asbestos roofing, or of like grade, which would rank as Class "A" or "B" under test specifications of the National Board of Fire Underwriters.

(7) Any plastic or glass translucent material or flat aluminum material, as approved by the Board of Architects and the Building & Zoning Division, may be used as a roof covering on screened enclosures or screened porches of residences providing it does not extend out from the outside wall of the building more than 6 feet, including any existing roof overhang, and further provided it is not visible from the street. (1051, 1166, 1212, & 1232)

SECTION 9.07 UNCOMPLETED BUILDINGS. No building not fully completed in substantial compliance with plans and specifications upon which building permit was issued, shall be permitted to be maintained on any land in Coral Gables for more than six months after the commencement of erection of such new building, except upon special permit granted by the City Commission, and only for such period as it may prescribe.

SECTION 9.08 AUTOMOBILE SERVICE STATION. The construction of automobile service stations shall comply with the following requirements:

- (a) The roof over the station shall be of tile, pitched and extend from the station over the gasoline pumps;
- (b) The driveway and service area adjacent to the building and pump islands shall be paved with poured concrete;
- (c) The minimum floor area of any automobile service station shall be 1250 square feet.

SECTION 9.09 SWIMMING POOLS.

- (a) Swimming pools shall conform to the minimum structural requirements as required by the Building Code of Coral Gables. (1081)
- (b) Design and sanitation requirements shall meet the requirements of the Building Code of Coral Gables and the State Board of Health. All plans for swimming pools which require approval by the State Board of Health shall be stamped with the approval thereon of said Board prior to such plans being submitted to the City of Coral Gables for a building permit. (1233)
- (c) The total maximum ground coverage of the main building, auxiliary buildings or structures, including swimming pools, shall be in conformity with the provisions of this Code. (1081)
- (d) Setbacks: See Section 6.05 of Ordinance No. 1005, entitled "Setback Requirements — Swimming Pools". (1226)
- (e) Protective fence and/or Wall: Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four feet (4') in height, to comply with existing ordinances for walls and fences and provided further, that in all cases where a swimming pool is constructed which will be visible from a street, a four foot (4') wall shall be erected upon the premises between the street and the swimming pool. (1081)
- (f) Gates in the protective fence and/or wall required by the Zoning Code shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use. (1221)

SECTION 9.10 WALLS AND FENCES IN UTILITY EASEMENT AREAS. Every permit for the erection of a wall or fence in the rear five feet of any lot where a utility easement exists over such rear five feet shall provide that it is subject to revocation. Each such wall or fence shall be constructed subject to the conditions that the said wall or fence shall be removed by the owner at any time on request of a utility company requiring the use of the space for utility purposes, and that if the owner of such property fails to so remove such wall or fence after request and notice, the utility company or the city may remove such wall or fence at the property owner's expense.

SECTION 9.11 WALLS AND FENCES — MATERIALS. Except as may be otherwise provided herein, walls and/or fences may be constructed of coral rock, concrete block stuccoed on both sides with concrete cap, slump or adobe brick, precast concrete or wire. Walls may also be constructed of used red brick, limed red brick, or cement brick painted white provided the design thereof shall first be approved by the Board of Architects. All wire fences, except one-inch chain link aluminum or galvanized steel which may be 12½ gauge, shall be chain link, or single or double looped ornamental type, and shall be aluminum or galvanized steel, of not less than eleven gauge or equal; terminal posts shall be aluminum or galvanized steel pipe of not less than two inches outside diameter or reinforced masonry columns of not less than four inches square; aluminum or galvanized steel angles may be used as intermediate supports; all terminal posts and intermediate supports shall be set in concrete, and all terminal posts shall be properly braced when installing any ornamental type fence; top rail, if used, shall be aluminum or galvanized steel pipe not less than 1½ inches outside diameter; and where top rail is not used, terminal posts shall be

properly braced with aluminum or galvanized steel pipe. Ornamental wrought iron, ornamental aluminum, cast iron or cast aluminum fences shall also be permitted provided the design thereof shall first be approved by the Board of Architects. Wood fences shall be permitted on Santa Maria Street. Wood picket fences shall be permitted on residential lots in Golden Gate, McFarlane Homestead and Coconut Grove Warehouse sub-divisions, subject to the following conditions: (1010 & 1079)

- (a) Such fences shall be of cedar, cypress or redwood, with four inch by four inch (4" x 4") terminal posts, two inch by four inch (2" x 4") intermediate posts, wood rails and pickets one inch (1") thick. Pickets shall be placed so as to provide a space between of not less than one-half (½) the width of the picket.
- (b) All such fences shall be painted on each side with an appropriate and harmonious color, and shall be maintained and kept in repair by replacing all rotting wood. Construction and painting shall be completed within a reasonable time after issuance of permit therefor, to be determined by the Building Inspector.

SECTION 9.12 WALLS AND FENCES – HEIGHT. No wall or fence shall be permitted over four (4') feet high from the established grade, or over four (4') feet high from actual ground level at such wall or fence, whichever is higher, except in the following cases provided, however, that in all cases no wall, fence shrubbery or other obstruction over four (4') feet high shall be located or placed at any location within twenty (20') feet of a street or alley intersection or within twenty (20') feet of the front of a lot adjacent to a driveway on abutting premises: (1305)

- (a) Wing walls, hereby defined as a wall or walls which extend from a building to or toward the property line, parallel to and in line with the front of said building, may exceed four (4') feet in height in R, D and A Use Districts, provided the design and height thereof shall first be approved by the Board of Architects.
- (b) Subject to the prior approval of the City Manager, concrete block, stuccoed or natural stone walls or chain link type wire fences may be erected to a maximum height of seven (7') feet upon property lines abutting Red Road of all lots facing or abutting upon Red Road from Coral Way to Southwest 8th Street in cases where such walls or fences do not, in the opinion of the City Manager, create a hazard to pedestrian or vehicular traffic. (1305)
- (c) Walls confined completely within a "U" of a residence, duplex, or apartment may exceed four (4') feet in height in R, D and A Use Districts provided, however, the design and height thereof shall first be approved by the Board of Architects. (1305)

SECTION 9.13 WALLS AND FENCES – LOCATION. All types of masonry or coral rock walls may be erected anywhere upon any premises, provided that the design thereof shall first be approved by the Board of Architects in cases of walls in C or M Use Districts. Wire fences may be erected at the following locations on any premises in R, D and A Use Districts:

- (a) On lots that are not corner lots as defined in this ordinance, wire fences may be erected anywhere along boundaries of a rear yard as defined in this ordinance, or within such rear yard; or along side lot lines from the rear lot line to the front line of building extended to the nearest point in the side lot line, provided that a masonry or coral rock wall connects such wire fence with the building if such wire fence extends forward beyond the rear corner of the building closest to the side lot line.
- (b) On lots that are corner lots as defined in this ordinance, wire fences shall not be erected in any yard or in any yard areas where such areas abut upon a street intersection. Where the rear line of a corner lot abuts upon the side line of the adjoining lot no wire fence in the rear yard or along the rear line may extend closer to the street line than the front set-back distance applicable to the lot abutting upon rear of such corner lot, and such front set-back distance shall be construed as the required set-back if the adjoining lot is unimproved.

- (c) No wire fences may be erected anywhere in C or M Use Districts.

SECTION 9.14 UTILITY POLES. In R, D or A Use Districts, utility poles and lines shall be placed in rear yard areas reserved for utility uses by easements granted for that purpose. In R, D or A Use Districts having alleys, utility poles shall be placed in a five-foot strip in middle of alley where lots on both sides of alley are zoned for R, D or A Uses.

SECTION 9.15 DRIVEWAYS. At the time of issuance of a permit for the construction of a building on premises not having a driveway from the outer sidewalk line to the pavement line of the street (and where the normal use and occupancy of such building requires vehicular traffic across the parkway between the pavement and the outer sidewalk line), the applicant for the permit shall deposit with the City of Coral Gables an amount, not less than \$25.00, sufficient to cover the cost of paving a driveway pavement between the outer sidewalk line and the pavement line, conforming to the street pavement type, and the city shall, if the owner or contractor does not do so, construct such driveway pavement in due course, applying so much of such deposit as shall be necessary for the purpose, the balance, if any, remaining to be returned to the applicant.

SECTION 9.16 DOCKS AND MOORING PILES – CANAL OR WATERWAY. No dock, wharf or other similar structure shall be built in any waterway or canal in the City of Coral Gables, or on land abutting thereon, which extends more than five (5) feet outward from the bank over or in such water or waterways. No mooring piles shall be placed or set in the waterways which shall be located at a greater distance than twenty-five (25) feet from the bank of such waterways. Mooring piles shall be Venetian type, painted and ornamentally capped. In no case shall any dock or mooring piles be placed in any waterway within the City at a greater distance from the bank thereof which, when allowance is made for the erection or placing of a dock or mooring piles on the opposite side at a similar distance from the bank, will leave less than seventy-five feet (75') of open, unobstructed navigable water between such piles, docks, and similar structures on the opposite side. No dock extending outward over or in the water from the bank shall be permitted in connection with any lot of which a reasonable area along the shore thereof shall be at such level as to provide a natural landing stage or platform for persons embarking on or debarking from boats. The mooring of boats in canals or waterways shall be forbidden unless such moorings, and similar mooring on the opposite side, shall leave unobstructed passageway in the canal at least seventy-five feet (75') in width. Where the width of the canal permits mooring of boats parallel to the banks, but does not permit the erection of docks or the placing of outer mooring piles, fender or mooring piles may be placed at a distance not greater than eighteen inches (18") from the bank or shore, and such piles shall be Venetian type piles, painted and ornamentally capped.

SECTION 9.17 DOCKS AND MOORING PILES – BISCAYNE BAY. The construction, erection or installation of boat docks or similar landing facilities for watercraft, pilings and dolphins, on the bayfront edge or in Biscayne Bay within the City of Coral Gables, shall be subject to the following restrictions and regulations:

- (a) No docks shall extend more than 25 feet from the property line into Biscayne Bay;
- (b) All mooring piles, dolphins and/or docks shall set back a minimum distance of twenty-five (25) feet from the adjacent property owner's lot line extended;
- (c) No docks, pilings or dolphins may be set until a permit therefor is first granted by the War Department of U. S. Government; and
- (d) Mooring piles and dolphins shall not be set more than twenty (20) feet into the bay from the dock line.

SECTION 9.18 BULKHEADS AND RETAINING WALLS. No bulkhead, retaining wall or similar installation shall be built or constructed within the City of Coral Gables unless such bulkhead, retaining wall or similar installation be of masonry or native stone construction.

SECTION 9.19 PLANS AND SPECIFICATIONS. Where the total cost of the proposed work shall exceed \$1,000.00, or shall involve structural design, or shall affect the exterior appearance of an existing or proposed structure, the application shall be accompanied by full and complete plans and specifications, in duplicate, for such proposed work and such detail structural drawings thereof as the Building Official may require. All such plans and specifications shall bear the signature of an architect or engineer registered under the laws of the State of Florida. The plans of all buildings to be erected in Coral Gables, that are governed by State Laws, must have the standard approval of the State representative before application is made for permit. All plans for construction in Coral Gables shall be in full detail and, accompanied by complete specifications. They shall consist of the following:

1/4" Scale Floor Plans.

3/4" Scale Section, showing all wall, floor and roof construction.

1/4" Scale Elevations of all facades of building.

3/4" Scale Details of all ornamental work and full size sections of all mouldings.

Specifications shall be full and complete as to character of the work, structural details, strength of material, and workmanship. (1209)

SECTION 9.20 APPLICATION. Any person desiring a permit to be issued by the Building Official, as required hereby, shall file an application therefor in writing on a form furnished by the Building Official for that purpose. Each such application shall describe the land on which the proposed work is to be done, by legal description and address; shall show the use or occupancies of the building; shall be accompanied by plans and specifications as required hereafter; shall state the value of the proposed work; shall give such other information as reasonably may be required by the Building Official; and shall be signed by the permittee or his authorized agent, who may be required to submit evidence to indicate such authority. (1209)

SECTION 9.21 QUALIFICATION OF APPLICANT. Application for permits will be accepted only from contractors 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 residence or duplex by an individual owner in any 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. (1209)

SECTION 9.22 BUILDING PERMIT FEES. The Building Official shall charge and collect for building permits at the following rate, to-wit:

(A) General

New Building and/or Additions:

Up to \$200.00	\$ 2.50
Next \$800.00	2.50
For each additional \$1,000.00 or fraction thereof (This includes Pile Driving, Seawalls and swimming Pools)	2.00

Alterations, Remodeling and/or Air Conditioning:

Up to \$1,000.00	\$ 2.50
For each additional \$1,000.00 or fraction thereof Air Conditioning units each:	2.00

Up to and including 1-Ton	3.00
Each additional ton or fraction thereof	2.00

General Repairs, Roofing and/or Painting:

From \$50.00 up to \$500.00	\$ 2.00
Next \$500.00	1.00
Each additional \$1,000.00 or fraction thereof	1.00
Painting of Residence or Duplex by owner	1.00

House and Building Moving:

Houses and buildings having up to 5 rooms or 1000 sq.ft.	5.00
Houses and buildings having over 5 rooms or over 1000 sq. ft.	10.00

(Permit also required from Dept. of Public Safety prior to issuance of permit for reasons of safety)

Fences and Walls:

For each 100 lineal feet or fraction thereof	3.00
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Demolitions:

Each structure demolished (Required when no application is made for new structure on site)	3.00
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Driveways:

Paving and Similar Work on Private Property:	2.00
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Elevator Installations:

Each elevator installed or replaced	5.00
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(B) Signs:

For the erection, installation or painting of any sign on any structure the following fees shall be paid:
Estimated cost of sign:

\$ 1.00 through \$100.00	4.00
100.01 through \$200.00	6.00
200.01 through \$500.00	8.00
Over \$500.00	10.00

(C) Valuation:

The method of determining minimum valuation on which permits are to be based as covered by Paragraphs A, B, and C above shall be established by the Building and Zoning Director and approved by the City Manager.

(D) Reinspection:

For each reinspection made due to condemnation of work or due to the fact that work was not ready at the time inspection was called for or for failure to call for an inspection where required . . . \$2.00.

(E) Permits — Day Labor

Permit fees established by this ordinance shall be increased 100%, excepting painting of residence or duplex, for all work done by day labor under supervision and direction of a person not certified by the Building Official or the proper examining board of the City of Coral Gables as being skilled and experienced in the nature of the work to be undertaken.

(F) Permit Fee Refunds:

The permit fee for work which has not commenced may be refunded by the Building Official as follows:

- (a) No refund shall be made where work has commenced.
- (b) No refund shall be made where the permit has become void. (1209)

SECTION 9.23 ELECTRICAL PERMIT FEES.

- (a) The minimum permit fee shall be \$1.50.

(b) Double Fee: In the event that any work, for which a permit is required by this code is started or proceeded with prior to obtaining said permit, the fees specified for such work shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of the code in the execution of the work nor from any other penalties prescribed herein. The word "obtaining", for the purposes hereof, will be held to have been complied with if application has been made for such permit and the proper fee therefor paid to the City.

(c) The following schedule of fees is applicable to replacement or reconnection, as well as the original installation:

Rough Wiring:

Outlets:

Ceiling)
Bracket)
Receptacle)
Switch)
Sign outlet)
Door Bell)
Floodlight)
Telephone outlet)

Each outlet \$.20

Service — Including Meter Housing:

Temporary construction service (Minimum	\$ 2.50
Services: 100 ampere and under	2.00
Over 100 ampere to 200 ampere	3.00
Over 200 ampere to 400 ampere	4.00
Over 400 ampere to 600 ampere	5.00
Over 600 ampere to 800 ampere	6.00

Over 800 ampere — \$1.00 each additional 100 ampere
Sub-feeds are charged by amperes, at the same rate as services.

Switchboards — determined by Electrical Inspector

Equipment:

Oven (outlet and connection)	\$ 1.50
Range (outlet and connection)	1.50
Cooking top (outlet and connection)	1.50
Water heater (Connection — \$1.00, outlet \$.50	1.50
Space heater	1.00

Motors:

Each motor up to and including 1-H.P.	\$ 1.00
Each motor over 1-H.P. through 3-H.P.	2.00
Each motor over 3-H.P. through 5-H.P.	3.00
Each motor over 5-H.P. through 8-H.P.	4.00
Each motor over 8-H.P. through 10-H.P.	5.00
Each motor over 10-H.P. through 25-H.P.	8.00
Each motor over 25-H.P. through 100-H.P.	10.00
Each motor over 100-H.P.	15.00

Generators and Transformers:

Each generator or transformer up to 5 KW	\$ 2.00
Each generator or transformer over 5 KW through 10 KW	4.00
Each generator or transformer over 10 KW through 15 KW	6.00
Each generator or transformer over 15 KW through 21 KW	8.00
Each generator or transformer over 20 KW through 25 KW	10.00
Each generator or transformer over 25 KW	15.00
X-Ray — Portable, Dentist, each	1.00
X-Ray — Stationary, Doctor's each	5.00
Diathermic and Electronic outlet, each	1.00

Welding Machines: (Determine amperage and figure fee below)

Up to 25 ampere \$ 2.00

Over 25 ampere to 50 ampere	3.00
Over 50 ampere — each additional 50 ampere	1.00

Special Purpose Outlets:

Popcorn, Doughnut and Drink Machines, Electric Coin Music Machines, Toasters, Coffee Urns, Commercial Appliances, each	\$ 1.00
Auto Painting — Bake oven, each	5.00
Display Cases, each	1.00

Signs: (Electric) First 10 lights	\$ 1.00
Each additional 20 or fraction thereof	.50
(Neon) Transformers — first	1.00
Each additional (if in same sign)	.50
Flasher, each	1.00
Time Clock, each	1.00
Signs, repairs, connections or reconnections, each sign	1.00

Fixtures:

Lights — 1through 10 bulb-sockets	\$ 1.00
1 through 10 fluorescent tubes	1.00
For each additional light bulb-socket or fluorescent tube, each	.10
Combination: Lightfixtures and outlets, up to 6, when complete for one inspection	1.50
Streamers or Festoon Lights: First 10 lights	1.00
Each additional 10 or fraction	.50
Plug Mold — is figured as one outlet per 5 feet, first 25 feet	1.00

Fire Detection System:

Installation: Central System	\$ 1.00
Head or target area, with Protectu or wire of similar character, each	.10
Bell alarm station, each	.10
Reinspection Fee — semi-annual	4.00
	(1209)

SECTION 9.24 PLUMBING PERMIT FEES. No person, firm or corporation shall commence work in connection with the items listed herewith without first submitting plans for same, securing approval and a permit therefor, and paying for permit at the following rates:

Plumbing:

Rough-in or plugged outlets for:	
Closets	
Bathtubs	
Showers	
Lavatories	
Sinks	
Slop Sinks	
Laundry Tubs	
Urinals	
Gas and Oil Interceptors (Requires rough and set permit)	
Floor drains (Requires rough and set permit)	
Drinking Fountains, each fixture	\$ 1.00
Grease Traps (Requires rough and set permit — each indirect Waste Pipe including fixture)	

Doctors, Dentists, Hospital sterilizers, Autoclaves, Autopsy tables, and other fixtures, appurtenances or appliances having a water supply or waste outlet or both, including hot water tanks or boosters.

Domestic washing machines with or without sewer connection — Same as fixture.

Each fixture set on new roughing-in or on plugged outlet or replace on old rough-in 1.00

Sewer:

Each building sewer where connection is made to a septic tank	\$ 2.00
Each building where connection is made to sanitary city sewer	3.00
Tapping fee for installing saddle where "Y" is not available in sanitary city sewer	7.50
Any qualified contractor obtaining a permit to connect to the city sanitary sewer system shall post a bond of \$150.00 to guarantee replacement of street, park-way and sidewalk whenever cut.	

Septic Tanks, Draintile, and Soakage Pits:

Each new septic tank, including draintile for same	\$ 4.00
Each septic tank draintile relay	3.00
Each soakage pit	4.00

Water Piping:

Each water service connection to a municipal or a private multiple water supply system:	
Each meter	\$ 2.00
Water connection to or outlets for an appliance or installation not covered by fixture permit	2.00
Irrigation system, overhead and underground sprinkler system, etc.	5.00
Fire sprinkler system connected to city water or discharge into a drainage system	5.00
Fire control system, including standpipe, siamese connections and pumps, for each standpipe	3.00
Standby for emergency portable water supply outlet	5.00
Solar water heater installation, new, including booster	5.00
Replacing a solar water heater or storage tank	2.00
Booster in connection with old solar water heating system	2.00
Swimming Pool installation, not including wells	5.00

Repairs:

For extending, remodeling, addition, or repair of water pipes, waste, soil, vent, building drain, or sewer pipes: Where cost to the owner for performing above work amounts to \$100.00 or less	\$ 2.00
Where cost to the owner for performing above work amounts to over \$100.00	5.00
(This does not include faucet, valve or water closet tank repairs, unstopping fixtures, waste, building drain or building sewer pipes or cleaning of septic tanks).	

Wells:

Each water supply well	\$ 3.00
Each drainage well	4.00

Water Drainage:

Rainwater roof inlet, each	\$ 1.00
Area, yard, or rainwater drain, each	1.00

Gas (City Gas and Bottled Gas):

For each rough gas outlet	\$ 1.00
For setting each gas appliance	1.00
For change from a master meter or storage tank to an individual meter:	
Each meter	1.00
For gas pipe repairs, where no fixture or appliance installation is involved	2.00

Miscellaneous:

Siphon-breakers on old installation, each (required when repair of unapproved water closet is made)	\$ 2.00
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Reinspection:

For each reinspection made due to condemnation of work, or due to the fact that work was not ready at	
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the time specified in the application for inspection, or for failure to call for final or other inspection, each

\$ 3.00

(1209)

SECTION 9.25 HEAT PRODUCING APPLIANCES. Permits

— Required: A permit shall be required to install, repair or alter any heat-producing appliances or piping or flue or accessory thereto and no person, firm or corporation shall commence or proceed with such work without having first made application and secured a permit therefor as set forth herein; except that a permit shall not be required for any fully portable appliance which has no physical connection to piping or flue. Application for permit shall be made to the plumbing inspector for manufactured or natural gas, installations, to the Fire Department for liquid petroleum gas and oil burning installations or the storage of bulk combustibles and to the Building Official for all other heat-producing appliances and these persons shall have respective jurisdiction over the apparatus as set forth.

SECTION 9.26 APPROVAL OF BOARD OF ARCHITECTS. (See Section 11.08.)

(1209)

SECTION 9.27 ZONING CODE. Before any permit is issued, all provisions of the "Zoning Code" of The City of Coral Gables, and any amendments thereto shall be compiled with, and the provisions of the "Coral Gables Building Code" shall not be construed to repeal, supersede or modify any part of the "Zoning Code" or amendments thereto.

(1209)

SECTION 9.28 MISCELLANEOUS REQUIREMENTS. The following minimum standards shall be required for construction within Coral Gables:

(A) Wall Studs:

Minimum bearing or non-bearing interior partition studding shall be 2 x 4 inches with greater dimension perpendicular to the wall surface.

(B) Wall Construction:

All portions of exterior walls, including interior walls of garages, recessed areas above or below normal tie beams as in carports or recessed porches, entries or on limited areas, such as gable roof ends, shall be of the same type construction as the main walls of the building and properly topped with tie beams or rakes.

(C) Beams:

All structural supporting beams on external walls of porches, carports, loggia, and similar areas shall be of reinforced concrete or structural steel.

(D) Floor Elevations — Residential:

Minimum floor elevations of residential, duplex, or multiple family structures, except as otherwise noted herein, shall be not less than 16 inches above the average grade of the crown of the abutting street or streets or average grade of the sidewalk as determined by the Building Official, but in no case shall be less than 8.0 feet above M. L. W. USED Bay Datum. Open or enclosed porches and Florida rooms may be 8 inches lower than required for the main structure.

(E) Floor Elevations — Commercial:

Minimum floor elevations of commercial, industrial structures, private or public garages, cabanas, utility rooms, storage rooms and similar structures shall be not less than 6 inches above the average grade of crown of the abutting street or streets, and in no case shall be less than 6.5 feet above M. L. W. USED Bay Datum. The elevation of floors where alley right-of-ways exist shall be elevated near the alley to a point of 6 inches higher than the highest point of the alley paving abutting the property. Where alleys or streets have not been improved design grades as furnished by the Engineering Division of the Public Works Department shall apply.

(F) Floor Elevations — Existing Buildings:

Floor elevations for additions to existing buildings shall, where practical, meet the requirements above, but in no case shall

be less than the floor elevation of the existing structure where such existing floor does not meet the above minimum elevations.

(G) Yard Elevations:

Where ground elevations are raised above that of adjoining lots or lots graded to shed water onto adjoining property, a retaining wall or curb and/or drainage ditch or well, subject to the approval of the Building Official, shall be installed to protect said adjoining property.

(H) Foundation Wall openings:

The bottom of vents and access doors in foundation walls shall be at least 6 inches higher than the adjoining yard grade or shall be protected with a 12 inch curb which shall extend 6 inches above the grade.

(I) Floor Separations:

The method of separation between masonry and wood floor systems shall be subject to the approval of the Building Official.

(J) Private Garages:

Spark or flame producing devices shall not be permitted in garages, except that in residential garages such devices shall be located in a one hour fire resistive enclosure, and shall comply with all other requirements of the South Florida Building Code and the Zoning Code of Coral Gables.

(JJ) Garage, Car-Porte and Porte-cochere floors:

Floors of porte-cochères, car-portes and garages shall be of non-absorbent and incombustible material.

(K) Bearing:

Joists and rafters shall bear on wood plates.

(L) Miscellaneous Electrical Standards:

- (1) Service entrance caps for residences and duplexes shall be located at the corner of the structure nearest the utility pole from which service is obtained.
- (2) All panels and related service equipment shall be electrically connected at the time the roughing-in inspection is made.
- (3) Where a meter socket is required to be installed on any new structure; a hose bib shall be installed within ten (10') feet of such socket or outlet in order to provide an adequate ground for such electrical system. (1308)

(M) Tile Roof Pitch:

Roof tile shall not be laid on a deck with a pitch of less than 2½ inches in 12 inches. Provided, however, that on additions and alterations the minimum pitch shall be 2 inches in 12 inches if the following conditions are met:

- (1) It shall be structurally impractical to use a greater pitch.
- (2) The alteration or addition shall not be a part of the front of the main building.
- (3) The alteration or addition shall be architecturally in keeping with the main building and shall be subject to the approval of the Board of Architects.
- (4) In addition to the requirements of Chapter 34 of the South Florida Building Code, a felt of not less than 15# weight shall be hot mopped between the dry sheet and the 90# felt.

(N) Tents or Detached Screen Structures or Screened Enclosures:

(See Section 4.18)

(O) Hazards of Swimming Pools and their Control:

Whenever it shall come to the attention of the City Manager, either by personal inspection voluntarily made, and which he

is hereby authorized to make, or by inspection by said City Manager following complaints that any swimming pool in the City of Coral Gables is so operated as to constitute a hazard to the health, safety and welfare of the citizens of the City of Coral Gables, he said City Manager shall, by registered mail, call attention of the owner or owners of record of the property upon which such swimming pool may be located of the hazard, giving a brief description thereof and requiring such owner or owners within ten days to remedy the condition. Should such owner or owners fail to follow the directions and remove the hazard pointed out by the City Manager, such owner or owners not only shall be liable for the penalties hereinafter set forth, but the said City Manager is authorized, by his agents and employees, to remedy the condition and the reasonable costs thereof shall be a lien against the property upon which such swimming pool is located, handled and collected in the manner prescribed for the collection of liens for special benefits in the Chapter of the City of Coral Gables.

(P) Furring of Walls:

Exterior walls of habitable areas of all buildings, except commercial and industrial structures, shall be furred with standard 1" x 2" pressure treated strips to provide a ¾" air space between wall and lath surfaces.

(Q) Foundations:

Foundations of buildings may project on public property, provided such projection shall not exceed six inches into a public street nor six inches into an alley, and provided that the top of the foundation is not less than 12 inches below the established grade of a sidewalk nor less than 42 inches below the grade of an alley.

(R) Minimum Fixtures — Service Stations:

Male

(a) Water Closets — Urinals — Lavatories

1 1 1

Female

Water Closets — Lavatories

1 1

(b) Miscellaneous Requirements:

At least one basket-type floor drain and trap connected to a gas and oil interceptor is required. (1209)

SECTION 9.29 LAND CLEARING, FILLING AND EXCAVATION: That before any block or parcel of land in the City of Coral Gables, Florida, shall be cleared of trees and other growth, excavated, filled and/or graded, the owner thereof or his contractor shall apply to the building inspector of the City of Coral Gables for a permit therefor, and for such permit shall pay a fee of Two Dollars (\$2.00), which fee shall be deposited to the general fund of The City of Coral Gables as payment for the cost of inspection of such work as it progresses and at its completion. (1209)

SECTION 9.30 POSTING OF BOND: Before any permit authorized herein shall be issued, the owner of the affected property or his contractor shall deposit with The City of Coral Gables that amount which in the opinion of the building inspector and/or the City Manager shall be adequate to reimburse The City of Coral Gables, or any neighboring property owner, for damage which may result to sidewalks, parkways, parkway trees and shrubs, street pavement or 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 of Coral Gables 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 inspector or such other person as may be designated by the City Manager, shall make final inspection and if he shall find that no damage has resulted, and no debris or material remains on the site, the said deposit shall be returned to the depositor, or, if any damage shall be repaired by the City, or any debris or excess material be removed by the City, and the cost thereof shall be less than the deposit, then the difference between

such cost and the amount of the deposit shall be returned to the depositor. Such bonds shall not be refunded until all code requirements are completed including necessary driveways and sidewalks. (1209)

SECTION 9.31 BOARD OF RULES AND APPEALS. In order to determine the suitability of alternate materials and types of construction, to provide for reasonable interpretation of the provisions of the Building Code of the City of Coral Gables and to assist in the control of the construction of buildings and/or structures, there is hereby created a Board of Rules and Appeals. The number of members, their qualifications, duties, terms of office, and appointments shall be established by the City Manager and approved by the City Commission. Appeals to the Board shall be accompanied by filing fee. The amount of such fee shall be set by the Building and Zoning Director and approved by the City Manager. (1209)

SECTION 9.32 TRUSSED RAFTERS: The minimum size for upper and lower truss cords in all buildings in The City of Coral Gables shall be 2" x 6". (1219)

SECTION 9.33 SEPTIC TANKS. Any new installations of septic tanks in connection with construction of new structures or additions to existing structures, shall be located and installed in the front or side yards where such structures are located. (1308)

10. SIGN REGULATIONS

SECTION 10.01 APPROVAL BY BOARD OF ARCHITECTS REQUIRED. No sign or signs of any kind or character (except as otherwise provided in Sections 10.11 and 10.12 hereof) shall be erected, installed, affixed to or painted on any building or structure, or any part thereof, or upon any valance of any awning within the City of Coral Gables, without the details concerning such sign having first been submitted to and approved by the Board of Architects, as hereinafter provided.

SECTION 10.02 PERMIT REQUIRED. Before the installation, alteration, erection, painting or repainting of any sign shall be commenced, a permit therefor shall first be obtained from the Building Inspector, except in the case of signs permitted under the provisions of Section 10.12 hereof. Details and plans of any sign submitted to and approved by the Board of Architects in accordance with this ordinance shall be considered as a part of the permit issued for such sign, as if the same were fully set out therein, and all work performed under and pursuant to such permit shall be in strict conformity with, and shall not vary from, such approved plans and details. Each application for such installation, alteration, erection, painting or repainting shall be accompanied by the written consent of the owner of the property.

SECTION 10.03 PHOTOGRAPH OR SCALE DRAWING REQUIRED. Every application for a permit to erect, install, affix or paint any sign on any structure or awning within the City of Coral Gables, or to alter or change any existing sign shall be accompanied by two copies of a photograph (minimum size 8" x 10") or scale drawing, showing the elevation of the building or structure upon which the sign is to be placed, with the proposed sign and lettering of the sign superimposed thereon in correct ratio to the scale of the photograph or drawing, and with a notation thereon showing the type and size of lettering to be used and the color or colors of the proposed sign; and no permit therefor shall be issued until such plan, photograph or scale drawing shall have been previously approved by the Board of Architects as herein provided.

SECTION 10.04 PROPORTION. Letters for wall signs or any sign visible from the exterior of the building, that is to say, on the walls, plate glass or other materials, shall be in proportion to the existing space.

SECTION 10.05 SIGN TO BE PARALLEL TO BUILDING, AND NOT ABOVE BUILDING PARAPET. Except as specifically permitted herein, no sign of any type, whether or not the same is an integral part of the building or structure, shall be affixed to or placed upon any building or structure, or upon any cantilever or

marquee of any building or structure, except on a theatre or hotel marquee, unless the front face of such sign shall be parallel to the face of the building or structure to which it is affixed or in front of which it is placed. When the front faces of such letters are parallel to the front or face of the building, letters will be permitted upon cantilevers of buildings or structures. No sign, and no letters of any sign, shall be permitted to extend above the parapet of any building or structure except in the Industrial Section, and there only after plans therefor shall have been presented and approved by the Commission. Notwithstanding the foregoing provisions, it shall be permissible to affix a hanging sign upon apartment buildings, not to exceed six (6) square feet in size, with the face thereof perpendicular to the face of the building to which it is attached. Only one such sign shall be permitted for any apartment building, or group of apartment buildings operated as one entity.

SECTION 10.06 ILLUMINATION. Except as hereinafter provided in this section, illuminated signs, or illumination in show windows, display windows and displays, in or upon any building or structure, shall have the source of light concealed from view from the exterior of the building or structure, except that where channel letters or figures are used for any sign the illumination thereof may be visible if recessed within the depth of the channel. Intensities of illumination in all cases shall be approved by the Electrical Inspector of the City of Coral Gables before issuance of the sign permit. Hanging exposed neon tubing signs will be permitted on the inside of glass show windows, provided that the size of said signs shall not exceed ten (10) percent of the total glass area where they occur, or 600 square inches, whichever is less. All such signs located within a distance of five (5) feet from any glass show window shall be subject to the above regulations. All exterior electrical outlets for signs shall terminate in a galvanized box with a blank cover, which shall be flush with and not protrude beyond the finished surface of the exterior wall. Transformer boxes and other accessory equipment for any sign shall be placed so that they are not visible from the exterior. Wooden signs shall not have electric lights or electric fixtures attached to them in any manner.

SECTION 10.07 NUMBER OF SIGNS ON BUILDING. No more than one sign naming or advertising the trade name, trade mark, or manufacturer of any product sold or handled therein shall be permitted to be installed or affixed to or painted upon any one store building, or in case a store building contains more than one store unit, upon any one store unit. Apartments and hotels shall not be permitted to have more than one sign of any kind, and such sign shall be limited to one showing the name of the apartment or hotel in painted or molded letters, approved by the Board of Architects and installed in conformance with this and other ordinances of the city. (1307)

SECTION 10.08 PLACEMENT OF SIGNS. All signs attached to a building shall be fastened directly to the walls by well secured metal anchors in such a manner as to withstand a wind pressure load equal to 150 miles per hour for a one hour period. No signs shall be erected so as to obstruct any door, window, or fire escape on any building or structure, or so as to obstruct the visibility of any traffic control sign or traffic control signal.

SECTION 10.09 DETACHED SIGNS. Except as provided in Section 10.11 hereof, no advertising or other sign, detached from and not affixed to or being a part of a building or structure, shall be permitted within the City of Coral Gables other than as provided in this section. Such signs may advertise or describe or refer to a business or operation conducted upon the building site or premises upon which the sign is erected, only; and only one such sign shall be permitted upon any one such building site or premises. The design of all such signs, other than signs erected upon premises during construction of a building thereon, shall be required to be approved by the Board of Architects prior to the erection of such signs. The advertising matter upon or contents of such signs shall be limited to permanent letters or numerals. Any such sign, except

signs erected upon premises during construction of a building thereon, may be illuminated, but if illuminated the source of light shall be concealed from the exterior of the sign unless recessed within the depth of the channel which make up the letters or numerals. No intermittent or flashing illumination will be permitted.

(A) **General.** Detached signs will be permitted only upon premises zoned for commercial or industrial use and facing, abutting and fronting upon U. S. Highway No. 1 (also known as South Dixie Highway) or upon S. W. 8th Street, and subject to the following conditions and restrictions:

(1) The face of any such sign shall not exceed thirty-two (32) square feet in area; and the top of the face of such sign shall not be more than six (6) feet above the finished grade of the ground, except however, that detached signs, the top of the face thereof being not more than eleven (11) feet above the finished grade of the ground, shall be permitted

(a) Upon premises abutting and fronting upon S. W. 8th Street and lying east of LeJeune Road; and

(b) Upon premises lying west of LeJeune Road and fronting upon S. W. 8th Street, where such premises extend as an entity from street to street measured in an east and west direction; and where the building on such premises, or some portion thereof, is at least two stories in height.

(2) Foundations shall be of masonry; supporting members shall be of metal or masonry construction; the sign itself shall be metal, masonry or plastic construction; each sign shall be constructed so as to withstand winds of 150 miles per hour, and in that respect shall be subject to the approval of the Structural Engineer. (1080)

(3) The face of any such sign shall be set back at least five (5) feet from the front or any side property line, except in the case of such signs erected upon premises in Coral Gables abutting and fronting upon S. W. 8th Street east of LeJeune Road, and upon premises in Coral Gables abutting and fronting upon S. W. 8th Street west of LeJeune Road which meet conditions and requirements described in subsection (1) (b) of this section, where no front setback shall be required; the sign shall be so set and placed that its center line is at a normal to, or is parallel with, the front property line; and both faces of the sign, or the face of the back thereof, shall be parallel to each other.

(4) Each such sign shall be landscaped as approved or required by the City Manager.

(5) Subject to the other applicable regulations and requirements above concerning detached signs, and any other provision of this section to the contrary notwithstanding, detached signs shall be permitted in the following cases and on the following conditions:

(a) **Apartment building sites.** Detached signs, the face thereof not exceeding six (6) square feet in area, shall be permitted to be erected upon premises of an apartment building, but no more than one such sign shall be permitted in connection with any apartment building or with any group of apartment buildings operated together as an entity. Such detached sign shall be placed on a standard with cross-arms, and the height thereof shall not exceed nine (9) feet from the finished grade of the ground to the top of the standard or post.

(b) **Automobile Service Station.** Automobile service stations dispensing products of companies which have a standard trade mark sign shall be permitted to erect one such detached trade mark sign on the premises of the station, such sign to be of a height and size as in accord with the standard height and size of similar signs of other stations handling the same products, subject to all requirements of the Building Code or ordinances of this city.

(c) **Parking lots.** Detached signs may be erected upon off-street parking lots of 10,000 square feet or more in area, which are operated in connection with stores or other places of business. Prior to the erection of any such sign, the operator of such place of business furnishing off-street parking facilities primarily for the customers of that place of business, shall make written application, including a sketch, in duplicate, of the proposed sign to the Board of Architects who shall either grant or reject such application and, if granted shall designate the size, location, lettering and like matters in connection therewith. Wording on the sign shall be limited to the name of the business and may include the words "CUSTOMER PARKING ONLY" or any combination thereof. Only one such sign, not larger than 24 square feet, shall be permitted on any one such parking lot. Any necessary entrance or exit signs will be permitted, with a limit of two signs to each entrance and exit with a maximum area of three square feet, and maximum width of two feet, and location, must be approved by the Board of Architects. Only the words "EXIT ONLY" or "ENTRANCE ONLY" shall be permitted on said entrance and exit signs.

(d) **Building sites.** Whenever a building permit shall have been issued by the Building Department of the City of Coral Gables for construction and/or alteration as therein set forth, signs will be permitted on the premises covered by a building permit subject to the following conditions:

(1) One sign will be permitted which may identify the owner, contractor and sub-contractor employed on structure and may contain the name of the supplier of the materials; said sign may also state whether the structure is for rent or sale. (In the event, however, that said sign contains wording indicating that the structure is for rent or sale, the total number of square inches on said sign dealing with the rental or sale, or referring to the availability for purchase of said property, shall not, in any case, exceed forty (40) square inches)

(a) The face of any such sign shall not be larger, figured on its outside dimensions, than (20) square feet.

(b) The top of any such sign shall not be higher than six feet above the ground.

(c) The sign shall be securely fastened to each of two supports, one at each end of said sign and such supports shall be sunk at least three feet into the ground and securely held either by concrete or some other suitable method, or such sign may be securely attached to a building on the premises. (1012)

(2) One sign which may identify the designing architect and/or engineer qualified under the laws of the State of Florida to prepare such plans.

(a) The face of any such sign shall not be larger, figured on its outside dimensions, than four (4) square feet. Where the plans are prepared by more than one architect and/or engineer the space shall be apportioned equally among all of them.

(b) The top of any such sign shall not be higher than four (4) feet above the ground.

(c) The sign shall be fastened securely to a standard which shall be well anchored into the ground, or such sign may be securely attached to a building on the premises. (1012)

(3) Any such signs must be removed by the owner, contractor, designing architect or engineer whenever a certificate of occupancy has been issued, or whenever in the opinion of the Building Department an

inspection discloses that the building or alteration has been completed to the point a certificate of occupancy, if applied for, would be issued.

SECTION 10.10 SIGNS ON AWNINGS – REGULATIONS. Signs shall hereafter be permitted to be painted upon awnings or awning valances, subject to the provisions of this ordinance and upon the following express conditions:

- (a) Such signs shall be limited to the name of the owner or the trade name of the business, and the street number of the building; the business name or owner's name shall appear not more than once on any one side valance or front valance of any awning, but street numbers may be placed before and after each statement of the business name or owner's name; the street name shall in no case be permitted to be painted upon any awning valance.
- (b) All lettering of such signs shall be placed thereon in one line and the letters or numerals shall not in any case exceed four inches in height.
- (c) Marks or insignia constituting or forming a decorative motif shall be permissible above the valance of any awnings under the following circumstances; the mark or insignia shall be approved by the City Commission upon drawings or sketches submitted to it. Such decorative motifs shall not include trade marks, lettering, printing or signs of any kind but shall be limited strictly to a decorative motif.

SECTION 10.11 ADVERTISING SIGNS IN RESIDENTIAL DISTRICTS. Except for signs herein otherwise permitted upon building sites during construction of a building thereon, no advertising sign, exposed to view from any public street, highway, thoroughfare, waterway or public place shall be erected, used or maintained upon any lot or parcel of land which is, by the terms of a deed or contract for deed still in force, restricted to purposes of improvement or occupation for residential purposes, or which is now or may hereafter be zoned by ordinance for residence purpose only, whether such residence purpose be single family, duplex or multiple family, unless the same shall conform in construction, location, size and type to the provisions of this section. The face surface of such sign shall not be larger than forty (40) square inches. If such sign be placed on a vacant lot or parcel of land, it shall be securely nailed or otherwise fastened securely, to a stake or post which itself shall be fastened securely into the ground, and which shall project not more than three (3) feet above the surface of the ground. Said sign shall not be nearer than 25 feet to the property line if placed upon vacant property, and if placed on land improved by a building it shall not be placed nearer than fifteen (15) feet to the property line, unless the main part of the building is less than fifteen (15) feet from said property line, in which case it may be placed in or upon a front or side door or window of the building. Permits for signs erected in compliance with this section may be issued by the Building Inspector without submission of such sign to the Board of Architects for its approval thereof. All such permits shall automatically expire six (6) months after date of issuance. The Building Inspector shall remove any sign not conforming with the provisions of this section, or not authorized by an existing and unexpired permit. Only one such sign shall be permitted on any building site.

SECTION 10.12 TEMPORARY PAPER SIGNS. Paper or other temporary signs may be affixed or otherwise attached or painted on glass display windows of commercial establishments and stores, without the requirement of a permit being obtained therefor and without such signs having to be submitted to and approved by the Board of Architects, provided however, that not more than one such sign shall be permitted upon any one display window and provided further that no such sign shall exceed 250 square inches in size. Temporary signs announcing or advertising a going-out-of business sale will also be permitted on premises zoned for commercial or industrial use, subject to conditions and restrictions contained in ordinances of this city pertaining thereto.

11. BOARD OF ARCHITECTS AND STRUCTURAL ENGINEER

SECTION 11.01 APPOINTMENT – NUMBER – TERM.

- (a) There is hereby created a Board of Architects; such Board shall have not less than one member nor more than five at any one time, and the number of members constituting said Board shall be as from time to time designated by resolution of the City Commission; the members of the Board shall be appointed by the City Manager and approved by the City Commission.
- (b) If the Board consists of one member, he shall hold office at the will of the Commission, and shall be designated as the "Supervising Architect".
- (c) If the Board is made up of three members, then, and in that event, the members are to be appointed for specific terms of 18 months; however, the original three members constituting such Board shall be appointed: one for 6 months, one for 12 months, and one for 18 months; their replacements shall be for 18 months each; except as such terms may be fixed otherwise by resolution of the Commission.
- (d) In the event that the Board is composed of five members, then its members shall be appointed for specific terms of 18 months each with members of the first Board serving: one for 6 months; two for 12 months; and two for 18 months; their replacements shall be for 18 months each.
- (e) One associate member shall be named by the City Manager for a term of six months, but must be approved by the Commission, and in the absence or disability of a regular member, such associate member may be called to sit and act in his place by the Chairman of the Board. (1050)
- (f) No member of the Board of Architects shall be re-appointed as a member of such Board until at least twelve months have intervened between the expiration of his term and any new appointment; the associate member shall be appointed as a regular member of the Board at the expiration of his term as an associate member. (1050)
- (g) In the event that the Board of Architects should consist of only one member, this section shall, wherever applicable, apply and the inconsistencies that naturally arise in the difference of the size of Board and one member as opposed to more than one member shall be resolved sensibly to fit with the one member Board.

SECTION 11.02 MEMBERSHIP AND ORGANIZATION OF BOARD. In the event that the Board of Architects shall consist of more than one member, such Board shall elect a Chairman and Vice-Chairman to preside at its meetings, and shall formulate its rules and regulations for the conduct of its business. Both such officers must be members of the American Institute of Architects. The members of the Board shall have the following qualifications:

- (a) Each member shall have had 10 years experience in the practice of his profession, and must either be a resident or have his principal place of business in the City of Coral Gables.
- (b) All members shall be registered architects in the State of Florida, and at least a majority of the members of the Board shall be members of the American Institute of Architects.

SECTION 11.03 MAJORITY TO APPROVE PLANS. The Board of Architects shall meet to consider and act upon plans and specifications submitted in connection with applications for buildings or sign permits as hereinafter required. The approval of at least a majority of the Board of Architects, as from time to time constituted, signified by their signature on each set of plans and specifications required to be submitted with each application for a permit, shall be a prerequisite to the issuance of any building or sign permit required to be approved by the Board.

SECTION 11.04 MEETING AND RECORDS. The Board of Architects shall meet at least once each week, and at such other times as the Board may determine, for the consideration of the business before the Board. All meetings shall be open to the public and the order of business and procedure to be followed shall be as prescribed by the Board. A majority of the Board shall constitute a quorum and the affirmative vote of a majority of the Board shall be necessary for any action thereof. The City Manager is authorized and empowered to appoint a Secretary for the Board. A record of the proceedings of the Board shall be kept, showing its action on each question considered. Such record shall be filed in the office of the Secretary of the Board of Architects of the City of Coral Gables and shall be open for public inspection. (1041)

SECTION 11.05 STRUCTURAL ENGINEER.

- (a) The Structural Engineer shall be appointed by the City Manager, with the approval of the City Commission. The appointment made in the year 1950 shall be for a term ending June 30, 1951, and all appointments thereafter shall be for two year terms ending June 30, of the second year following the appointment, and until a successor shall be appointed and shall qualify.
- (b) An Associate Structural Engineer shall be appointed by the City Manager for a term of two (2) years with the approval of the City Commission. He shall act in the absence or disability of the Structural Engineer. (1244)

SECTION 11.06 APPROVAL OF DESIGN BY STRUCTURAL ENGINEER. No permit shall be issued by the Building Department for the erection of, or any alteration or addition to, any building, structure or sign in the City of Coral Gables in any case where matters of structural design for which standards are not specifically prescribed by the Building Code or ordinances of the City of Coral Gables are involved, until said structural design has been approved by the Structural Engineer. Such approval shall be signified by the signature of the Structural Engineer on all sets of plans or specifications required to be submitted in connection with the application for a permit.

SECTION 11.07 BUILDING PERMITS AND APPLICATIONS. No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Coral Gables; until an application for a permit therefor has been previously filed with the City of Coral Gables, as provided herein, and other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or caused to be commenced, any repair to any existing building, structure, sign or canopy in the City of Coral Gables until an application for a permit therefor has been previously filed with the City of Coral Gables, as provided herein and by all other ordinances of the city. No repairs shall be commenced upon any building, structure or sign until a permit therefor has been first issued by the City of Coral Gables, in every case where such proposed repairs will exceed Fifty (\$50.00) Dollars in cost. All work done under and pursuant to any building or sign permit issued by the City of Coral Gables shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this code.

SECTION 11.08 PLANS AND SPECIFICATIONS. Every application for a permit to erect a building or structure or to materially alter a front or side elevation of any existing building or structure in the City of Coral Gables, shall be accompanied by two sets of detailed plans and, if the plans submitted do not furnish sufficient information adequately to show the scope of the planned construction for which a permit has been requested then there shall be furnished, in addition to the two sets of detailed plans, one set of detailed specifications for such proposed work; both the plans and specifications shall be prepared by a registered architect or registered engineer, qualified under the laws of the State of Florida to prepare such plans and specifications and no permit therefor shall be issued until such plans (and specifications when required) shall have been previously approved by the Board of Architects as hereinabove provided. No plans or specifications in violation of this or any other ordinance of the City of Coral Gables shall be

approved. No permit for the construction of any motel, or for the construction of any addition thereto, shall be issued until and unless the plans therefor are approved by the Zoning Board, as well as by the Board of Architects.

SECTION 11.09 FEES FOR EXAMINATION OF PLANS AND SPECIFICATIONS. For examination of such plans and specifications, by the Board of Architects and/or Structural Engineer, there shall be charged and collected by the city, in addition to all other building permit fees which are now or which may hereafter be prescribed by ordinance, a fee of One (\$1.00) Dollar per thousand dollars, or major fraction thereof, of the estimated cost of the construction involved, which shall be payable at the time the building permit for such work is issued; provided however, that a preliminary deposit upon such fee, at the rate of One (\$1.00) Dollar per thousand dollars of the estimated cost of construction involved, to a maximum of Seven (\$7.00) Dollars for each set of plans and specifications, shall be paid at the time of the submission of the plans and specifications for examination, such deposit to be retained by the city as a final fee for examination of plans in the event no building permit is later issued for the work covered by such plans, and to be applied against, and as a part of the fees so due at the time of issuance of the building permit if, a building permit is subsequently issued for such work.

SECTION 11.10 CHANGES IN PLANS AND SPECIFICATIONS MAY BE REQUIRED. It shall be the duty of the Board of Architects, the Structural Engineer and the Building Inspector to require such changes, if any, in any plans and/or specifications presented as may be necessary to conform to the provisions of this and all ordinances of the City of Coral Gables, with due regard to any existing deed restrictions not in conflict herewith. The said Board of Architects or Structural Engineer may also suggest or recommend such changes in said plans and specifications as in its or his judgment may be requisite or appropriate to the maintenance of a high standard of construction, architecture, beauty and harmony.

SECTION 11.11 SAMPLES OF COLOR IN PAINTING OR AWNING WORK. Each applicant for or holder of a permit authorizing exterior painting, coloring, awning work or erection of a canopy shall be required to submit to the Board of Architects for its approval, prior to the execution of such work, sample of the color to be used in such work; and the Board of Architects shall require the use of appropriate and harmonious color therein.

SECTION 11.12 FEES PAID MEMBERS OF BOARD AND ENGINEER. The compensation of members of the Board of Architects shall be as from time to time fixed by resolution of the City Commission. The Structural Engineer shall be paid a flat fee per month as recommended by the City Manager and approved by the City Commission for his services as Structural Engineer and for advise and consultation furnished to the City Manager and Public Works Department. This fee shall be paid without regard to the number of building plans examined and/or approved by said Structural Engineer.

SECTION 11.13 APPEALS FROM DECISIONS OF BOARD, STRUCTURAL ENGINEER OR BUILDING INSPECTOR. An appeal from any decision of the Board of Architects, the Structural Engineer, or the Building Inspector, may be taken to the Zoning Board by any person who is aggrieved by such decision, or by any officer of the city. At the time any such appeal is considered by the Zoning Board such Board shall give both the Board of Architects, or the Building Inspector, or the Structural Engineer, as the case may be, and the appealing party, an opportunity to be heard.

12. ZONING BOARD — PROCEDURES

SECTION 12.01 APPOINTMENT OF BOARD. A Zoning Board is hereby established, which shall consist of five members appointed by the Mayor with the approval of the City Commission. A member of the administrative staff of the Department of Planning and Zoning shall be named by the Zoning Board to act as a non-

voting, ex-officio member of the Board and as Secretary thereto.

SECTION 12.02 TERMS. The three members of the Zoning Board to be appointed in 1950, for terms beginning prior to July 1, 1950 shall be appointed for a term ending June 30, 1951, and until their successors are appointed and shall qualify; thereafter all appointments shall be for a term of two years, ending June 30 of the second year after appointment, and until their successors are appointed and shall qualify.

SECTION 12.03 ORGANIZATION AND MEMBERS. The members of the Zoning Board shall elect a Chairman and Vice-Chairman from among themselves, to serve for a term of one year commencing July 1, of each year. Each member of the Zoning Board, at the time of his appointment, must have been a resident of the City of Coral Gables, or must have had his principal place of business in the City of Coral Gables for at least ten years.

SECTION 12.04 MEETINGS – RECORDS. The Zoning Board shall hold regular meetings on the second and fourth Mondays of each month, and special meetings at such times as the Board may determine or at the call of the Chairman thereof or the Director of Planning and Zoning for the consideration of business before the Board. All regular and special meetings of the Zoning Board shall be open to the public but the Board's deliberations after a meeting may be private. The time and place of meetings, and the order of business and procedure to be followed at meetings, shall be prescribed by the Board. Three members of the Zoning Board shall constitute a quorum, and the affirmative vote of a majority of the Board shall be necessary for any action thereof; provided however, that in all cases where an amendment to this code is under consideration and the owners of record of at least twenty percent (20%) of the property included in such proposed change, or of the property within the area affected as defined by the Zoning Board, file with the Board a written protest against such proposed change, then no recommendation of such amendment shall be made by the Zoning Board except on the affirmative vote of four-fifths of the members of the Board. A written record of the proceedings of the Zoning Board shall be kept, showing its action on each question considered. Such record shall be filed in the office of the Secretary of the Zoning Board, and shall be open for public inspection.

SECTION 12.05 AUTHORITY AND POWERS OF ZONING BOARD. The Zoning Board shall have power to construe the provisions of this code so that the spirit and the true purpose thereof may be observed. It shall recommend in writing to the City Commission such amendments to this code as it may deem proper and expedient, or necessary to clarify or to carry into effect the purposes thereof. The Zoning Board shall have no power to authorize any variances or exceptions from the terms of this code, but shall recommend to the City Commission such variances and exceptions to the terms thereto as it may deem proper and expedient, or necessary to carry into effect the purpose of this code. No variance or exception from this code, and no amendment to this code which changes the permitted use or changes the minimum building area more than five (5%) percent of any specifically designated property, shall be recommended to the City Commission by the Zoning Board without a hearing having been held before such Board at which persons interested shall be accorded an opportunity to be heard.

SECTION 12.06 AMENDMENTS AND EXCEPTIONS – NOTICE OF HEARING. In every case where an amendment to this code is requested or proposed, or where a variance from the terms of this code is requested, the Zoning Board shall define limits of the specific area, if any, which may be adversely affected by the proposed amendment, exception or variance, and may provide that individual notice of the consideration thereof be given to the owners of all property in such affected area in person or by mail, as the Zoning Board shall prescribe; provided however, that in case of notice by mail such notice shall be mailed not less than five days before the date of hearing; and provided further, that in all cases of hearings upon proposed or requested amendments to this code which will change the minimum building area requirements more

than five (5%) percent, or the permitted use, of any specifically designated property, public notice of such hearing shall also be published one time in a newspaper of general circulation published in the City of Coral Gables or in Dade County, Florida, at least ten days prior to the date of such hearing. All notices shall state in substance the change desired to be affected.

SECTION 12.07 APPLICATIONS FOR AMENDMENTS OR EXCEPTIONS-PROCEDURE. Applicants for variances or exceptions from or amendments to this code shall file a written request therefor with the Secretary of the Zoning Board on forms prescribed by him. Applicants shall be required to pay a fee of Thirty (\$30.00) Dollars at the time of filing such application; provided, that in the event a special meeting of the Zoning Board is requested for consideration of the requested change the applicant shall be required to pay a fee of One Hundred (\$100.00) Dollars at the time of filing such application. No application for any change shall be heard or considered by the Zoning Board except after written application therefor and payment of the fee as above set forth; but the Zoning Board, on its own initiative or upon the request of the City Commission, may make recommendations to the City Commission of amendments to this code which it may deem proper or expedient, after notice as above provided herein, in all cases where the proposed amendment will change the minimum building area requirements more than (5%) percent, or change the permitted use of any specifically designated property. (1134, 1344)

SECTION 12.08 EXCEPTIONS AND AMENDMENTS – PROCEDURE – TIME LIMIT. Exceptions from the terms of this code, not involving a change of use, or a change of minimum building area requirements of more than five (5%) percent of specifically designated property, may be authorized or permitted by the City Commission by resolution from time to time as it may deem necessary or proper. Any other change or amendment to this code shall be made only by ordinance duly passed and adopted by the City Commission. Any proposed variance, exception or amendment from or to this code, which has failed to receive the recommendation of the Zoning Board, shall not be passed except by the affirmative vote of four-fifths of all the members of the City Commission. Any exception authorized by resolution of the City Commission shall become void and of no effect six (6) months from and after the date of the resolution granting the same unless within such period of six (6) months a building permit for the building or structure involved embodying the substantive matter for which the exception was granted shall have been issued and taken out; and the requested action permitted by the exception shall have taken place within the said six (6) months period. No amendment or variance changing the minimum building area requirements more than five (5%) percent or changing the permitted use of any specifically designated property shall be adopted by the City Commission until after a hearing thereon has been held by the Zoning Board, after notice as required herein.

SECTION 12.09 LIMITATION OF SUBSEQUENT APPLICATIONS. Whenever any application for a variance or change of zoning shall have been finally determined, no other or further application for a variance or change of zoning with reference to the particular property affected by said application, or with reference to other property similarly situated, will be considered for a period of one (1) year following the date of such action. Should conditions affecting such property materially change, in the opinion of the City Commission, or should a modified plan of rezoning be presented to the City Commission, either of which in the opinion of the Commission would justify action before the expiration of such one (1) year period, the Commission by four-fifths majority may permit the filing of such application for rezoning, notwithstanding the provisions of this action. (1240)

SECTION 12.10 FEES, BOARD MEMBERS. Each member of the Zoning Board, except the Chairman, shall be remunerated in the sum of Fifteen (\$15.00) Dollars for each regular or special meeting of the Zoning Board attended by such member. The Chairman shall be remunerated in the sum of Twenty (\$20.00) Dollars for each regular or special meeting attended by him. (1238, 1344)

SECTION 12.11 APPEALS FROM DECISIONS OF BOARD. An appeal from any decision of the Zoning Board upon any matter initiated before such Board, or before it upon appeals from de-

cisions of the Board of Architects, Structural Enginer, or Building Inspector, may be taken to the City Commission by any person who is aggrieved by such decision, or by any officer of the city. Any person desiring to appeal a ruling of the Zoning Board shall, not less than five (5) days and within thirty (30) days from the date of such ruling, file a written notice of appeal with the City Clerk whose duty it shall then become to send written notice of such appeal to all persons who were required by the Zoning Board to be notified of the hearing before such Board; the matter shall then be heard by the City Commission at its next regular meeting, provided at least ten (10) days shall intervene between the time of the filing of the notice and the date of such regular meetings and if ten (10) days shall not intervene between the time of filing of the notice and the date of the next regular meeting, then the appeal shall be heard at the next following regular meeting of the City Commission. Any person desiring to appeal to the City Commission any ruling of the Zoning Board shall be required to pay to the City Clerk a fee of Twenty (\$20.00) Dollars at the time of filing Notice of Appeal. An appeal to the City Commission shall stay all proceedings in furtherance of the action appealed from until the final disposition of the appeal. (1284, 1344)

SECTION 12.12 PUBLIC HEARING — COSTS. In the event that a Public Hearing is authorized in connection with an application, the Board shall require the applicant to pay an additional fee, to cover the costs of any and all notices prescribed by this ordinance. (1134)

13. PENALTIES, REMEDIES, AND MISCELLANEOUS

SECTION 13.01 VIOLATION AND PENALTIES. For any and every violation of the provisions of this code, the owner, general agent or contractor of a building or premises where such violation has been committed or shall exist, and the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, and the owner, general agent, contractor, lessee or tenant of any part of a building or premises in which part such violation has been committed or shall exist, and the general agent, architect, builder, contractor, subcontractor or any person who commits, takes part in or assists in such violation or who maintains any building or premises in which any such violation shall exist, shall for each and every violation and for each and every day or part thereof that such violation continues, be subject to a fine of not more than Five Hundred (\$500.00) Dollars, or imprisonment in the city jail for a term not exceeding sixty (60) days, or both, at the discretion of the Municipal Judge. Legal remedies for violations shall be had and violations shall be prosecuted in the same manner as is prescribed by law or ordinance for the prosecution of violations of other ordinances of the City of Coral Gables.

SECTION 13.02 REMEDIES. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure, or land is used, in violation of this code or of any other ordinance or lawful regulation, the proper authorities of the City of Coral Gables in addition to the remedies herein provided for, may institute any appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, or to impose a penalty for such violation or to restrain, correct or abate such violation in order to prevent the occupancy or use of said building, structure or land contrary to the provision hereof, or to prevent any illegal act, conduct, business or use in or about such premises.

SECTION 13.03 VALIDITY OF ORDINANCE, REPEAL. If any section, paragraph, subdivision, clause, sentence or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder of this ordinance, but in effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered. Ordinance No. 988 of the City of Coral Gables, known as the "Zoning Code", is hereby repealed.

SECTION 13.04 EFFECT OF PRESENT ORDINANCES. This ordinance shall not be construed as repealing or modifying any other valid ordinance of the City of Coral Gables now in effect which restrict the location of industries, enterprises, occupations, establishments or entertainments of any kind, except in so far as this ordinance shall be in conflict therewith.

SECTION 13.05 WHEN EFFECTIVE. This Ordinance No. 1005 is hereby declared to be an emergency measure upon the grounds of urgent public need for the preservation of peace, health, safety and property of the people of Coral Gables.

PASSED AND ADOPTED THIS FIFTH DAY OF FEBRUARY, A. D. 1957.

APPROVED.
FRED B. HARTNETT
Mayor

ATTEST:
L. W. ROBINSON, JR.
City Clerk

NOTE: The numbers of amending ordinances are shown in parenthesis following or adjoining the subject matter affected.

INDEX TO SUBDIVISIONS

PLATE NO.	PLATE NO.
A Section	2
Alex Blair Subdivision	2
Anderson's Subdivision	3
Avocado Land Co. Subdivision	15-16
 B Section	3
Bay Bluff	14
Baker Homestead	13
Biltmore Addition	6
Biltmore Section	6
Biscayne Bay Section 1	14
Bruno Estates	14
 C Section	2
Cartee Homestead	12
Coconut Grove Manor	13
Coconut Grove Section	6
Coconut Grove Terrace	6
Coconut Grove Warehouse Center	9
Coco Plum Estates	14
Cocoplum Heights	14
Cocoplum Acres (Replat Lots 3, 4, 5)	14
Cocoplum Beach Property	14-15
Coral Bay Section A, B, C, & D	16
Coral Estates	3
Coral Groves	3
Cortez Place	1
Country Club Section 1, 2, 3, 4	7
Country Club Section 5	8
Country Club Section 6	6
Crafts Section	6
Crystal Park	16
 D Section	2
Davis Orchard Addition	1
Davis Tract	13
Douglas Section	5
Dunbar F. H. Tract	14
 E Section	2
East Coral Gables	5
Ely Homestead	12
Erin	14
 Fairchild Manors	15
Flagler Section	5
French Village	6
 Gables Estates 2, 3 & 4	15
Golden Gate Subdivision	9
Granada Groves—Granada Terrace	1
Granada Place & First Addition	1
Granada Section	1
 Hammock Oaks Harbor Sections	15
Highland Estates	14
Industrial Section	9
 Journey's End	15
K Section	4
 L Section	4
Leyshon Property	15
Louise Park	6
 MacFarlane Homestead	9
Mariana Place	1
Montgomery R. H. Property	16
 Page's Replat	6
Peacock's Redivision, Blk. 35, Section B	3
 Riviera Circle	6
Riviera Section 1 & 2	9
Riviera Section 3, 4 & 5	10
Riviera Section 6, 7 & 8	11
Riviera Section 9, 10, 11 & 12	12
Riviera Section 13 & 14	11
Riviera Waterways Subdivision	11
 San Juan Estates	14
San Juan Heights	14
San Souci	13
Singer Subdivision	11
Snapper Creek Property	15-16
Sunrise Harbor	13
Sunrise Point	13
 Tamiami Place 1, 2 & 3	1
 University Estates	11
University of Miami Re-Sub.	10-11
 Venetia Towers	7
 Waterway View	9
Welbon Subdivision	1
Wheeler's Re-Sub.	14

USE AND AREA MAP

Attached to and made a part of this Zoning Code is a Use and Area Map, consisting of several plates with footnotes. Use and Area regulations are shown by colors and by letter and number symbols (these symbols are found to be in general use among current zoning codes). Explanatory footnotes are a part of each plate and a part of this Zoning Code. Such footnotes explain specific deviations or qualifications pertaining to zoning by the symbol "S" (see Section 3.13), and the symbol "X" (see Section 3.11), as well as other subject matter for the purposes of clarity.

**PLEASE NOTE THE FOLLOWING CHANGES
ON USE AND AREA MAP PLATE NO. 1.**

GRANADA SECTION

1. Lot 3, Block 81, is zoned CA to permit the construction of a one-story office building. (Note: No detached signs are permitted on the lot.) (Ord. No. 1313)

WELBON SUBDIVISION

1. Lots 1 and 30, are zoned X-CA. (For uses permitted please refer to Ord. No. 1118.)

**PLEASE NOTE THE FOLLOWING CHANGES
ON USE AND AREA MAP PLATE NO. 2.**

SECTION "D"

1. Lots 9 and 10, Block 20, are zoned XR-14 Use to permit off-street parking in connection with the Church of the Little Flower located on Lots 1, 2, 3, and 26 to 31, inclusive, Block 8, Country Club Section Part 1. (See Ord. No. 1099 for conditions and restrictions.)

**PLEASE NOTE THE FOLLOWING CHANGES
ON USE AND AREA MAP PLATE NO. 4.**

SECTION "K"

1. Lots 1 and 2, Block 7, are zoned A-13 (Ord. No. 1208).
2. Lot 20, Block 7, is designated as an alley (Ord. No. 1332).
3. Lots 29, 30, 31, and 32, Block 7, are zoned XA-15 Apartment Use to permit the property to be used for off-street parking in connection with the commercial buildings located at 1822, 1826 and 1830 Ponce de Leon Boulevard. (For conditions and restrictions, refer to Ord. No. 1310).
4. Lots 11 to 19, inclusive and Lots 29 to 36, inclusive, Block 10, have a Special Use to permit the property to be used for customer parking and loading and unloading in connection with the Grand Union Company retail store located at 1906 Ponce de Leon Boulevard. (See Ord. Nos. 1234 and 1257 for conditions and restrictions.)
5. Lot 20, Block 10, is zoned CB to permit the construction of a 19'8" x 42' covered area addition only in the rear of the Grand Union Company retail store located at 1906 Ponce de Leon Boulevard. (Ord. No. 1276).
6. Lots 16, 17, and 18, Block 18, have a Special Use to permit the conversion and use of a building located on said Lots 16, 17, and 18 into an 8-bedroom lodging house to be used in connection with and as a part of the operation of the Musician's Club of America located on Lots 19 to 29, inclusive, Block 18, Section "K." (See Ord. No. 1211 and Resolution No. 8859 for conditions and restrictions.)
7. Lots 38 to 41, inclusive, Block 34, are zoned X-CB to permit the operation of a medical laboratory. (Ord. No. 1199).

SECTION "L"

1. Lots 1 to 8, inclusive, Block 30, are zoned CA. (See Ord. No. 1273 for conditions and restrictions.)
2. Lots 21 to 25, inclusive, Block 30, are zoned CA to permit the construction and operation of a dental clinic medical building only. (Ord. No. 1205).

3. Lots 7 to 10, inclusive, and the North 4. 55' of Lot 11, Block 31, are zoned X-CB to permit the construction of an automotive service station together with a retail store for sale of tires and accessories only. (For conditions and restrictions refer to Ord. No. 1254.)

MINIMUM FRONT SETBACK REQUIREMENTS

SECTION "L"

1. On Lots 16 to 40, inclusive, Block 22 10 feet.
2. On Lots 1 to 8, inclusive, Block 30 3 feet.
3. On Lots 9 to 25, inclusive, Block 30 10 feet. (Ord. No. 1273)

**PLEASE NOTE THE FOLLOWING CHANGES
ON USE AND AREA MAP PLATE NO. 5**

DOUGLAS SECTION

1. The East Thirty (30') feet of Lot 2 and the West 10' of Lot 3, Block 2, is zoned X-CB to permit the construction and operation of a coin operated laundry. (For conditions and restrictions, refer to Ord. No. 1306.)
2. Lot 1 less the North 10', Block 8, is zoned X-CB to permit the erection of an addition to the existing funeral home located on Lot 2 and the North 10' of Lot 1, Block 8; such change to be Special and for the use of said property as a funeral home only. (See Ord. No. 1111 for conditions and restrictions.)
3. Lot 3, Block 8, has a Special Use for off-street parking in connection with the funeral home located on Lots 1 and 2, Block 8, Douglas Section. (See Ord. No. 1111 for conditions and restrictions.)
4. All of Block 20 is zoned XA-17 to permit construction and operation of a combination eighty-two (82) room hotel and commercial building and having the following types of business therein:
 - a. Barber shop and beauty shop.
 - b. Book store.
 - c. Car rental,
 - d. Cosmetic, perfume and toiletries store,
 - e. Drug and sundry store,
 - f. Florist shop (does not include growing plants),
 - g. Gift shop,
 - h. Haberdashery shop,
 - i. Millinery shop,
 - j. Modist, wearing apparel,
 - k. Office for business and professional purposes,
 - l. Photographer, photograph gallery,
 - m. Shoe store,
 - n. Stock exchange and brokerage office,
 - o. Tailor shop,
 - p. Travel agency.

(Ord. No. 1320)

5. Lots 12 and 13, Block 35, are zoned A-9-10 (2,066 minimum square foot floor area.) (Ord. No. 1100).
6. Lots 1, 2, 3, 4, and 5, Block 43, are permitted to be used for church purposes. (See Ord. No. 1096 for conditions and restrictions.)
7. Lots 7 to 12, inclusive, Block 37, the East 50' of Lots 11 and 12, Block 38, and all of Block 44 less the West 310', are zoned as follows:

- a. A Special Use for bowling lanes, (See Ord. No. 1019 for conditions and restrictions.)
- b. A Special Use to permit the operation of a private membership billiard club at the bowling lanes provided that such operation shall be confined to a private room and not exposed to the view of the general public. (Ord. No. 1301.)

**PLEASE NOTE THE FOLLOWING CHANGES
ON USE AND AREA MAP PLATE NO. 6.**

COCONUT GROVE SECTION

- 1. Lots 51 to 55, inclusive, Block 30, are zoned CC. (Ord. No. 1156.)

COUNTRY CLUB SECTION PART 6

- 1. Lot 17, Block 114, is zoned R-6-7 (1,550 minimum square foot floor area). (Ord. No. 1078.)
- 2. Lots 1 to 7, inclusive, Block 116, are zoned SA-17 Use; Lots 13 to 16, inclusive, Block 116, are zoned SR-9 Use. The letter symbol "S" permitting the property to be used for church purposes. (Ord. No. 1141.)
- 3. Lots 17 and 18, Block 116, are permitted to be used for off-street parking in conjunction with the church located on Block 116, Country Club Section Part 6. (See Ord. No. 1141 for conditions and restrictions.)

CRAFTS SECTION

- 1. Lots 46 and 47, Block 9, are zoned X-CA to permit the construction and operation of a medical clinic. (Ord. No. 1338.)
- 2. Lot 25, Block 11, is zoned X-CB to permit the operation of a business by the Pittsburgh Glass Company consisting of a retail business of paint, paint brushes, glass, etc., and the installation of glass in automobile windows. (Ord. No. 1325.)
- 3. Lots 24 and 25, Block 14, are zoned CB. (Ord. No. 1137.)
- 4. Lots 12 and 13, Block 17, are zoned X-CC to permit the construction and operation of CA Uses in a CC Use district. (Ord. No. 1341.)
- 5. Lots 14 and 18, inclusive, Block 29, are zoned X-CB to permit the construction and operation of an automotive service station only. (Ord. No. 1190.)
- 6. Lots 4 and 5, Block 30, are zoned XR-3 to permit the property to be used for off-street parking in connection with the commercial building located on Lots 1, 2, 3, 16, 17, 18 and 19, Block 30. (For conditions and restrictions see Ord. No. 1315.)
- 7. Lots 1 to 13, inclusive, Block 37, are zoned A-13. (Ord. No. 1130.)
- 8. Lots 1 to 4, inclusive, Block 38, are zoned D-10 to permit the construction of two bungalow type duplexes. (Ord. No. 1130.)
- 9. Lots 1 to 11, inclusive, Block 39, are zoned D-10. (For minimum size building sites required see Section 8.03) (Ord. No. 1130.)
- 10. Lot 1 and the West 35' of Lot 2, Block 46, is zoned D-10. (Ord. No. 1130.)

**MINIMUM STREET FRONTAGE REQUIREMENTS
IN CERTAIN LOCATIONS**

CRAFTS SECTION

- 1. All of Block 38 is limited and restricted to two build-

ing sites. (Ord. No. 1130.)

- 2. Lots 1 to 11, inclusive, Block 39 are restricted to six building sites as follows:
 - a. Lot 1 and the West 10' of Lot 2,
 - b. Lot 3 and the East 30' of Lot 2,
 - c. Lots 4 and 5,
 - d. Lots 6 and 7,
 - e. Lots 8 and 9,
 - f. Lots 10 and 11.

(Ord. No. 1130)

**PLEASE NOTE THE FOLLOWING CHANGES
ON USE AND AREA MAP PLATE NO. 7.**

COUNTRY CLUB SECTION PART 1

- 1. Lots 23, 24 and 25, Block 8, are zoned SR-8 Use to permit off-street parking in connection with the Church of the Little Flower located on Lots 1, 2, 3, and 26 to 31, inclusive, Block 8, Country Club Section Part 1. (See Ord. No. 1099 for conditions and restrictions.)
- 2. Lots 8 and 9, Block 10, have a Special Use to permit said lots to be used for church purposes. (See Ord. No. 1067 for conditions and restrictions.)
- 3. Lots 6, 7, 8, 9, and that portion of Lots 10 and 11 lying 100' south of Avenue Malaga, Block 11, have a Special Use for municipal off-street parking lot in connection with the Coral Gables Biltmore Golf Course. (See Ord. No. 1119 for conditions and restrictions.)

COUNTRY CLUB SECTION PART 4

- 1. Lot 21, Block 52, is zoned R-14. (Ord. No. 1192.)

VENETIA TOWERS

- 1. Please note that the East 267' of Block 30, Second Revised Plat of Coral Gables Country Club Section Part 2 has been re-subdivided into a plat entitled "Venetia Towers." (Ord. Nos. 1197 and 1328.)

**PLEASE NOTE THE FOLLOWING CHANGES
ON USE AND AREA MAP PLATE NO. 9.**

COCONUT GROVE WAREHOUSE CENTER

- 1. Lots 31 and 32, Coconut Grove Warehouse Center, is zoned X-CB, to permit the operation of an auto trim shop which consists of making seat covers and tops for cars. (Ord. No. 1285.)
- 2. Lots 58 to 72, inclusive, are zoned R-1-2, (850 minimum square foot floor area.) (Ord. No. 1293.)

GOLDEN GATE SECTION

- 1. Lots 52 to 67, inclusive, Lots 69 through 72, inclusive, and the South 34' of Lot 68, Block 1; Lots 1 to 20, inclusive, Block 2; Lots 1 and 2, Block 3; Lots 1 to 18, inclusive, Block 5; and Lots 1 to 9 inclusive, Block 6; are zoned R-1-2, (850 minimum square foot floor area.) (Ord. No. 1293.)

INDUSTRIAL SECTION

- 1. Lot 40, Block 4, is zoned X-CB to permit an addition to an existing building located on Lot 39, Block 4, for the purpose of manufacturing concrete joists. (Ord. No. 1053.)
- 2. Lots 18 to 21, inclusive, Block 5, are zoned X-CB to permit contractor's facilities and fabrication and storage of wood, light metal, and construction materials on subject property. (See Ord. Nos. 1277 and 1290 for conditions and restrictions.)

3. Lot 4, Block 15, is zoned M Use. (Ord. No. 1281.)

**COMBINED AND SUPPLEMENTAL PLAT OF
MacFARLANE HOMESTEAD AND ST. ALBAN'S PARK**

1. Lots 13 to 24, inclusive, Block 1A; Lots 1 and 2, and 22 to 29, inclusive, Block 1B; Lots 1 to 15, and 17 to 24, inclusive, Block 2A; Lots 1 to 8, and 17 to 19, inclusive, Block 2B; Lots 1 to 24, inclusive, Block 3A; and Lot 9, Block 3B; are zoned R-1-2, (850 minimum square foot floor area.) (Ord. No. 1293.)
2. Lot 16, Block 2A, is zoned SR-1-2, (850 minimum square foot floor area). (The letter "S" permits a church.) (Ord. No. 1293.)

RIVIERA SECTION PART 2

1. Lots 26 to 29, inclusive, Block 95, are zoned X-CA to permit the construction and operation of a grocery store. (Ord. Nos. 1243 and 1321.)
2. Lot 30, Block 95, is zoned X-CA to permit the construction and operation of a contact lens laboratory. (Ord. Nos. 1243 and 1283.)
3. Lots 31 and 32, Block 95, are zoned CA (Ord. No. 1243.)
4. Lots 33 to 39, inclusive, Block 95, have a Special Use to permit off-street parking in connection with commercial buildings to be constructed on adjacent commercially zoned property in said block and for that purpose and in that connection only. (See Ord. No. 1203 for conditions and restrictions.)
5. Block 96 has been re-subdivided into four lots which are zoned as follows:
 - a. Lots 3 and 4, are zoned R-3,
 - b. Lot 1 is zoned CA, with all except the East 107' reserved for off-street parking for use only in connection with the building to be constructed on Lot 1 and Lot 2 of said Block 96.
 - c. Lot 2 is zoned CA for use in connection with Lot 1, Block 96, for the construction and operation of a medical office building.(Ord. Nos. 1223, 1224, and 1264.)

RIVIERA SECTION PART 3

1. Lots 1 to 18, inclusive, Block 89; and Lots 20 to 36, inclusive, Block 91; are zoned for apartment use. Buildings shall have a minimum square foot floor area of 2,427 square feet and shall not exceed 3,027 square feet. Buildings shall not exceed a height of two (2) stories and all roofs shall be of tile as prescribed.
2. Lots 1 to 19, inclusive, Block 91:
 - a. Are permitted to be used for motel purposes having all the rights to alter, amend, add to or change the physical property on the premises as long as it complies with the Coral Gables Motel Regulations.
 - b. Are permitted to have a swimming pool constructed thereon provided it complies with Section 9.09 of this code as amended through September 20, 1960.
(Case No. 60C - 9053) (Order of Circuit Court 12/4/61 and order on final decree 9/14/62.)

MINIMUM FRONT SETBACK REQUIREMENTS

LE JEUNE ROAD

1. Lots 1 and 2, Block 96, Riviera Section

Part 2 10 feet
(Ord. Nos. 1224 and 1264.)

AVENUE ROSARO

1. Lots 3 and 4, Block 96, Riviera Section
Part 2 25 feet
(Ord. No. 1224.)

**PLEASE NOTE THE FOLLOWING CHANGES
ON USE AND AREA MAP PLATE NO. 10.**

RIVIERA GOLF COURSE

1. The following described property has a Special Use to permit such property to be used for tennis courts by the Riviera Country Club to wit: That part of the Riviera Golf Course described as beginning at the southeast corner of Lot 80, Block 57, Riviera Section Part 4, thence run south for a distance of 100', thence east for a distance of 150', thence north for a distance of 100' to the south line of Tract 5, Riviera Country Club, thence west along the said south property line of Tract 5, Riviera Country Club for a distance of 150' to the point of beginning; all being in Riviera Section Part 4, Plat Book 25 on Page 47 of the Public Records of Dade County, Florida (Ord. No. 1268).

RIVIERA SECTION PART 4

1. Lots 1 to 8, inclusive, Block 56, are zoned R-14-15 (2,700 minimum square foot floor area.) (Note: No percentage reduction is allowed in minimum square foot floor area.) (Ord. No. 1145.)

**MINIMUM STREET FRONTOAGE REQUIREMENTS
IN CERTAIN LOCATIONS**

RIVIERA SECTION PART 4

1. No building site in and upon Lots 1 to 8, inclusive, Block 56, shall have a street frontage of less than 100'. (Ord. No. 1145.)

**PLEASE NOTE THE FOLLOWING CHANGES
ON USE AND AREA MAP PLATE NO. 11.**

RIVIERA SECTION PART 6

1. Lots 1 to 19, inclusive, Block 176, are permitted to be used for church purposes. (Ord. No. 1108.)

RIVIERA SECTION PART 7

1. Lots 14, 15 and 16, Block 165; are zoned for University use. (Ord. No. 1047.)

RIVIERA SECTION PART 14

1. Lots 1 to 7, inclusive, Block 192; and Lots 9 to 12, inclusive, Block 196; are zoned X-CA (for uses permitted, refer to Ord. Nos. 1056 and 1057.)
2. Lots 6 and 7, Block 196, are zoned SR-5 church purposes. (Ord. No. 1056.)
3. Lot 8, Block 196, has a Special Use for church purposes in addition to the X-CA Uses permitted under Ord. No. 1056. (Ord. No. 1178.)
4. Lot 1, Block 203, is zoned X-CC to permit the operation of a dog charm studio. (Refer to Ord. No. 1191 for conditions and limitations.)
5. Lots 39 and 40, Block 204, are zoned X-CC to permit the construction and operation of a coin laundry. (Refer to Ord. No. 1266 for conditions and restrictions.)

6. That part of Lot 8 and the undug canal adjacent thereto, Block 208, described as commencing at a point of intersection of the easterly line of Santona Street and southerly boundary of South Dixie Highway, then run north 50°, 19 minutes, 21.8 seconds east along southerly boundary of Highway a distance of 516.60' to point of beginning, then continue 95' to point of circular curve to the right having a radius of 30' and a central angle of 171°, 09 minutes, 53 seconds then along arc of circular curve to right a distance of 89.62' to point of reverse curve, then along arc curve to left having a radius of 838.95' and a central angle of 06°, 58 minutes, 01.8 seconds for a distance of 102.02' to a point, then north 39°, 40 minutes, 37.2 seconds west a distance of 81.39' to a point of beginning, has a Special Use to permit off-street parking in connection with the operation of the University Court Motel located on Lots 1, 2, 3 and 4, Block 5; and Lots 1, 2, 3 and 4, Block 6; Tract "K", Riviera Waterways Section and for that purpose and in that connection only. (Refer to Ord. No. 1204 for conditions and restrictions.)
7. Lots 6 to 11, inclusive, the West 8.34' of Lots 12 and 13 and Lots 14 to 19, inclusive, Block 219; are zoned SR-7 for church purposes. (Refer to Ord. No. 1054 for off-street parking requirements.)

RIVIERA WATERWAYS SECTION

1. North 5' of Lot 6, Block 5, is zoned D-10 (Ord. No. 1058.) (Note: This is now part of Lot 5, Block 5, Singer Subdivision.)
2. Lots 1 to 4, inclusive, Block 6, are zoned CA to permit a structure comprising room rental units and facilities incidental thereto, restaurant, and snack bar. (Ord. No. 1022.)

NEW SUBDIVISIONS

1. Singer Subdivision -- Singer Subdivision is a replat of Lots 5, 6, and 7, Block 5, and Lot 5 and a portion of Lot 6, Block 6, Riviera Waterways and the South 20' of Lot 105, Block 209, Riviera Section Part 13.

UNIVERSITY OF MIAMI MAIN CAMPUS

1. Portion of Tract 1. The Student Union Building located on a portion of Tract 1 has a Special Use to permit "bowling lanes" and "billiard tables," to be operated in such building, provided that such operation shall be confined to the faculty and students only of the University of Miami and not the general public. (Ord. No. 1337.)

PLEASE NOTE THE FOLLOWING CHANGES ON USE AND AREA MAP PLATE NO. 13.

MINIMUM FRONT SETBACK REQUIREMENTS

SUNRISE HARBOUR

1. Lots 15 to 39, inclusive, and Lot 102, Block 2 35 feet (Ord. No. 1182.)
2. Lots 40 to 101, inclusive, Block 2 25 feet (Ord. No. 1182.)

NEW SUBDIVISIONS

1. Davis Tract -- Davis Tract is a re-subdivision of Lot 19 and a portion of Tract "B" of 1933 Revised and Amended Plat of Sans Souci according to Plat Book 38 at Page 51. (Ord. No. 1126.)

FOOTNOTES

1. For number of apartment units permitted on Lots 8 to 21, inclusive, Block 1; and Lots 1 to 9, inclusive, Block 2; Sunrise Harbour, refer to Ord. No. 1280.

USE AND AREA MAP PLATE NO. 15.

1. For changes on Use and Area Map Plate No. 15, please refer to the sheet entitled "Addendum to Use and Area Map Plate No. 15."

USE AND AREA MAP PLATE NO. 16.

1. For changes on Use and Area Map Plate No. 16, please refer to the sheet entitled "Addendum to Use and Area Map Plate No. 16."