

CITY OF CORAL GABLES

- MEMORANDUM -

TO: HONORABLE CITY COMMISSION MEMBERS **DATE:** OCTOBER 20, 2020

FROM: STAFF **SUBJECT:** MAJOR AND MINOR UPDATES TO ZONING CODE

To facilitate discussion, Staff has prepared this memorandum of proposed text amendments to the Coral Gables Zoning Code that are included in the second Ordinance of the Zoning Code Update (Exhibit B of the Commission Memo) that is being considered by the City Commission. The proposed text amendments as reviewed by Staff are summarized into two categories: Major and Minor.

The reorganized Zoning Code is proposed to have a series of updates that are recommended by the consultants, DPZ CoDesign. The updated Zoning Code is to be adopted with two Ordinances. The first Ordinance reorganizes all the existing sections of the Zoning Code, as well as transferring a few sections to the City Code and updating certain City Department names. No substantive changes are being made.

The second Ordinance amends the Zoning Map with new Zoning Districts, and makes a number of text amendments to the Zoning Code. The text amendments are the result of numerous meetings with the Working Group, Planning & Zoning Board, City Commission, and Staff. These meetings provided the consultants with feedback and direction to propose updates of various provisions related to open space, mixed-use development, multi-family redevelopment, small site / incremental development, and other miscellaneous changes.

Major Amendments:

1. Required Open Space.
 - Increasing required open space in Multi-family 2 and Multi-family 3 from 25% to 30% by requiring 5% on upper floors facing the street
 - Sections 2-100 & 6-105
 - Revised for September 9, 2020 PZB meeting to require the additional 5% on upper floors by individual Working Group members
2. Mandatory setbacks.
 - Mandating setbacks at ground level of 10 feet on Douglas and LeJeune, and 20 feet on US-1
 - Section 4-206
 - Proposed for September 4, 2019, Commission Workshop

3. Mixed Use.
 - Replacing Commercial Limited, Commercial, and Industrial with Mixed Use 1, 2, and 3
 - Sections 2-200 & 2-201
 - Proposed for June 15, 2018, Working Group Meeting
4. Permitted mixed use.
 - Allowing a mix of uses including residential as-of-right for small- and medium-scaled sites
 - Section 2-201
 - Proposed for June 15, 2018, Working Group Meeting
5. Building heights.
 - Providing maximum heights consistency between Zoning and Land Use
 - Section 2-201
 - Revised 120ft in Design & Innovation District after July 29, 2020, PZB meeting
6. Miracle Mile and Giralda Open Space.
 - Exempting properties on Miracle Mile and Giralda from open space requirements
 - Section 2-201
 - Proposed from June 24, 2019, Commission Workshop
7. Small mixed-use buildings open space.
 - Reducing required open space of small mixed-use properties from 10% to 5%
 - Section 2-201
 - Proposed for September 4, 2019, Commission Workshop
8. Downtown District Overlay.
 - Clarifying the District Overlay and prohibiting parking to face Miracle Mile
 - Clarifying Med Bonus heights do not apply when facing Miracle Mile
 - Section 2-402
 - Revised from October 19, 2020, Commission Workshop
9. Design & Innovation District Overlay.
 - Creating the Design & Innovation District Overlay and expanding parking exemption for ground floor showrooms/art galleries and all low-rise buildings
 - Sections 2-406 & 10-110
 - Revised district name after August 20, 2020, PZB meeting
10. Multi-Family 3 (MF3) and Multi-family 4 (MF4).
 - Separating MFSA into MF3 for low-rise and MF4 for high-rise buildings
 - Sections 2-104 & 2-105
 - Proposed for September 4, 2019, Commission Workshop
11. Floor Area Ratio (FAR) in Multi-Family.
 - Removing FAR limitations for multi-family to be regulated by height and density
 - Sections 2-103; 2-104; 2-105
 - Proposed for September 4, 2019, Commission Workshop
12. MF3 townhouses.
 - Allowing density bonus for MF3 of 25 du/ac with Mediterranean Bonus
 - Section 2-104
 - Revised for July 29, 2020, PZB meeting

13. Small lot low-rise buildings.
 - Providing parking exemptions for low-rise multi-family and mixed-use in CBD
 - Section 10-110
 - Revised for July 29, 2020, PZB meeting
14. Setbacks in Mixed Use.
 - Unifying setbacks of 0ft and stepbacks at 45ft for all mixed use
 - Sections 2-200 & 2-201
 - Proposed for September 4, 2019, Commission Workshop
15. Miracle Mile.
 - Incorporating mandatory shopfronts of 90% min, parking setback of 60ft, and build-to-line of 0ft
 - Sections 2-201.D.9 & 4-206
 - Revised build-to line for July 29, 2020, PZB meeting
16. Parking minimums.
 - Reducing parking minimums for multi-family to 1.5 spaces/2+ bedrooms; townhouses to 1 space/unit; offices to 1 space/ 500sf; and restaurants to 1/300sf
 - Section 10-110
 - Revised multi-family parking reduction for September 9, 2020, PZB meeting by individual Working Group members
17. Transfer of Development Rights (TDRs) in Industrial Section.
 - Allowing Design & Innovation District to be a TDR receiving site area
 - Section 14-204
 - Revised for August 20, 2020, PZB meeting
18. Minor & Major approved site plan amendments.
 - Improving and clarifying minor/major amendments to approved site plans
 - Section 14-203.12
 - Revised for July 29, 2020, PZB meeting
19. Transfer of Development Rights (TDRs) on Miracle Mile.
 - Prohibit Miracle Mile as a receiver site unless in conjunction with remote off-street parking
 - Section 4-206
20. Front setback for MF4 (formerly MFSA for High-Density Multi-Family).
 - Reducing front setback from 20 feet to 10 feet
 - Section 2-105
 - Revised for October 19, 2020, Commission Workshop
21. Structure of Zoning Code
 - Structuring and organizing the Zoning Code to allow for future amendments and additions, such as new Sustainability article and Urban Design article
 - Proposed for September 10, 2018, Working Group

Minor Amendments:

1. Open Space.
 - Clarifying the distinction between landscaped and urban open space
 - Sections 2-100; 2-200; 6-105
 - Revised for July 29, 2020, PZB meeting
2. Ground coverage.
 - Requiring a ground coverage maximum to apply for all multi-family lot sizes
 - Section 2-100
 - Revised for March 5, 2020 Commission meeting
3. Front Yards.
 - Expanding the front yard landscaped open space requirement for multi-family (20%)
 - Section 2-100
 - Revised for March 5, 2020 Commission meeting
4. Townhouse open space.
 - Allowing townhouses to include upper story landscaped terraces and requiring landscaped areas in rear setback
 - Sections 2-103 & 6-105
 - Revised for July 29 2020 PZB meeting
5. Car storage and access.
 - Requiring parking setbacks of 20ft min and garage entries and driveway maximums
 - Sections 2-100 & 10-102
 - Revised for March 5, 2020 Commission meeting
6. Underground utilities.
 - Requiring all new utilities to be installed underground
 - Sections 2-101; 2-102; 2-103; 2-104; 2-105; 2-201
 - Revised for March 5, 2020 Commission meeting
7. Urban Open Space.
 - Requiring open space to be accessible and visible to the public within Mixed Use zoned districts
 - Section 2-201
 - Revised for March 5, 2020 Commission meeting
8. Multifamily setbacks.
 - Unifying front setbacks to be 10ft and setbacks at 45ft for all multi-family lot sizes
 - Sections 2-103; 2-104; 2-105
 - Revised for March 5, 2020 Commission meeting
9. Principal and Accessory Uses.
 - Streamlining permitted and conditional uses
 - Sections 3-101 & 3-102
 - Revised townhouses in MX1 for September 9, 2020, PZB meeting
10. Industrial uses.
 - Applying former Industrial zoning uses to new Design & Innovation District Overlay
 - Sections 3-207; 3-402; 3-404; 3-405; 3-406; 3-407; 3-606
 - To revise name in Article 3 for Commission 2nd Reading

11. Facing of buildings.
 - Refining the facing of buildings and lots to primary streets and corners
 - Sections 2-103; 2-104; 2-105; 2-201
 - Revised for July 29, 2020 PZB meeting
12. Minimum Unit Size.
 - Updating minimum unit size to 500sf from 575 in MF2 and from 650 in RIR
 - Sections 2-102; 2-103; 2-104; 2-105
 - Revised for October 19, 2020, Commission Workshop
13. Parking in rear.
 - Requiring parking lots and vehicular areas to be in the rear or side yard when applicable
 - Sections 2-102; 2-103; 2-104; 2-105; 2-201
 - Revised for March 5, 2020 Commission Workshop
14. Street-facing buildings.
 - Incorporating general architectural standards for street-facing buildings
 - Sections 2-102; 2-103; 2-104; 2-105; 2-201
 - Revised for March 5, 2020 Commission Workshop
15. Arcade design.
 - Limiting length of arcades, loggias and covered areas to 80%
 - Prohibiting arcades and loggias on retail priority streets such as Miracle Mile and Giralda
 - Section 2-201.D.9
 - Revised prohibition for September 9, 2020, PZB meeting
16. Shopfronts.
 - Requiring min transparency of 60%, height of 15ft, and other storefront features
 - Section 2-201.D.9
 - Revised height for August 20, 2020, PZB meeting
17. Central Business District (CBD).
 - Further defining the regulations of the Central Business District Overlay
 - Section 2-401
 - Revised for March 5, 2020 Commission Workshop
18. Giralda District Overlay.
 - Refining regulations in Giralda District Overlay
 - Section 2-403
 - Revised for March 5, 2020 Commission Workshop
19. North Ponce MXD.
 - Incorporating North Ponce MXD and existing regulations as a separate section
 - Removing required 100ft setback from Conservation District for buildings taller than 70ft
 - Section 2-407
 - Revised setback for September 9, 2020, PZB meeting from individual Working Group members

20. Live/Work units.
 - Allowing Live / Work as a Conditional Use in all MX districts
 - Sections 3-101 & 3-209
 - Revised for July 29, 2020, PZB meeting
21. Parking minimums.
 - Creating consistency between parking requirements of 1 space per 300sf
 - Section 10-110
 - Revised for March 5, 2020 Commission Workshop
22. Zoning Charts.
 - Incorporating a user-friendly summary chart of zoning requirements
 - Sections 2-100 & 2-200
 - Revised with reduced landscaped open space for September 9, 2020, PZB meeting by individual Working Group members
23. Multifamily 2 (MF2).
 - Rearranging MF2 to be organized similar to other zoning districts
 - Section 2-103
 - Revised for March 5, 2020 Commission Workshop
24. Townhouses.
 - Allowing townhouse development in MF2, MF3, MF4, and MX1
 - Sections 2-103; 2-104; 2-105; 3-101
 - Revised to allow townhouses in MX1 for September 9, 2020, PZB meeting
25. Multifamily purpose.
 - Clarifying the intent of the MF2 and other multi-family zoning district
 - Sections 2-103; 2-104; 2-105
 - Revised for July 29, 2020 PZB meeting
26. Encroachments.
 - Allowing stoops and open balconies to encroach in the front setback 5ft in MFs
 - Sections 2-102; 2-103; 2-104; 2-105
 - Revised for March 5, 2020 Commission Workshop
27. North Ponce Conservation District.
 - Relocating additional uses from North Ponce Conservation District to updated Uses tables and updating regulations
 - Sections 2-404, 3-101 & 3-102
 - Revised for March 5, 2020 Commission Workshop
28. Residential Infill Regulations (RIR).
 - Updating Residential Infill Regulations with underlying MF2 zoning, 100ft height
 - Section 2-405
 - Revised for July 29, 2020, PZB meeting
29. Remote parking
 - Allowing remote parking for new construction in CBD, Ponce de Leon, and Industrial Section, and clarifying process
 - Section 10-109
 - Revised for March 5, 2020 Commission Workshop

30. Payment in lieu.
 - Incorporating payment in lieu of parking to be consistent with City Code
 - Section 10-109
 - Revised for March 5, 2020 Commission Workshop
31. Floor area ratio (FAR) exclusions.
 - Streamlining FAR exclusions for all zoning districts
 - Sections 2-101; 10-110; Definitions
 - Revised to exclude recessed balconies in FAR calculations for September 9, 2020, PZB meeting by individual Working Group members
32. Pool setbacks.
 - Reducing rear setback for pools and equipment from 10ft to 5ft
 - Allowing 3ft encroachment of pool deck into the rear setback
 - Sections 3-308; 5-606
 - Revised from October 19, 2020, Commission Workshop
33. Watercrafts.
 - Updating watercraft regulations pursuant to legal opinions
 - Sections 3-702 & 3-705
 - Revised for October 19, 2020, Commission Workshop
34. Rooftop dining.
 - Providing requirements for rooftop dining
 - Section 3-315
 - Revised for July 29, 2020, PZB meeting
35. Telecommunications.
 - Updating telecommunications regulations & definitions
 - Sections 3-800 & Definitions
 - Revised for July 29, 2020, PZB meeting
36. Definitions with regulations.
 - Moving various restrictions and allowances from Definitions into applicable sections
 - Sections 3-101; 3-102
 - Revised for March 5, 2020, Commission Workshop
37. Staff procedures.
 - Updating administrative procedures, submittal requirements, and renewals
 - Article 14 Process
 - Revised for July 29, 2020, PZB meeting
38. Unusual uses.
 - Providing distance separation and allowed areas for former “problematic uses” as “unusual uses”
 - Section 3-504
 - Revised for July 29, 2020, PZB meeting
39. Street design.
 - Updating street design standards to be consistent with the Comprehensive Plan, recent policy decisions, current practice, and existing conditions
 - Sections 4-104; 4-105; 10-102
 - Revised for July 29, 2020, PZB meeting

40. Urban design.
 - Incorporating urban design best practices of block lengths, interconnected network of passages/paseos, vehicular areas, and streetscape design
 - Sections 4-104; 4-105; 4-205; 4-206; 10-102.E.
 - Revised for July 29, 2020, PZB meeting
41. Parking Lifts.
 - Revising vertical parking lift regulations to remove percentage maximums
 - Sections 10-112.B.; 10-112.C.
 - Revised for July 29, 2020, PZB meeting
42. Text amendments.
 - Clarifying that text amendments are to be proposed only by the City or as directed by the Commission
 - Section 14-212
 - Revised for July 29, 2020, PZB meeting
43. Stories.
 - Updating term "floor" to "story" throughout entire Zoning Code
 - Revised for July 29, 2020, PZB meeting
44. Definitions.
 - Defining art gallery, balcony, live/work, patio, showroom, stoop, floor, terrace, and transparency, and removing terms no longer used or that are repetitive
 - Article 16 Definitions
 - Revised 'balcony' for September 9, 2020, PZB meeting
45. Seawall / bulkhead.
 - Increasing seawall / bulkhead maximum height to 6ft and structurally built for 7.5ft
 - Section 3-706
 - Revised for September 9, 2020, PZB meeting
46. Transfer of Development Rights (TDRs).
 - Clarifying TDR approval process to be via Resolution
 - Section 14-204
 - Revised for September 9, 2020, PZB meeting
47. Planned Area Development (PAD).
 - Updating various PAD regulations and language to be clearer
 - Section 2-500
 - Revised for September 9, 2020, PZB meeting
48. Heights of walls and fences.
 - Clarified use and height of metal fences
 - Section 5-403 and Definitions
 - Revised for October 19, 2020, Commission Workshop
49. Irregular shaped lot widths.
 - Clarified in Definitions the width of irregular shaped lots
 - Revised for October 19, 2020, Commission Workshop
50. Short Term Rentals.
 - Clarifying CAO 2013-005 regarding uses and short term rentals in SFR
 - Section 3-101
 - Revised for October 19, 2020, Commission Workshop