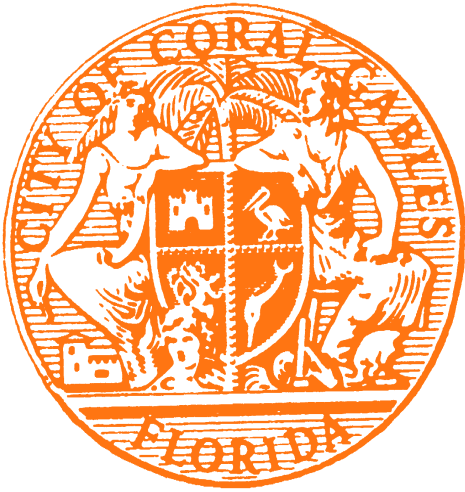


City of Coral Gables

“The City Beautiful”

A Citizens Guide to Code Enforcement



Building & Zoning Department
City Hall
Third Floor
405 Biltmore Way
Coral Gables, Fl. 3313

“Serving the City Beautiful”

Building & Zoning Department Mission

“To provide a proactive response to the public through plans processing and inspections that ensures the protection of our citizens, the historical heritage of the City, and that facilitates the appropriate and consistent development of Coral Gables.”

This guide has been prepared by the Building & Zoning Department for residents, Police officers, City officials, and other City personnel who may need an occasional reference for code violations. This is only a guide. For detailed information concerning the Zoning Code (ZC) or the “City Code” (CC) Interested persons should refer directly to those codes.

Function

The Building and Zoning Department reviews plans for compliance with the South Florida Building Code, the Zoning Code, Federal Emergency Management Regulations and sections of the City Code. The Department also issues permits and inspects the work to ensure compliance with all the appropriate codes.

The Department is divided into five divisions -Administrative, Permitting, Inspections, Zoning, and Code Enforcement. The Administrative Division keeps and maintains all of the records for the Department in addition to performing the routine administrative functions of the Department.

The Permitting Division is responsible for insuring that all plans for construction are properly reviewed and approved prior to the issuance of any permits and for the issuance of miscellaneous permits which do not require plans.

The Inspection Division is responsible for conducting inspections on structural, electrical, plumbing, and mechanical components of a construction project to insure compliance with the South Florida Building Code and various State and Federal Codes as they may apply to a project.

The Zoning Division reviews all proposed construction projects for compliance with the Zoning Code of the City, and processes requests of the City, and processes requests through various Boards and Committees for review and approval where necessary.

The Code Enforcement Division enforces the provisions of the Zoning Code by issuing notices of violation or civil citations (tickets) and conducts inspections for construction projects to insure compliance with the Zoning Code.

ADVERTISING

- ZC 18 - 12 **Advertising signs in residential districts.** No advertising signs shall be permitted in any residential district except real estate signs: for sale lease, or rental and temporary garage sale signs, construction signs.
- ZC 6 - 9 **Garage Sale Signs.** Only one sign not exceeding forty (40) square inches in size may be displayed on the premises where a garage sale is being conducted. No other sign for a garage sale may be displayed on or off the premises. Garage sale signs may not be attached to trees, light and other utility poles, traffic signs or any where on a public right of way.
- CC 16 - 123 **Handbills.** Leaving, handing out, or otherwise distributing commercial handbills on any street, motor vehicle, or private residence in the City is not permitted.
- ZC 18 - 21 **Pennants, banners, streamers, etc.** Pennants, banners, streamers, balloons, blinking and flashing lights, streamer lights, flags (except United States, State of Florida, and City of Coral Gables flags), and any other fluttering, spinning, rotating or similar attention attractors and advertising devices are not permitted in the City.
- CC 16 - 104 **Posting notices prohibited.** No person shall post or affix any notice, poster or other device, calculated to attract the attention of the public, to any lamp post, public utility pole or tree, or upon any public structure or building, except as may be authorized or required by law.

ZC 18 - 13

Real Estate Signs. Real estate signs for sale, lease or rental may be no larger than forty (40) square inches for residences and two hundred and fifty (250) square inches for commercial properties. Only one real estate sign shall be permitted at a property unless the property abuts a golf course or waterway, in which case an additional sign may be permitted along the waterway or golf course. No real estate sign may be closer than five (5) feet from a property line, waterway or golf course.

ANIMALS

ZC 8 - 16

Cats & Dogs. It shall be unlawful for any person in the City to possess, harbor, shelter, or keep more than four adult cats or dogs (6 months old or older) or to keep any cats or dogs so as to create a nuisance by way of noise, odor, menace to health or otherwise.

CC 5 - 8

Dogs running at large. It shall be unlawful for any owner of a dog or person with custody of a dog to permit the dog to be at large without being restrained by a leash.

ZC 8 - 15

Domestic animals and fowl. It shall be unlawful to keep, harbor, breed or maintain upon any premises in the City horses, ponies, cattle, goats, pigs or other livestock, or any pigeons, peacocks, chickens, ducks or roosters, or other domestic fowl.

ZC 8 - 14

Wild animals and reptiles. It shall be unlawful for any person to keep any snake anywhere in the City. A permit is required for any person or persons to keep any wild animal or reptile. Tile permit must be obtained from the City Manager.

AUXILIARY OR ACCESSORY USES

- ZC 5 - 16 **Davits, boat lifts and floating boat lifts** . One set of davits or one boat lift or floating boat lift shall be permitted at a residential property.
- ZC 5 - 2 **Garage Apartment, Private Garages.** A private garage apartment providing living quarters for the use only of members of the family living in the main residence building of servants employed on the premises will be permitted in a residential area, providing there are no cooking or kitchen facilities in the garage apartment.
- ZC 5 - 19 **Storage and/or utility rooms; residential.** Storage or utility rooms shall be permitted at a residence with a maximum interior floor area of fifty (50) square feet, providing they are tied in to the main structure architecturally and constructed of materials similar to those of the main residence: i.e., no metal sheds.
- ZC 5 - 21 **Wood decks.** Wood decks shall be constructed on concrete foundations with supporting members anchored with approved metal clips. Decking may be constructed of 2-inch pressure-treated pine or fir. All other wood members shall be of one of the following: solid select heart cypress, solid heart mahogany, solid select heart teak, solid heart cedar, or clear vertical grain redwood. A fascia or skirt of the above wood types shall screen the deck planking ends and supports. The surface of all exterior wood members shall be stained or painted harmoniously with the main building.

BUILDING PERMITS AND APPROVAL

- ZC22-4 **Approval of plans.** Any work which materially alters any elevation (front, rear, or side) of a building or structure requires approval of plans from the Board of Architects.
- ZC 22 - 2 **Building permits required.** No person shall commence the erection, construction, alteration or repair of any building, structure, sign, awning, or canopy within the City without having obtained the required approval and permits. Any work over one-hundred (\$500.00) dollars in material and labor cost as determined by the Building Official requires a permit.
- ZC 15 - 4 **Deviation from approved plans.** After plans have been approved, no deviations from the approved design shall be permitted without the approval of the Board of Architects.
- ZC 23 - 7 **Sample of paint color.** A color sample must be furnished prior to the issuance of a permit for exterior painting and canopy or awning work.

GARAGE SALES

- ZC 6 - 9 **Garage sales permitted.** Two (2) Garage sales are permitted each year at a residential property subject to the following conditions and restrictions: Garage sale permit required Only personal property and property usual to a household may be sold. Only one sign displayed on the premises shall be permitted. Garage sale sign may be no longer than forty (40) square inches in size and must be placed five (5) feet away from the front or side property lines.

- Garage sales shall be held only between the hours of 9:00 a.m. and 5:00 p.m.
- All property for sale shall be displayed within established setbacks.
- Permit shall be displayed from the front of the building from which the garage sale is conducted.
- Permit authorizes Code Enforcement Offices to inspect garage sale for compliance with Code.

CC 21 - 48 **Trash containers condition.** All of this required trash containers shall be in good repair, be watertight, and have covers or lids

GARBAGE AND TRASH

CC 21 - 52 **Depositing garbage on lots, alleys, streets, etc.** It shall be unlawful for any person to deposit garbage upon any lot, premises, street, alley, parkway, park or in any canal, waterway, rock pit, pool or lake within the City.

CC 21 - 46 **Trash containers required.** All residences and apartments shall have containers which can hold four (4) days' accumulation of garbage and trash. In all business and industrial districts, trash containers shall be of sufficient size to hold three (3) days' accumulation of garbage and trash.

MECHANICAL EQUIPMENT

ZC 21 - 18 **Mechanical equipment setback.** Air conditioning units and other mechanical equipment must meet the same minimum setbacks as required for the main residence.

ZC 15 - 2 **Mechanical equipment screening.** Air conditioning units and other

OCCUPATIONAL LICENSE

- CC 13 - 26 **Required.** No person shall, within the City limits, engage in or manage any business, occupation or profession without first having paid the amount of license tax required and without first having obtained a City occupational license.
- CC 13 - 43 Posting of license. Every license shall be posted in a conspicuous place in the place of business for which it is issued.

PARKING, KEEPING, AND MAINTAINING BOATS, TRUCKS, TRAILERS, RECREATIONAL VEHICLES, ETC.

- ZC 17 - 3 **Boats, mooring.** All boats shall be moored parallel to the property line abutting the waterway.
- ZC 8 - 13 **Parking boats and boat trailers.** Boats and Boat trailers may be kept only in a interior side yard or rear yard.
- ZC 13 - 6 **Residential parking requirements.** Each single family residence shall provide one parking space consisting of a porte-cocheres, car porte, breezeway or garage.
- ZC 8 - 11 **Trucks, trailers and commercial vehicle parked in residential areas.** No trucks, trailers or commercial vehicles shall be parked in residential zones. This prohibition shall not apply to:
- Vehicles which are entirely enclosed within the confines of an enclosed garage.
 - Vehicles used by licensed contractors or service establishments actually

- doing work on the premises between 7:30 a.m. and 6:00 p.m., excluding Sundays and Holidays, provided, however, that such vehicles shall contain written identification on both sides of the vehicle.
- Loading and unloading of trucks, trailers or commercial vehicles for periods not exceeding two (2) hours, providing that no loading or unloading shall be done between 7:00 p.m. of one day and 7:00 a.m. of the next day.
- Automobiles with campaign signs for political candidates or propositions which have been placed on the ballot for a public vote, providing that such signs are removed within seven (7) days after the voting for the candidate or proposition has taken place.

ZC 8 - 12 **Trucks, trailers and commercial vehicles parked on public streets.** No commercial vehicles shall be parked on the streets or other public places between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day.

ZC 8 - 8 **Houseboats.** No houseboat, boat, watercraft or vessel may be used as an abode or place of dwelling while moored or tied up in any waterway or canal within the City. No watercraft not propelled by its own power may remain in a waterway or canal for more than six (6) hours.

ZC 8 - 9 **Recreational vehicles.** No recreational vehicle may be parked on public or private property within the City, except for the purpose of loading or unloading for a continuous period not to exceed twenty-four (24) hours per week or unless such vehicle is stored

within the confines of an enclosed garage. Under no circumstances may a recreational vehicle be used for living and/or sleeping quarters within the City.

CC 16 - 72 **Vehicles, abandoned.** It shall be unlawful to park, store or leave any motor or other vehicle in a wrecked., junked, partially dismantled or abandoned condition on public or private property.

PROHIBITED USES

ZC8 -1 **Prohibited City-wide.**

Night clubs or casinos. Circus, carnival, open-air tent shows for private profit. Crematory or furnace for cremation of human remains. Billboards. Electronic video entertainment center and machines.

ZC 8 - 3 **Business outside of a building.** No business shall be permitted outside of a building except as follows:
Used car lots.
Service stations.
Commercial nurseries.
Christmas tree lots.
Drive-through and walk-up windows for restaurants and bank services.
Open air cafes and / or restaurants.

ZC 8 - 10 **Tents and detached screen enclosures.** Shall be prohibited in the City.

SIGNS

ZC 18 - I **Approval of signs required.** No signs shall be erected or painted without having been approved by the

Board of Architects.

ZC 18 - 2 **Sign permit required.** Before the erection of any sign, a permit shall be obtained from the Building Department.

ZC 18 - 14 **Temporary signs.** Two temporary paper signs shall be permitted at a business establishment. Only one temporary sign shall be permitted in a window and such signs shall not exceed two hundred and fifty (250) square inches in size.

SWIMMING POOLS

ZC 5 - 12 **Swimming pool fence and gate requirements:** All swimming pools constructed in the City shall be screened in or have a wall or a fence (4) feet in height enclosing the pool. Gates in the protective wall and/or fence shall be self-closing and have a spring lock so that the gate shall be closed and fastened at all times.

ZC 5 - 12 **Hazards of swimming pools and their conditions.** No swimming pool may be kept or maintained as to be a hazard to the health, safety and welfare of the citizens of Coral Gables.

TREES, SHRUBS, HIGH GRASS

CC 16 - 26 **Overgrown lots.** No owner or owners of a lot or parcel of land in the City may permit the growth of weeds, grass or undergrowth to exceed a height of twelve (12) inches or more nor shall the accumulation of dead trees, rubbish, trash, or debris be permitted to accumulate in an unsightly or unsanitary manner.

CC 27 - 1 **Trees on public property.** No one

shall cut, trim or remove any trees, shrubs, or vines on public property.

CC. 27 - 28

Trees removal; permit required.

No person shall remove or destroy any tree without having first obtained a permit, provided the tree is of a woody or fibrous nature.

WALLS AND FENCES

ZC 16-3

Walls and fences—materials. Walls may be constructed of coral rock, concrete block and stucco, brick or precast concrete. Fences may be constructed of aluminum or galvanized steel chain link and may be vinyl-coated in dark green, forest green, turf green or aqua green. Ornamental wrought iron, cast iron or aluminum must be approved by the Board of Architects.

ZC 16 - 2

Walls, fences, shrubbery—height. Walls, fences and shrubbery within fifteen (15) feet of a driveway shall not exceed three (3) feet in height above established grade. Other walls may not exceed four (4) feet above grade, but may be topped with an additional two (2) feet of ornamental wrought iron, cast iron, or aluminum. Wrought iron, cast iron or aluminum fences may not exceed six (6) feet above grade.

ZC 16- 1

Walls and fences—location.

Masonry walls. may be located anywhere on premises. Wire fences may be located anywhere along rear yard and side lot sides. If the fence extends closer to the street than the rear elevation of the house, it must be returned with a masonry wall. Wire fences shall not abut upon a street. All walls and fences must be approved by the Board of Architects.

Frequently Called Numbers

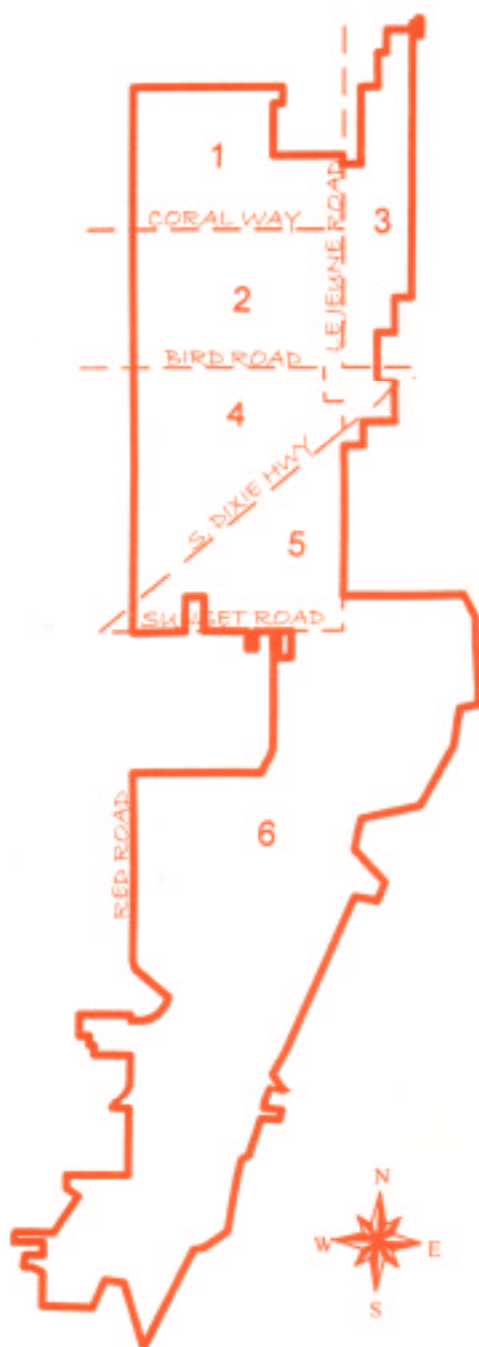
Building & Zoning Director:	305-460-5305
Assistant Building Director:	305-460-5244
Assistant Zoning Director:	305-460-5241
General Information:	305-460-5265
Permit Counter:	305-460-5249
Permit Counter:	305-460-5260
Plans Status:	305-460-5246
Plans Status:	305-460-5265
Board of Architects	305-460-5238
Board of Adjustment:	305-460-5240
Code Enforcement Board:	305-460-5266
Construction Regulation Board:	305-460-5228
Code Enforcement Complaints:	305-460-5226
Inspections:	305-460-5245
Receptionist:	305-460-5235
Microfilm / Records:	305-460-5262
Zoning Information:	305-569-1805
Cert. of Use / Concurrency	305-460-5236
Building Official:	305-460-5242
Electrical Official:	305-460-5255
Plumbing Official:	305-460-5258
Mechanical Official:	305-460-5243
Zoning Administrator:	05-460-52140

Department Hours Monday thru Friday - 7:30 to 3:30
Walk thru Plan Review Mon., Wedns., Fri. 7:30 - 9:45

City Hall
Third Floor
405 Biltmore Way
Coral Gables, Florida 33134

CORAL GABLES

CODE ENFORCEMENT ZONING



-  CODE ENFORCEMENTS LIMITS
-  CITY LIMITS