APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

Section A-1 - General.

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

Section A-2 - Acreage.

A. Setbacks--minimum side. In that part of the NW 1/4 of the SE 1/4 of Section 20, Township 54 South, Range 41 East, lying between U. S. Highway No. 1 (South Dixie Highway) and the Rapid Transit--thirty-five (35) feet from the East and West center line of Section 20-54 South, 41 East on Grand Avenue.

Section A-3 - Section A.

A. Building sites.
   1. No building site facing upon Anderson Road, DeSoto Boulevard, Granada Boulevard, Coral Way or Plaza Columbus shall contain less than two (2) platted lots, where such lots are less than fifty-five (55) feet in width.
B. Setbacks-Minimum front.
   1. Facing upon Granada Boulevard or Coral Way-Fifty (50) feet.
C. Setbacks-Minimum side.
   1. East line of Lot 5, Block 18-Ten (10) feet.

Section A-3-1 – Almeria Replat.

A. Height of townhouses.
   1. Height of townhouses on the following described properties ("Properties") shall have a height limitation of forty-five (45) feet and three (3) stories:
      a. Almeria Replat, Plat Book 166, Page 82[1], Lots 6, 7, 8, 9, 10, Block 1

   Height shall be defined as per Section 4-104(D)(8)(i): The maximum permitted height is measured from established grade to the flat roof deck and when there is no flat roof deck, the height shall be to the tie-beam on the top floor of the building. Mechanical equipment areas and decorative roof structures may extend beyond the permitted height a total of ten (10) feet.

   In the event that less restrictive conditions are adopted regarding the Properties, the less restrictive conditions shall apply.

Section A-3-2 – Alvarido Estates (3313).

A. Facing of Lots.
   1. Lot 1 shall be deemed to face Wallace Street.
   2. Lot 2 shall be deemed to face Pinero Avenue.
B. Minimum Setbacks.
   1. Lot 1 - Twenty-five (25) foot front.
      - Twenty-five (25) foot adjacent to side street.
      - Five (5) foot interior side.
      - Five (5) foot rear.
   2. Lot 2 - Twenty-five (25) foot front.
      - Five (5) foot interior side.
      - Five (5) foot rear.

Section A-4 - Annie Clarke Subdivision (2949).

[1] Property Appraiser information showing Plat Book 164, Page 096 is incorrect. Property was replatted with final replat of Property Plat Book 166, Page 82. (2009)

A. Facing of lots.
   1. Lot 1, Block 1 shall be deemed to face onto Frow Street.
   2. Lot 2, Block 1 shall be deemed to face onto Jefferson Street.
B. Setbacks--Minimum front.
   1. Lot 1, Block 1-Twenty (20) feet.
   2. Lot 2, Block 1-Fifteen (15) feet.
C. Setbacks--Minimum side.
   1. Lot 1, Block 1-Five (5) feet (interior) -Ten (10) feet (corner).
   2. Lot 2, Block 1-Five (5) feet (interior) -Ten (10) feet (corner).
D. Setbacks--Minimum rear.
   1. Lot 1, Block 1-Five (5) feet.
   2. Lot 2, Block 1-Five (5) feet-Five (5) feet (U. S. 1) -Thirty (30) feet (Frow Street).

Section A-5 - Asa Washington Smith Subdivision (2949).

A. Facing of lots.
   1. Lots 1 through 7, inclusive, Block 1 and,
   2. Lots 1 through 7, inclusive, Block 2, shall be deemed to face onto Industrial Avenue.
B. Setbacks-Minimum front.
   1. Lots 1 through 7, Block 1-Twenty (20) feet.
   2. Lots 1 through 7, Block 2-Fifteen (15) feet.
C. Setbacks-Minimum side.
   1. Lots 1 through 7, Block 1-Seven and one-half (7½) feet (interior and corner).
   2. Lots 1 through 7, Block 2-Five (5) feet (interior) -Seven and one-half (7½) feet (corner).
D. Setbacks-Minimum rear.
   1. Lots 1 through 7, Block 1-Eight (8) feet.
   2. Lots 1 through 7, Block 2-Ten (10) feet.

Section A-6 - Avocado Land Company Subdivision-Tract 7.

A. Setbacks-Minimum front.
   1. Red Road - One-hundred (100) foot minimum for a private school.
B. Setbacks-Minimum side.
   1. Avenue Campamento - Eighty (80) feet minimum for a private school, except as approved by Ordinance No. 2011-06 allowing seventy-five (75) foot minimum for natatorium building.
   2. North property line - One-hundred (100) foot minimum from present property line for a private school, except as approved by Ordinance No. 2011-06 allowing forty (40) foot minimum for gymnasium and baseball field house.
C. Setbacks-Minimum rear.
   1. Bernal Street - Two-hundred and seventy-five (275) foot minimum except for the south one-hundred and fifty (150) feet, which shall be four-hundred and seventy-five (475) foot minimum, for a private school.

Section A-7 - Section B.

A. Building sites.
   1. No building site 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 fifty-five (55) feet in width.
   2. Lots 1, 2, 3 and 24, Block 20 shall be considered as three (3) building sites as follows: (2530)
      a. One (1) building site to consist of Lot 24;
      b. One (1) building site to consist of Lot 1 and the western one-half (½) of Lot 2;
      c. One (1) building site to consist of Lot 3 and the eastern one-half (½) of Lot 2.
   3. Lots 10 and 11, Block 5 shall be considered two (2) building sites as follows: (2739)
      a. One (1) building site to consist of Lot 10.
      b. One (1) building site to consist of Lot 11.

B. Height of buildings. Buildings constructed on Lot 12, less that part described as beginning at the southwest corner, thence run northerly along the west line of said lot, to the northwest corner, thence easterly along the north line of said lot seven and thirteen-hundredths (7.13) feet thence southwesterly one hundred and ten and twenty-one hundredths (110.21) feet of the POB, all of Lot 13 and the east twenty (20) feet of Lot 14, Block 8, are not to exceed a height of forty-four (44) feet.

C. Setbacks-Minimum front.
   1. Facing upon North Greenway Drive or South Greenway Drive (except building sites in Block 33)-Thirty-five (35) feet.
   2. Facing upon Coral Way in Blocks 34 and 35 Anderson's Resubdivision of Lot C-Fifty (50) feet.
   3. Facing upon Coral Way in Block 8 and 9-Twenty-five (25) feet (except Lot 13 and east twenty (20) feet of Lot 14, Block 8, which shall be twelve (12) feet).
   4. Facing upon Granada Boulevard (except building sites in Block 35)-Fifty (50) feet.
   5. Facing upon Granada Boulevard, in Block 35-Thirty-five (35) feet.

D. Setbacks-Minimum side.
   1. On all lots abutting LeJeune Road-Seven and one-half (7½) feet from LeJeune Road except Block 8.

Section A-8 - Baker Homestead.

A. Facing of lots.
   1. Lot 1 shall be deemed to face north.
   2. Lot 2 shall be deemed to face east.
   3. Lot 3 shall be deemed to face north.
   4. Lot 4 shall be deemed to face west.
   5. Lot 5 shall be deemed to face south.
   6. Lot 6 shall be deemed to face north.
   7. Lot 7 shall be deemed to face north.
   8. Lot 8 shall be deemed to face west or south.

B. Setbacks-Minimum front.
   1. Lot 3-Twenty (20) foot minimum.
   2. Lot 5-Sixty-five (65) foot minimum from waterway.
   3. Lot 8-Twenty-five (25) foot minimum from south.
   4. Lot 8-Twenty (20) foot minimum from west.

C. Setbacks-Minimum side.
   1. Lot 1-Fifty-five (55) foot minimum from west. Lot 1-Twenty-five (25) foot minimum from east.
   2. Lot 2-Twenty (20) foot minimum from north. Lot 2-Fifty-five (55) foot minimum from south.
   3. Lot 3-Twenty-five (25) foot minimum.
   4. Lot 4-Twenty-five (25) foot minimum from south. Lot 4-Twenty (20) foot minimum from north.
   5. Lot 5-Twenty-five (25) foot minimum.
   6. Lot 6-Twenty-five (25) foot minimum.
   7. Lot 7-Thirty (30) foot minimum from east. Lot 7-Twenty (20) foot minimum from west.
   8. Lot 8-Thirty (30) foot minimum from east.

D. Setbacks-Minimum rear.
   1. Lot 1-Twenty (20) foot minimum.
   2. Lot 2-Fifty-five (55) foot minimum.
   3. Lot 3-Six (6) foot minimum.
   4. Lot 4-Twenty-five (25) foot minimum.
   5. Lot 5-Twenty-five (25) foot minimum.
   6. Lot 6-Fifty (50) foot minimum.
   7. Lot 7-Twenty (20) foot minimum.
   8. Lot 8-Twenty (20) foot minimum from north.

E. Setback from canal, waterway, lake or bay.
   1. Lot 5-Sixty-five (65) feet.

Section A-9 - Banyan Tree.

A. Facing of lots.

1. Lot 1 and 2, Block 1 shall be deemed to face Old Cutler Road.

B. Setbacks-Minimum front.
   1. Lots 1 and 2, Block 1-Thirty-five (35) feet.

C. Setbacks-Minimum side.
   1. Lots 1 and 2, Block 1 shall provide a minimum setback from the inside lot line of fifteen (15) feet.
   2. Lots 1 and 2, Block 1 shall provide a minimum setback from the side street of twenty-five (25) feet.

D. Setbacks-Minimum rear
   1. Lots 1 and 2, Block 1-Fifteen (15) feet.

Section A-10 - Bay Bluff.

A. Facing of lots.
   1. Lots 1 and 2, Block 1 shall be deemed to face north on Davis Road.
   2. Lots 3, 4 and 5, Block 1 and Lots 1, 2, 3, and 4, Block 2 shall be deemed to face on Calatrava.

B. Setbacks-Minimum side.
   1. Lots adjacent to Old Cutler Road-Twenty-five (25) feet.

Section A-11 - Biltmore Addition.

A. Setbacks-Minimum front.
   1. Facing upon Avenue Catalonia in Block 39 of Resubdivision, P. B. 42, Page 50-Twenty (20) feet.

Section A-12 - Biltmore Section.

A. Building sites.
   1. No building site facing upon Avenue Anastasia or Coral Way shall contain less than two (2) platted lots where such lots are less than sixty (60) feet in width.
   2. Lot 1, the north half of Lot 2, and Lot 5, Block 24, shall be considered two (2) building sites as follows: (3323)
      a. One (1) building site to consist of Lot 1 and the north half of Lot 2.
      b. One (1) building site to consist of Lot 5.
      c. Lot 1 and the north half of Lot 2 shall include garage.

B. Height of buildings.
   1. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed six (6) stories or seventy (70) feet in height, whichever is less:
      a. Lots 3 through 15, inclusive, Block 11.
      b. Lots 1, 2, 3 and 4, Block 12.
      c. Lots 1 through 19, inclusive, Block 13.
   2. No apartment buildings and/or structure shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less: (3465)
      a. All lots and tracts in Blocks 2, 3, 6 and 7.
      b. All of Block 8.
      c. Lots 4 through 32, inclusive, Block 1.
      d. Lots 19 through 32, inclusive, Block 1.
      e. Lots 3 through 41, inclusive Block 10.
   3. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
      a. Lots 12 through 34, inclusive, Block 3.
      b. Lots 15 through 26, inclusive, Block 4.
      c. Lots 1 through 24, inclusive, Block 6.
      d. Lots 1 through 23, inclusive, Block 7.
   4. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed one hundred and sixty-two (162) feet in height: (2677)
      a. Lots 1 through 15, inclusive, Block 7.

5. Lot 5, Block 24 shall be limited to a one (1) story structure with architectural character and massing similar to the surrounding neighborhood. (3323)
6. All of Block 4 shall be limited to commercial buildings not to exceed four (4) stories in height and six (6) stories with Mediterranean design bonuses. (3465)
7. Height of townhouses on the following described properties ("Properties") shall have a height limitation of forty-five (45) feet and three (3) stories:
   a. Coral Gables Biltmore Section, Plat Book 20, Page 28, Lots 1, 2, 42[2] and 43, Block 10;
   b. Coral Gables Biltmore Section, Plat Book 20, Page 28, Lots 1, 2, 18, 19, 20, 21, 22, 23, Block 11.

   Height shall be defined as per Section 4-104(D)(8)(i): The maximum permitted height is measured from established grade to the flat roof deck and when there is no flat roof deck, the height shall be to the tie-beam on the top floor of the building. Mechanical equipment areas and decorative roof structures may extend beyond the permitted height a total of ten (10) feet.

   In the event that less restrictive conditions are adopted regarding the Properties, the less restrictive conditions shall apply.

C. Setbacks-minimum front. (Including Resubdivision Block 4) (3465)
   1. Facing upon Coral Way in Blocks 1 and 2-Twenty-five (25) feet.
   2. Facing upon Coral Way in Lots 2 through 11, inclusive Block 3-Fifteen (15) feet.
   3. Facing upon Coral Way in Block 4-Ten (10) feet.
   4. Facing upon Biltmore Way in Blocks 3 and 7; Lots 1 through 16, inclusive, Block 6; Lots 15 through 26, inclusive-Ten (10) feet.
   5. Facing upon Biltmore Way in Block 4-Five (5) feet.
   6. Facing upon Hernando Street in Block 4-Five (5) feet.
   7. Facing upon Avenue Andalusia Lots 17 through 24, inclusive, Block 6-Ten (10) feet.
D. Setbacks-Minimum side.
   1. Lot 1, Block 3-Four (4) feet from Segovia Street.
E. Setbacks-Minimum interior side and rear alleyway.
   1. All of Block 4-Zero (0) feet.

Section A-12-1 - Biltmore View.

A. Minimum Setbacks. All four (4) building sites shall have the following setbacks:
   1. Front setback-Twenty-five (25) feet.
   2. Rear setback-Ten (10) feet.
   3. Side setback-Ten (10) feet.
B. Facing lots. Lots 1 through 4 shall be deemed to face Mariola Way.

Section A-13 - Biscayne Bay Section.

A. Building sites.
   1. Lots 1 through 8, inclusive, and Lot 5A, Block 82 shall be restricted to two (2) building sites having a street frontage of one-hundred-twelve and one-half (112½) feet each.
   2. Lots 4-13 and the north 1/2 of the vacated street in Block 85 shall be considered three (3) building sites with two (2) building sites facing onto Sunset Road and one (1) building site facing onto Almansa Street with the following frontages: (3222)
      a. The two (2) sites facing Sunset Road shall have a frontage of one hundred twenty-five (125) feet and one hundred forty-five (145) feet.
      b. The one (1) site facing Almansa Street shall have a frontage of one hundred forty (140) feet.

[2] Property Appraiser website information showing Lot 42 less N4 ½ feet is incorrect; Warranty Deed at OR 19474 Page 4579 includes Lot 42 in its entirety. (2009)

3. Lots 1, 2, 3 and 4, less the east thirty-eight (38) feet thereof, Block 94 shall be considered as two (2) building sites only, one such site consisting of Lot 1 and the west twenty-seven (27) feet of Lot 2, and the other building site consisting of Lot 2, less the west twenty-seven (27) feet thereof, all of Lots 3 and Lot 4, less the east thirty-eight (38) feet thereof.
4. Lots 9 and the east eighteen (18) feet of Lot 10, Block 94 shall be considered as one (1) building site having a street frontage of eighty-eight (88) feet.
5. No building site in or upon the following properties shall contain less than ten-thousand-eight-hundred (10,800) square feet area nor shall any such building site have less than one-hundred (100) feet street frontage:
   a. Lots 18 through 21, inclusive, Block 82, and vacated alley therein.
   b. South one-half of Tract 83.
   c. Lots 17 through 32, inclusive, Block 84, and vacated alley therein.
   d. Lots 9 through 16, inclusive, Block 85.
   e. All of Block 89.
   f. All of Block 90, and vacated alley therein.
   g. Lots 1 through 18, inclusive, and Lots 28 through 42, inclusive, Block 91, and vacated alley therein.
   h. All of Wheeler's Resubdivision of Block 92.
   i. All of Block 93 and vacated alley therein.
   j. The west twelve (12) feet of Lot 13 and Lots 14 through 16, inclusive, Block 94.

B. Percentage reduction on seventy-five (75) and one hundred (100) foot building sites. (See Archived Zoning Code Section 3-1(i))

C. Setbacks-Minimum front.
   1. Facing upon Ridge Road, Block 61-Thirty (30) feet.

Section A-14 - Bruno Estates.

A. Facing of lots.
   1. Lots 4 and 5 shall be deemed to face south, Lots 1, 2, 3, 6 and 7 shall be deemed to face north.

B. Setbacks-Minimum side.
   1. Lots adjacent to Old Cutler Road-Twenty-five (25) feet.

Section A-15 - Section C.

A. Building sites.
   1. No building site 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 (2) platted lots where such lots are less than fifty-five (55) feet in width.

B. Setbacks-Minimum front.
   1. Facing upon Granada Boulevard or Coral Way-Fifty (50) feet.
   2. Facing upon North Greenway Drive or South Greenway Drive-Thirty-five (35) feet.

Section A-16 - Callahan Tract.

A. Floor Area Ratio (F.A.R.) Provisions for buildings four (4) or more stories in height.
   1. Refer to Archived Zoning Code Section 3-6(w).
   2. Maximum floor area ratio (F.A.R.) for C District buildings four (4) stories in height located on that portion of the Callahan Tract bounded on the north by South Dixie Highway, on the east by Turin Street, on the south by Avenue Madruga and on the west by Mariposa Court shall not exceed 1.5. (2829)

B. Height of buildings.
   1. No commercial building shall be constructed or erected on the following described property to exceed four (4) stories or forty-five (45) feet in height, whichever is less:
      That portion bounded on the north by South Dixie Highway, on the east by Turin Street, on the south by Avenue Madruga and on the west by Mariposa Court.

Section A-17 - Caravel Estates.

A. Facing of lots.
   1. Lot 1 shall be deemed to face Lugo Avenue.
B. Setbacks-Minimum side.
   1. Lot 1-Twenty-five (25) feet from Red Road -Nine (9) feet from east lot line.
   2. Lot 2-Ten (10) feet.
C. Setbacks-Minimum rear.
   1. Lots 1 and 2-Ten (10) feet.

Section A-18 - Coconut Grove Manor.

A. Setbacks-Minimum front.
   1. Facing upon Manor Place in Block 5-Twenty (20) feet.

Section A-19 - Coconut Grove Section.

A. Building sites.
   1. 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 shall contain less than two (2) platted lots.
   2. Lots 4, 5, 6, 7 and 8, Block 22 shall be considered as two (2) building sites as follows: (2538)
      a. One (1) building site to consist of Lots 4 and 5.
      b. One (1) building site to consist of Lots 6, 7 and 8.
   3. Lots 3, 4, 5 and 6, Block 21, shall be considered as two (2) building sites as follows: (2633)
      a. One (1) building site to consist of Lots 3 and 4.
      b. One (1) building site to consist of Lots 5 and 6.
B. Facing of lots.
   1. Lots 51 through 55, inclusive, Block 30, shall be deemed to face Bird Road.
C. Setbacks-Minimum front.
   1. Lots 41 and 42, Block 16-Twenty (20) feet.

Section A-20 - Coconut Grove Terrace.

A. Building sites.
   1. The north seventy-one and three tenths (71.3) feet of Lots 1, 2 and 3, shall be considered as one (1) building site. (2834)
B. Setbacks-Minimum front.
   1. Facing upon east side of Harlano Street-Thirty-five (35) feet.

Section A-21 - Coconut Grove Warehouse Center.

A. Facing of lots.
   1. Lots 58 through 71, inclusive, shall be deemed to face upon both Industrial Avenue and Short Avenue.
B. Height of buildings.
   1. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed six (6) stories or seventy-two (72) feet in height, whichever is less:
      a. Lots 1 through 27, inclusive.
   2. No building and/or structure to be used for manufacturing purposes shall be erected or altered on the following described property, to exceed three (3) stories of forty-five (45) feet in height, whichever is less:
      a. Lots 1 through 27, inclusive.
C. Roofs-pitched roof material.
   1. Pitched roofs may be covered with roofing material meeting the requirements of Class A or B specifications of the Underwriters Laboratories, Incorporated. (See Section 5-1605)
D. Setbacks-minimum front.
   1. On Lots 31 through 57 inclusive-Fifteen (15) feet from Industrial Avenue.
   2. All other building sites in the SFR District-Fifteen (15) feet.

E. Setbacks-minimum rear.
   1. Lots 31 through 57, inclusive-Fifteen (15) feet from Industrial Avenue.

F. Walls and fences-materials and specifications. Wood picket fences shall be permitted on residential lots, subject to the following conditions:
   1. Such fences shall be of cedar, cypress, or redwood, with four (4) inch by four (4) inch terminal posts, two (2) inch by four (4) inch intermediate posts, wood rails and pickets one (1) inch thick. Pickets shall be placed so as to provide a space between of not less than one-half (½) the width of the picket.
   2. 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 a permit therefore, to be determined by the Building Official.

Section A-22 - Cocoplum Section One.

A. Facing of lots.
   1. Lot 21, Block 1, shall be deemed to face Casuarina Concourse.
   2. Lots 1 and 11, Block 11, shall be deemed to face Los Pinos Boulevard.
   3. Lot 8, Block 7, shall be deemed to face Los Pinos Boulevard.
   4. Lot 1, Block 9, shall be deemed to face Los Pinos Boulevard.
   5. Lots 1 and 2, Block 2, shall be deemed to face Ridge Road and Old Cutler Road.
   6. Lot 2, Block 3, shall be deemed to face Davis Road.
   7. Lot 3, Block 3, shall be deemed to face Puerto Avenue.
   8. Lot 11, Block 5, shall be deemed to face Santurce Avenue.
   9. Lots 1, 2 and 3, Block 5, shall be deemed to face Robles Street and Old Cutler Road.
   10. Lot 43, Block 5, shall be deemed to face Robles Street.
   11. Lot 8, Block 8, shall be deemed to face Robles Street.
   12. Lots 17 and 25, Block 5, shall be deemed to face Monaco Street.
   13. Lots 1 and 7, Block 7, shall be deemed to face Monaco Street.
   14. Lot 5, Block 6, shall be deemed to face Los Pinos Court.
   15. Lot 11, Block 9, shall be deemed to face Los Pinos Court.
   16. Lot 1, Block 6, shall be deemed to face Los Pinos Court.
   17. Lots 11 and 16, Block 8, shall be deemed to face Vistalmar Street.
   18. Lot 19, Block 9, shall be deemed to face Los Pinos Circle.
   19. Lot 1, Block 8, shall be deemed to face Cocoplum Road.
   20. Lot 4, Block 10, shall be deemed to face Cocoplum Road.
   21. Lot 1, Block 11, shall be deemed to face Cocoplum Road.

B. Setbacks-Minimum front.
   1. Lots facing upon Casuarina Concourse-Fifty (50) feet.
   2. Lots facing upon Old Cutler Road-Thirty-five (35) feet.
   3. Lots facing upon Puerta Avenue, Ridge Road and Santurce Avenue-Thirty-five (35) feet.
   4. Lots facing upon Davis Road-Thirty-five (35) feet.
   5. Lots facing Calatrava Court-Thirty-five (35) feet.

C. Setbacks-Minimum side.
   1. All lots fronting upon Casuarina Concourse-Twenty (20) feet.
   2. All other lots in Blocks 1 through 11, inclusive-Fifteen (15) feet.
   3. All corner lots which have one (1) side abutting a side street shall provide the minimum side setback from such side street as required for lots facing upon such street.

D. Setbacks-Minimum rear.
   1. All lots which have a rear lot line abutting upon a street which other lots face shall provide the minimum rear setback required for lots facing upon such street.
   2. All other lots in Block 1 through 11, inclusive-Twenty-five (25) feet.

Section A-23 - Cocoplum Section Two.

A. Docks, wharves, mooring piles.

1. Docks, wharves or similar structures may be constructed over or in canals and waterways abutting the following lots at a distance extending outward from the property line not more than ten (10) feet:
   a. Lots 1 through 9, inclusive, Block 12, Plat A.
   b. South fifty (50) feet of Lot 5, Lots 6 through 19, inclusive, and the southerly portion of Lot 20, Block 16, Plat C.
   c. Lots 1, 2, 5, 6, 7, 10, 11, 12, 13, 16, 17, 18 and 19, Block 19, Plat D.
   d. Lots 18 through 28, inclusive, and Lots 40 through 43, inclusive, Block 24, Plat F.
   e. Lots 4, 5, 8, 9, 11, 12 and 14, Block 26, Plat G. (2777)
2. Docks, wharves or similar structures may be constructed over or in the canals and waterways abutting the following lots at a distance extending outward from the property line not more than twenty-five (25) feet:
   a. Lots 18 through 26, inclusive and the southwesterly portion of Lot 27, Block 13, and Lots 1 and 2 and Lots 5 through 13, inclusive, Block 14, Plat B.
   b. Lot 9, Block 15, the westerly portion of Lot 20, Lots 21 and 22, southwesterly portion of Lot 23, northeasterly portion of Lot 25, Lot 26, Lots 32 through 38, inclusive, Lot 43, southwesterly portion of Lot 44 and Lots 46 through 52, inclusive, Block 16, Plat C.
   c. Lots 6, 7, 8, 11, 12, 13, 14, 17, 18, 19 and 20, Block 18, Plat D.
3. Docks, wharves or similar structures may be constructed over or in canals and waterways abutting the following lots at a distance extending outward from the property line not more than fifteen (15) feet: (2725)
   a. Lots 4 through 17, inclusive, Block 24, Plat F.
   b. Lots 6, 7, 13 and 15 through 18, inclusive, Block 26, Plat G. (2677) The design of such docks in (A) 1 and (A) 2 above shall be in accordance with plans entitled Cocoplum Section Two Typical Dock Plans, dated October 5, 1982, on file in the Office of the City Clerk.
4. All mooring piles, docks and/or similar structures shall maintain the same minimum setback from the adjacent owner's property line extended as established for the main structure permitted on each building site, except as follows:
   a. On Lots 32, 37 and 43, Block 24, Plat F, the minimum side setback from the adjacent owner's property line extended shall be five (5) feet. (2777)
   b. On Lot 33, Block 24, Plat F, the minimum side setback from the adjacent owner's property line extended shall be two and one-half (2½) feet. (2777)
   c. On Lots 8, 9, 11 and 12, Block 26, Plat G, the minimum side setback from the adjacent owner's property line extended shall be five (5) feet. (2777)
5. The mooring of boats within Blocks 18 and 19, Cocoplum Section Two, Plat D shall be parallel to the shoreline.

B. Facing of lots.

Plat B

1. Lots 1, 36 and 39, Block 13 and Lots 4 and 22, Block 14, shall be deemed to face Mira Flores Avenue.
2. Lots 4, 10 and 11, Block 13 shall be deemed to face Lago Drive east.
3. Lots 31 and 32, Block 13, shall be deemed to face Lago Drive west.
4. Lot 6, Block 13, shall be deemed to face southwest on Lago Drive east.
5. Lot 35, Block 13, shall be deemed to face northwest on Lago Drive west.
6. Lots 1 and 3, Block 14, shall be deemed to face Vera Court.
7. Lots 14, 17, 18 and 20, Block 14, shall be deemed to face Tulipan Court.

Plat C

1. Lot 1, Block 15, Lots 29, 36, 39 and 40, Block 16 and Lot 12, Block 17, shall be deemed to face Isla Dorada Boulevard.
2. Lots 1 and 52, Block 16, and Lots 5 and 19, Block 17, shall be deemed to face Costanera Road.
3. Lot 28, Block 16, shall be deemed to face west on Costanera Road.
4. Lot 1, Block 17, shall be deemed to face east on Costanera Road.
5. Lot 13, Block 17, shall be deemed to face Costa Brava Court.

Plat D

1. Lots 4 and 9, Block 18, shall be deemed to face Veleros Court.
2. Lots 10 and 15, Block 18, shall be deemed to face Galeon Court.
3. Lots 16 and 21, Block 18, shall be deemed to face Marinero Court.

4. Lot 2, Block 19, shall be deemed to face west.
5. Lots 4 and 8, Block 19 shall be deemed to face Las Brisas Court.
6. Lots 9 and 14, Block 19 shall be deemed to face Carabela Court.
7. Lots 15 and 20, Block 19, shall be deemed to face Rada Court.

Plat E

1. Lot 1, Block 20, shall be deemed to face Isla Dorada Boulevard.
2. Lot 1 and 6, Block 21, shall be deemed to face Bahia Vista Terrace.
3. Lot 7, Block 21, shall be deemed to face Bahia Vista Court.
4. Lot 1, Block 22, shall be deemed to face Bahia Vista Boulevard.

Plat F

1. Lots 36 and 48, Block 24, shall be deemed to face Paloma Drive.
2. Lot 3, Block 25, shall be deemed to face Caoba Court.

Plat G

1. Lots 1, 10, 23 and 28, Block 26, shall be deemed to face Rosales Court.
2. Lots 20, 29 and 30, Block 26, shall be deemed to face Orquidea Court.

Plat H

1. Lots 1 and 2 shall be deemed to face Paloma Drive.

C. Setbacks-Minimum front.

Plat A

1. All lots-Fifty (50) feet.

Plat D

1. All lots in Blocks 18 and 19-Twenty-five (25) feet.

Plat E

1. All lots in Blocks 20, 21, 22 and 23-Twenty-five (25) feet.

Plat F

1. All lots in Blocks 24 and 25-Twenty-five (25) feet.

Plat G

1. All lots in Blocks 26-Twenty-five (25) feet.

D. Setbacks-Minimum side.

Plat A

1. All lots shall provide a minimum setback from the inside lot line of twenty (20) feet.

Plat B

1. All lots shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots which have one side abutting side street shall provide a minimum setback from the side street of twenty-five (25) feet.

Plat C

1. All lots in Block 15, 16 and 17 shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots which have one side abutting a side street shall provide a minimum setback from the side street of twenty-five (25) feet.

Plat D (2675)

1. All lots in Blocks 18 and 19, shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots which have one side abutting a side street shall provide a minimum setback from the side street of twenty-five (25) feet.

Plat E (2685)

1. All lots in Blocks 20, 21, 22 and 23 shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots which have one side abutting a side street shall provide a minimum set-back from the side street of twenty-five (25) feet.
3. A gazebo structure on Tract L shall provide a minimum side setback of ten (10) feet.

Plat F (2725)

1. All lots in Blocks 24 and 25, shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots which have one side abutting a side street shall provide a minimum setback from the side street of twenty-five (25) feet.

Plat G (2777)

1. All lots in Block 26 shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots with the exception of Lot 30 which have one side abutting a side street shall provide a minimum setback from the side street of twenty-five (25) feet.
3. Lot 30 shall provide a minimum setback from the side street of fifteen (15) feet.

E. Setbacks-minimum rear.

Plat B

1. All lots not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

Plat C

1. All lots in Blocks 15 and 17-Fifteen (15) feet.
2. All lots in blocks not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

Plat D (2675)

1. All lots in blocks not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

Plat E (2685)

1. All lots in blocks not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

Plat F (2725)

1. All lots in blocks not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

Plat G (2777)

1. All lots in blocks not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

F. Setback from canal, waterway, lake or bay.

1. The minimum setback from the waterway or canal line as platted shall be thirty-five (35) feet, except as follows:
   a. A gazebo structure on Tract L, Plat E, which has a minimum ten (10) feet.
   b. Tract I (Private Yacht Basin) which shall be as follows: (2675, 2685, 2725, 2777, 2867).
      i. Building setback shall be thirty-five (35) feet from any main building along the portion of Lago Monaco Waterway that lies within the yacht basin and the western boundary line of Canal B (Arroyo Sereno).
      ii. Building setback shall be twenty-five (25) feet for any main building along the westerly boundary of Arroyo Sereno.
      iii. Remote facility type No. 1 (located at the east end of dock six (6) as shown on the Private Yacht Basin Master Development Plan) shall be set back a minimum of six (6) feet. All other buildings shall have a minimum setback of twenty (20) feet within the private yacht basin.
         (a) For Tract 1 (Private Yacht Basin) the minimum setback from the west property line of Tract H and Tract I shall be:
            (i) Building setback shall be twenty (20) feet excepting the storage area (stairway to gate keeper area) north of the Yacht Basin entrance which shall be a minimum of five (5) feet, six (6) inches from the west property line of Tract I (Private Yacht Basin).

Section A-24 - Coga Subdivision.

A. Facing of lots.

1. Lot 1, Block 1, shall be deemed to face Madruga Avenue.
2. Lot 3, Block 1, shall be deemed to face both Mariposa Avenue and Turin Street.
3. Lot 5, Block 1, shall be deemed to face Mariposa Avenue.
4. Lot 11, Block 4, shall be deemed to face Mariposa Avenue.
5. Lots 1 and 3, Block 2, shall be deemed to face Turin Street.
6. Lot 13, Block 3, shall be deemed to face Turin Street.
7. Lot 6, Block 2, shall be deemed to face Cotorro Avenue.
8. Lots 14 and 20, Block 3, shall be deemed to face Maynada Street.
9. Lot 29, Block 3, shall be deemed to face Hardee Road.
10. Lot 1, Block 4, shall be deemed to face Mariposa Avenue.

B. Height of buildings.

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:

a. Lots 1 through 13, inclusive, Block 3.

2. Apartment buildings constructed on the following described property shall be restricted to not more than two (2) stories in height:
   a. Lot 7, Block 2.
   b. Lot 5, Block 4.

C. Off-street parking.

1. Off-street parking for the apartments constructed in Blocks 2 and 4 shall be located in the rear of the property; all entrances and exits to such parking shall be to and from the alley in each of said blocks.

D. Setbacks-Minimum front.

1. Lots 1 and 2, Block 1-Twenty-five (25) feet.
2. Lot 7, Block 2-Fifteen (15) feet.
3. Lots 5 through 11, Block 4-Fifteen (15) feet.
4. Lot 2, Block 4-Twenty-two (22) feet.
5. Lot 3, Block 4-Twenty (20) feet.
6. Lot 4, Block 4-Eighteen (18) feet.

E. Setbacks-Minimum side.

1. Lot 2, Block 1-Ten (10) feet.
2. Lots 2, 4 and 5, Block 2-Ten (10) feet.
3. Lots 1, 7, 8 and 15 through 19, inclusive, Block 3-Ten (10) feet.
4. Lots 5 through 10, inclusive Block 4-Ten (10) feet.
5. Lot 4, Block 1-Eight (8) feet.
6. Lots 2 through 6, inclusive and 21 through 28 inclusive, Block 3-Nine and one-half (9½) feet.
7. Lots 9 through 12, inclusive, Block 3-Nine (9) feet.
8. Lot 2, Block 4-Seven and one-half (7½) feet.
9. Lots 3 and 4, Block 4--Six and one-half (6½) feet.
10. Lot 1, Block 1-Ten (10) feet from N.E. side.
11. Lot 1, Block 1-Fifteen (15) feet from side street.
12. Lot 3, Block 1-Eight (8) feet from S.W. side.
13. Lot 5, Block 1-Fifteen (15) feet from side street.
14. Lot 5, Block 1-Eight (8) feet from N.E. side.
15. Lot 1, Block 2-Fifteen (15) feet from side street.
16. Lot 1, Block 2-Ten (10) feet from south side.
17. Lot 3, Block 2-Twenty-five (25) feet from side street.
18. Lot 3, Block 2-Ten (10) feet from north side.
19. Lot 6, Block 2-Eight (8) feet from east side.
20. Lot 7, Block 2-Ten (10) feet.
21. Lot 13, Block 3-Fifteen (15) feet from north side and six (6) feet from south side.
22. Lot 14, Block 3-Fifteen (15) feet from north side.
23. Lot 14, Block 3-Ten (10) feet from south side.
24. Lot 20, Block 3-Ten (10) feet from north side.
25. Lot 20, Block 3-Twenty-five (25) feet from south side.
26. Lot 29, Block 3-Fifteen (15) feet from N.W. side.
27. Lot 29, Block 3-Seven and one-half (7½) feet from east side.
28. Lot 1, Block 4-Ten (10) feet from N.E. side.
29. Lot 11, Block 4-Fifteen (15) feet from N.E. side.
30. Lot 11, Block 4-Ten (10) feet from S.W. side.

F. Setbacks-Minimum rear.

1. Lots 1 through 5, inclusive, Block 1-Six (6) feet.
2. Lots 1, 2, 4 and 5, Block 2-Six (6) feet.
3. Lots 1 through 28, inclusive, Block 3-Six (6) feet.
4. Lot 3, Block 2-Eight (8) feet.
5. Lot 6, Block 2-Fifteen (15) feet from Mariposa Avenue.
6. Lot 7, Block 2-Fifteen (15) feet from Mariposa Avenue.
7. Lot 29, Block 3-Fifteen (15) feet from Mariposa Avenue.
8. Lots 1 through 11, inclusive, Block 4-Five (5) feet.

Section A-25 - Coral Bay Section A.

A. Facing of lots.
   1. Lot 2, Block 1, shall be deemed to face west.
   2. Lot 8, Block 1, shall be deemed to face east.
   3. Lot 40, Block 2, shall be deemed to face north.
   4. Lot 53, Block 2, shall be deemed to face north.
   5. Lot 69, Block 2, shall be deemed to face west.
   6. Lot 73, Block 2, shall be deemed to face west.
   7. Lot 77, Block 2, shall be deemed to face north.

B. Setbacks-Minimum front.
   1. Where the front lot line is formed partially by the arc of the cul-de-sac, in this event the setback from the arc shall be a minimum of fifteen (15) feet.

C. Setbacks-Minimum side.
   1. Lot 14, Block 2-Ten (10) feet from each side line.
   2. Lot 17, Block 2-Ten (10) feet from each side line.

D. Setbacks from canal, waterway, lake or bay. The minimum setback from waterway line, canal line or bay shore line as platted, shall be twenty-five (25) feet for main residence buildings and twenty (20) feet for screened patios and/or swimming pools.

Section A-26 - Coral Bay Section B.

A. Building sites.
   1. One (1) building site to consist of Lot 15.
   2. One (1) building site to consist of Lot 16.

B. Facing of lots.
   1. Lots 1 and 61, Block 4, shall be deemed to face San Pedro Avenue.

C. Setbacks-Minimum front.
   1. Lots 43 and 45, Block 3 and Lots 29 and 31, Block 4, shall have a minimum front setback from the most southerly and northerly portion of the arcs of twelve and one-half (12½) feet.

D. Setbacks-minimum side.
   1. Lots 1 and 61, Block 4, shall have a minimum side setback from Lugo Avenue of twenty-five (25) feet and a minimum side setback from the inside lot line of ten (10) feet.
   2. Lots 1 through 55, inclusive, Block 3 and Lots 2 through 60, inclusive, Block 4 shall have a minimum side setback from each side line of ten (10) feet.

E. Setback from canal, waterway, lake or bay. The minimum setback from waterway line, canal line or bay shore line, as platted shall be twenty-five (25) feet for main residence buildings and twenty (20) feet for screened patio and/or swimming pools on Lots 2 to 55, inclusive, all in Block 3, and all lots in Block 4.

Section A-27 - Coral Bay Section C.

A. Facing of lots.
   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.

B. Setbacks-minimum front.
   1. Where the front lot line is formed partially by the arc of the cul-de-sac, in this event the setback from the arc shall be a minimum of seven and one-half (7½) feet.
   2. Where the front lot line is formed completely by the arc of the cul-de-sac, in this event the setback from the arc shall be a minimum of fifteen (15) feet.

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

D. Setback from canal, waterway, lake or bay. The minimum setback from waterway line, canal line or bay shore line, as platted shall be twenty (20) feet for main residence buildings and screened enclosures.

E. Setback requirements-Swimming pools minimum side. A minimum side setback of twenty (20) feet shall be required from one side line and a minimum setback of thirteen (13) feet shall be required from the other side line on the following properties:

Lots	**Block**
a. 15, 16, 17	5
b. 1, 2, 17, 18, 19	6
c. 1, 2, 17, 18, 19, 20, 21	7
d. 4, 5, 6, 21, 22 . . .	8
e. 1, 2, 3, 16, 17	9

Section A-28 - Coral Bay Section D.

A. Facing of lots.
   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; Lots 25 and 27, Block 15, shall face east. (2593)
   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 shall face west. (2593)

B. Height of buildings.
   1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
      a. Lots 46 and 47, Block 28.
   2. Apartment buildings constructed on the following described property shall be restricted to two (2) and three (3) stories in height, as per drawings on file in the office of the City Clerk, said drawings having been prepared by Radar & Associates, engineers and architects, and designated as Job Number 4892, dated July 1962 and noted as being issued by Radar & Associates on January 4, 1963:
      a. Tract A, according to Plat Book 76, at Page 69 of the Public Records of Miami-Dade County, Florida.

C. Off-street parking requirements.
   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 setback line.

D. Setbacks-minimum front.
   1. Where the front lot line is formed partially by the arc of the cul-de-sac, in this event the setback from the arc shall be a minimum of seven and one-half (7½) feet.
   2. Where the front lot line is formed completely by the arc of the cul-de-sac, in this event the setback from the arc shall be a minimum of fifteen (15) feet.
   3. All MF2 lots in Block 28 shall have a minimum setback of fifteen (15) feet.
   4. All apartment buildings in Tract A shall have a minimum setback of twenty-five (25) feet.
   5. Lots 1 through 15, inclusive, Block 1-Twenty-five (25) feet. (2593)

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

F. Setback from canal, waterway, lake or bay. The minimum setback from a canal, waterway, lake or bay shore line, as platted, for buildings or portions thereof, designed or used for occupancy as residential, duplex, or apartment purposes, shall be twenty (20) feet for all lots in Blocks 10 to 26,

inclusive, and Blocks 28 and 29. (2593)

G. Setback requirements-Swimming pools-Minimum side.

1. On the following described properties a minimum setback of twenty (20) feet shall be required from one side line and a minimum setback of thirteen (13) feet shall be required from the other side line:

Lots	Block
a. 1, 2	1
b. 1, 2, 3, 14, 15	10
c. 1, 2, 3, 14, 15	11
d. 1, 2, 3, 14, 15	12
e. 1, 2, 3, 14, 15	13
f. 1, 2, 3, 14, 15	14
g. 4, 5, 6, 12, 13, 14, 15, 16	15
h. 20, 21, 22, 22, 24, 25, 26	15
i. 1, 2, 3, 5, 6, 7, 11, 12, 13	16
j. 1, 2, 6, 7, 8, 9, 17, 18, 19	17
k. 1, 2, 21, 22, 23	18
l. 1, 2, 20, 21, 22	19
m. 1, 2, 17, 18, 19	20
n. 1, 15, 16, 17	21
o. 1, 2, 15, 16, 17	22
p. 1, 2, 15, 16, 17	23
q. 1, 2, 15, 16, 17	24
r. 1, 2	25
s. 46, 47	28

H. Building Sites. Lots 1 and 2, Block 12, shall be considered two (2) building sites as follows: (3356)

1. One (1) building site to consist of Lot 1.
2. One (1) building site to consist of Lot 2.

Section A-28-1 - Coral Ridge Acre Estates.

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

Section A-28-2 – Coral Waterway. (2004-47)

A. Code compliance agreements at time of annexation (Resolution No. 28844).

1. All construction prior to annexation which has been properly permitted by Miami-Dade County, will be allowed to continue as is.
2. Any construction prior to annexation allowed by the Miami-Dade County Code, which did not require a permit, will be allowed to continue as is.
3. If it is determined at a future date that construction prior to annexation was built without the proper and required permits from Miami-Dade County, that construction element cannot be allowed to continue as is, and the property owner shall be required to apply for an after-the-fact permit from Coral Gables.
4. Compliance is required with all City and zoning regulations for all new construction, additions or remodeling initiated after annexation as included herein.
5. For the purpose of this section, the date of annexation shall be September 2, 2002, which is the service date that services were transferred from Miami-Dade County to the City.

B. Architectural type. Coral Waterway is a neighborhood of single-family residences which have been developed with the character, materials and physical massing similar to those constructed within the City of Coral Gables north of Sunset Drive. It shall be the duty of the Board of Architects to insure that any addition to an existing structure in Coral Waterway be consistent with the existing architecture of the structure and any new building must be compatible with the architecture of neighboring structures.

C. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.

D. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area of less than fifteen thousand (15,000) square feet. The minimum lot width of any new building site

shall be one hundred and twenty (120) feet.

E. Ground coverage. No single-family residence shall occupy more than thirty (30%) percent of the ground area of the building site upon which the residence is erected. In addition, up to twenty (20%) percent of the rear yard may be used for accessory uses and structures.

F. Height of buildings. No new single-family residence shall exceed a height of two and one-half (2½) stories. In all instances, a single-family residence shall not exceed thirty five (35) feet above established grade including ridgeline, dome, steeples, towers, and such other similar structures. No subordinate or accessory building permitted by this code as an Auxiliary-Use shall exceed in height the maximum height of the principal building on the building site.

G. Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.

H. Roof-materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Coral Waterway area.

I. Setbacks. Principal building.
   1. All lots shall provide a minimum front setback of twenty-five (25) feet.
   2. All lots shall provide a minimum side setback of fifteen (15) feet.
   3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
   4. All lots shall provide a minimum rear setback of twenty-five (25) feet.
   5. All lots located on a waterway shall provide a minimum rear setback of twenty-five (25) feet.

J. Setbacks. Accessory buildings general.
   1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.
   2. All accessory buildings shall provide a minimum side setback of twenty (20) feet.
   3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
   4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches.
   5. All accessory buildings on lots located on a waterway shall provide a minimum water front setback of seven (7) feet and six (6) inches.

K. Setbacks. Swimming pools.
   1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
   2. Swimming pools shall provide a minimum side setback of twenty (20) feet.
   3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
   4. Swimming pools shall provide a minimum rear setback of seven (7) feet and six (6) inches.
   5. All swimming pools on lots located on a waterway shall provide a minimum setback of seven (7) feet and six (6) inches.

L. Setbacks. Tennis courts.
   1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
   2. Tennis courts shall provide a minimum side setback of fifteen (15) feet.
   3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of fifteen (15) feet.
   4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.
   5. All tennis courts on lots located on a waterway shall provide a minimum setback of seven (7) feet and six (6) inches.

M. Setbacks. Screened enclosures.
   1. Screened enclosures shall provide a minimum front setback of twenty-five (25) feet.
   2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.
   3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
   4. Screened enclosures shall provide a minimum rear setback of six (6) feet.
   5. All screened enclosures on lots located on a waterway shall provide a minimum setback of seven (7) feet and six (6) inches.

N. As according to the Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building are made during any twelve (12) month period, the building or structure shall be made to conform to all Zoning Code requirements for a new building or structure.

O. For the purposes of this section, all setbacks from a waterway shall be taken from top of slope, which shall be defined as the tie line as indicated on the property survey.

Section A-29 - Cortez Place.

A. Setbacks-Minimum front.
   1. Facing upon Catalina Place, Angelo Avenue and Trascoro Avenue-Fifteen (15) feet.

Section A-30 - Country Club Section Part 1.

A. Building sites.
   1. No building site facing upon Alhambra Circle, Columbus Boulevard, Granada Boulevard, Sevilla Avenue West of Alhambra Circle or abutting upon a golf course, shall contain less than two (2) platted lots.
   2. Lots 11 through 16, inclusive, Block 1 shall be considered as two (2) building sites as follows: (2868)
      a. One (1) building site to consist of Lots 11 through 14.
      b. One (1) building site to consist of Lots 15 and 16.
   3. Lots 4, 5, 6 and 7, Block 7 shall be considered as two (2) building sites as follows: (2944)
      a. One (1) building site to consist of Lots 4 and 5.
      b. One (1) building site to consist of Lots 6 and 7.

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

C. Setbacks-Minimum rear.
   1. Lots 8 and 9, Block 10-Fifteen (15) feet from the west lot line.

Section A-31 - Country Club Section Part 2.

A. Building sites.
   1. No building site facing upon Anastasia Avenue, Anderson Road or Granada Boulevard, shall contain less than two (2) platted lots, where such lots are less than fifty-five (55) feet in width.

B. Setbacks-Minimum front.
   1. Facing upon Granada Boulevard-Fifty (50) feet.

Section A-32 - Country Club Section Part 3.

A. Building sites.
   1. No building site facing upon University Drive or Granada Boulevard, shall contain less than two (2) platted lots where such lots are less than fifty-nine (59) feet in width; no building site elsewhere in Country Club Section Part Three shall contain less than two (2) platted lots where such lots are less than fifty (50) feet in width.

B. Setbacks-Minimum front.
   1. Facing upon Granada Boulevard (except Lots 15 through 20, inclusive, Block 45)-Fifty (50) feet.
   2. Lots 15 through 20, inclusive, Block 45 as follows: Lot 15--Forty-four (44) feet; Lot 16-Forty-five (45) feet; Lot 17-Forty-six (46) feet; Lot 18-Forty-seven (47) feet; Lot 19-Forty-eight (48) feet; Lot 20-Forty-nine (49) feet.

Section A-33 - Country Club Section Part 4.

A. Building sites.
   1. No building sites abutting a golf course shall contain less than two (2) platted lots, and no building site elsewhere in Country Club Section Part Four shall contain less than two (2) platted lots where such lots are less than fifty (50) feet in width.

B. Setbacks-Minimum front.
   1. Facing upon Granada Boulevard-Fifty (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 P. B. 40, Page 1, except that portion of Tract 1 abutting Bird Road)-Fifty (50) feet.
3. Facing upon Anastasia Avenue (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, P. B. 40, Page 1)-Thirty-five (35) feet.
4. Facing upon Anastasia Avenue in that portion designated as Veterans Hospital and shown on P. B. 40, Page 1 as Miami Biltmore Hotel and Country Club Grounds-setbacks similar to those now existing.

Section A-34 - Country Club Section Part 5.

A. Building sites.
   1. Lot 15 less the west ten (10) feet of the north twenty (20) feet thereof, Lot 1, less the north twenty (20) feet and all of Lot 17, Block 112, shall be considered as two (2) separate building sites as follows:
      a. One (1) building site to consist of Lot 15 less the west ten (10) feet of the north twenty (20) feet thereof and the east one-half (½) of Lot 16, less the north twenty (20) feet thereof; and
      b. One (1) building site to consist of Lot 17 and the west one-half (½) of Lot 16 less the north twenty (20) feet thereof.
   2. Lot 20, less a portion beginning at the north east corner of the lot running southwesterly seventy-five (75) feet, thence running southeasterly twenty (20) feet, thence running northeasterly eighty-two (82) feet, thence running northwesterly ten (10) feet to POB, of Block 47 shall be considered a separate building site. (2788)
   3. The west ten (10) feet of Lot 34, and Lots 35 and 36, Block 82, shall be considered one (1) building site. (2860)
B. Setbacks-Minimum front.
   1. Facing upon San Amaro Drive in Block 90-Thirty (30) feet.
   2. Facing upon Blue Road in Tract 1-Thirty (30) feet.
   3. Facing upon Granada Boulevard-Thirty-five (35) feet.
   4. Facing upon Mendavia Avenue in Blocks 90, 93, 96 and Tracts 1 and 4-Thirty (30) feet.
   5. Facing upon Pinta Court in Block 3-Thirty (30) feet.
   6. Facing upon University Drive in Block 97-Thirty (30) feet.
   7. Facing upon University Drive in Block 98-Thirty-five (35) feet.
   8. Facing upon Santa Maria-Thirty (30) feet.
C. Setbacks-Minimum side.
   1. Lot 20, Block 93-Ten (10) feet from south line.

Section A-35 - Country Club Section Part 6.

A. Building sites.
   1. No building site facing upon Anastasia Avenue, University Drive or Riviera Drive shall contain less than two (2) platted lots where such lots are less than sixty (60) feet in width.
   2. Lot 5, Block 143 shall be considered as one (1) building site. (2834)
   3. Lots 15 and 16, Block 119, shall be considered as two (2) building sites as follows: (2921)
      a. One (1) building site to consist of Lot 15.
      b. One (1) building site to consist of Lot 16.
B. Setbacks-Minimum front.
   1. Facing upon Cadima Avenue in Block 144-Twenty (20) feet.
   2. Facing upon Candia Avenue in Block 152-Twenty (20) feet.
   3. Facing upon Fluvia Avenue in Block 145-Twenty (20) feet.
   4. Facing upon Riviera Drive in Blocks 143 and 149-Fifteen (15) feet.

Section A-36 - Crafts Section.

A. Building sites.
   1. All of Block 38 is restricted to two (2) building sites to permit the construction of two (2)

bungalow-type duplexes.

2. Lots 1 to 11, inclusive, Block 39 shall be restricted to six (6) building sites as follows:
   a. Lot 1 and the west ten (10) feet of Lot 2.
   b. Lot 3 and the east thirty (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.
3. Lots 8, 9 and 10, Block 44, shall be considered as two (2) building sites as follows: (2978)
   a. One (1) building site to consist of Lot 8 and the west half of Lot 9.
   b. One (1) building site to consist of Lot 10 and the east half of Lot 9.

B. Height of buildings.
1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
   a. Lots 16 through 21, inclusive, Lots 24 through 30, inclusive, and the west one-half (½) of Lot 23, all in Block 36.
   b. Lots 1 through 4, inclusive, Block 38.
   c. Lots 1 through 11, inclusive, Block 39.
2. No building or structure shall be constructed or erected on the following described property to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
   a. Lots 1, 2, 3 and 4, in Blocks 9, 16 and 17.
   b. Lots 45, 46, 47 and 48, in Blocks 8, 9, 16 and 17.
3. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
   a. All lots in Blocks 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 15 and 18.
   b. Tracts A and B of Pages Replat of Block 4.
   c. Lots 1 through 44, inclusive, Block 8.
   d. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
4. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
   a. Lots 1 through 44, inclusive, Block 8.
   b. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
   c. All lots in Blocks 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 15 and 18.
   d. Tracts A and B of Pages Replat of Block 4.
5. A multi-story building thirteen (13) stories in height, as per submitted plans for use as an office building may be constructed on Lots 1, 2, 3, 4, 33, 34, 35 and 36, Block 20, according to Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

C. Off-street parking.
1. For the percentage of the area of Block 8, to be used for off-street parking, please refer to the deed restriction.

Section A-37 - Cutler Oak Estates (2845, 2856).

A. Facings.
1. Lot 6 shall be deemed to face south.
2. Lots 1, 2 and 5 shall be deemed to face Destacada Avenue.

B. Setbacks--Minimum front.
1. Lots 1, 2, 5, 6, 11, 12, 13, 14 and 15, Block 1-Twenty-five (25) feet.
2. Lots 3, 4, 7, 8, 9 and 10, Block 1-Twenty-five (25) feet (on cul-de-sac)-Fifteen (15) feet.

C. Setbacks-Minimum side.
1. Lot 1, Block 1-15 feet (abutting Old Cutler Road)-Thirty-five (35) feet.
2. Lots 2 through 15, including Block 1-Fifteen (15) feet.

D. Setbacks-Minimum rear.
1. Lots 1, 3, 4, 7, 8, 9 and 10 Block 1-Twenty-five (25) feet.
2. Lots 2, 5, 6, 11, 12, 13, 14 and 15, Block 1-Fifteen (15) feet.

E. Setback from canal, waterway, lake or bay.

1. The minimum setback from a canal or waterway line, as platted, shall be thirty-five (35) feet for Lots 8, 9, 10 and 11, Block 1.

Section A-38 - Section D.

A. Building sites.
   1. No building site facing upon Sevilla Avenue between San Domingo Street and Red Road, of upon Alhambra Circle, Coral Way and Indian Mound Trail, shall contain less than two (2) platted lots where such lots are less than fifty-five (55) feet in width and no building site facing upon Country Club Prado shall have less than seventy-five (75) feet street frontage.
   2. Lots 3 through 8, inclusive, and 19 through 24, inclusive, Block 15, shall be considered two (2) building sites as follows: (2761)
      a. One (1) building site to consist of Lots 3 through 8, inclusive.
      b. One (1) building site to consist of Lots 19 through 24, inclusive.

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

C. Setbacks-Minimum front.
   1. Facing upon Coral Way-Fifty (50) feet.
   2. Lots 19 through 24, inclusive, Block 15-Seventy-five (75) feet. (3309)

Section A-39 - Deering Bay.

The Deering Bay Section is that neighborhood which is commonly known as Deering Bay and which was annexed into the City on July 18, 1996. (3246)

A. Approved Planned Area Development (PAD) Site Plan. Development of the Deering Bay Section shall be in accordance with the PAD site plan approved by Miami-Dade County and submitted to and on file with the City, prepared by Bermello, Ajamil and Partners, Inc., dated April 18, 1990, and last revised on July 11, 1995. Amendment to the approved Development Plan shall be subject to the procedures stated in Article 3, Division 5, "Planned Area Development" of this Code.

B. Approved Planned Area Development (PAD) Building Program. Development of the Deering Bay Section shall be in accordance with the following building program which is presented on the site plan referenced in subsection (A) of this section, and approved by Miami-Dade County prior to annexation of Deering Bay by the City:

Development Tract A (Condominiums).

Gross Area ……...16.20 Acs.
Net. . ……..16.20 Acs.
Number of Residential Units. . ……..255
Number of Bedrooms:
3 Bedrooms Units . ……..115
4 Bedrooms Units . ……..…140
Gross Density……...15.74 Units/Acre
Net Density. ……...15.74 Units/Acre
Area of Condominiums…….. 331,672 S.F.
Area of Pool Cabanas..…… ……1,200 S. F.
Area of Road & Ramps ……28,990 S. F.
Options . ……18,093 S. F
Lot Coverage……379.995 S.F. = 8.72 Acs.
Open Space Required…… 46%
Open Space Required. ……46%
Parking Required...……510 Spaces
Parking Provided ……...625 Spaces
Maximum Height of Condo Buildings*…13 Stories
Residential Above

One Level of Parking
Not to Exceed
one-hundred fifty-five (155) feet of Height
Population Projection…….. 765
* Chimney Stacks, Elevator Towers and LR. Volumes Extend Above Roof.

Development Tract B (Villas). (3421)
Gross Area . ……..12.41 Acs.
Net Area . ……. 12.41 Acs.
Number of Villas Units . ……....31
Number of Bedrooms:
5 Bedroom Units**…...……31
**Excludes Guest House
Gross Density . ……...2.50 Units/Ac.
Net Density ……. ……...2.50 Units/Ac.
Lot Coverage ……. S. F.
Villas..……..97,091
Road & Surface Parking..……. 45,594
Total..…….....143,715=3.29 Acs.
Total Open Space…… 9.12 Acs.
Maximum Height of Building*. ……..2 Stories
Population Projection ……. 111
Parking
Garages. ……62 Spaces
Driveways . …… 62 Spaces
Guest Parking…… 20 Spaces
Total. …… 144 Spaces
*Chimney Stacks and Elevator Towers Extend Above Roof.

Development Tracts C & E (Marina, Including Limited Convenience Area).
Gross Area . ……. ……9.5 Acs.
Density. . ……...N/A
Building . . ……. 0.5 Acs.
Number of Boat Slips. ……114
Number of Parking Spaces……40
Open Space. ……..9.0 Acs.
Population Projection……. 0

Development Tracts D (Golf Course).
Gross Area ……. ……111.18 Acs.
Residential Units ……. 0
Bedrooms . ……0
Density. ……. 0
Lot Coverage …….. 0.01%
Area of Buildings……..…….. 43,000 S.F.
Clubhouse Areas:
Administration/Sales Office…..……1,200 S.F.
Dining/Kitchens …… ……8,500 S.F.
Locker Rooms/Fitness Area……12,000 S.F.
General Maintenance Area…… .2,500 S.F.
Pro-Shops …….. 2,600 S.F.
Golf Cart Storage…….. 6,000 S.F.
Underground Parking…… 8,700 S.F.
Roads & Parking . ……..3.5 Acs.
Open Space. ……106.68 Acs.
Maximum Ht. of Building . . ……4 Stories

Marina Facilities
Proposed Island Slips. ……16
Proposed Bulkhead Docking…….. 8
Future Marina . …… 40

Development Tract F (Leasehold for Miami-Dade County).
Gross Area . ……..71.87 Acs.
Density . . …… 0
Area of Gatehouse & Maintenance
Building . . . ……...10,000 S.F.
Area of Entry Road . …… 1.43 Acs.
Open Space (Golf Course & Water)……..70.15
Population Projection . ……..……0

Total Development Summary (Tracts A, B, C, D & E Only Leasehold Not Included).
Gross Area ..…….…… 149.29 Acs.
Net Area Proposed. . ……...96.15
Dwelling Units Condominiums (Tract A)…….. 255
Villas (Tract B)…….. 31
Total…….....286
Gross Density……..... 1.92 Units/Ac.
Net Density ……... 2.97 Units/Ac.
Bedrooms
3 Bedroom Units . . ……..…127
4 Bedroom Units . . ……..150
5 Bedroom Units. . . ……..…9
Total Land Coverage All Bldgs...……12.15 Acs.
Total Area of Non-Residential…….. 2.31 Acs.
Total Area of Public Roads . ……..…0
Total Area of Private Roads & Surface Parking 3.58 Acs.
Parking Required:
Condominiums . . . ……510
Villas . . . ……...62
Clubhouse…...…… 192
Golf House . . . ……....76
Combined Marinas.……..…… 117
Total…… 957
Parking Provided:
Condominiums . . ……. ……....625
Villas . . ……..…… ……144
Clubhouse . . ……..…….....90
Golf Course . . …….....0
Combined Marinas . . …… .81
Total. . . ……..940
Total Population Projection…… 876

Section A-39-1 - Deering Bay North.

All site development shall be in accordance with the adopted Planned Area Development for Deering Bay prepared by Bermello, Ajamil and Partners, Inc. and dated April 16, 1990, and site specific zoning regulations specified for Tract A or Ordinance No. 3246 as presented in section A-39 of the Zoning Code. (3451)

Section A-40 - Douglas Section.

A. Building sites.
1. No building site facing upon Ponce de Leon Boulevard or east Ponce de Leon Boulevard shall

contain less than two (2) platted lots where such lots are less than fifty-five (55) feet in width.

2. Building sites for buildings or structures for apartments, apartment-hotels, hotels, motels and special-use buildings having a height of more than three (3) stories or forty-five (45) feet shall have a street frontage of not less than one-hundred (100) feet and an area of not less than twenty thousand (20,000) square feet, provided, however, that in that portion of the Douglas Section bounded on the west by Salzedo Street, on the north by Southwest Eighth Street (Tamiami Trail), on the east by Douglas Road and on the south by Section K and Section L, apartment buildings may be constructed to a height not exceeding six (6) stories or seventy (70) feet, whichever is less, provided that such building sites and density conform to Section 4-103(D). (2829)

B. Density requirements. The density requirements for apartment buildings having a height of not more than six (6) stories or seventy (70) feet, whichever is less, located in that area of the Douglas Section bounded on the west by Salzedo Street on the north by Southwest Eighth Street (Tamiami Trail), on the east by Douglas Road and on the south by Section K and Section L, shall be as follows:

Min. Frontage	Min. Depth	Min. Bldg.Site Area	Max.No. of Apt. Units
50 ft	100 ft.	5,000 sq. ft.	3
--	--	10,000 sq. ft.	7
--	--	15,000 sq. ft.	11
--	--	19,999 sq. ft.	15

The number of units permitted between increments shall be increased or decreased proportionally.

C. Height of buildings.

1. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed six (6) stories or seventy (70) feet in height, whichever is less:
   a. Lots 1 through 8, inclusive, Block 1.
   b. Lots 1 through 6, inclusive, Block 10.
   c. Lots 8, 9 and 10, Block 10.
   d. Lots 1 through 10, inclusive, Block 18.
   e. Lot A between Blocks 10 and 18.
   f. Lot B between Blocks 1 and 10.
   g. Lot C between Blocks 18 and 27.
   h. Lots 1 through 5, inclusive, Block 27.
   i. Lots 7, 8, 9 and 10, Block 27.
   j. Lots 1 through 5, inclusive, Block 34.
   k. Lots 7 through 12, inclusive, Block 34.
2. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
   a. Lots 9 and 10, Block 1.
   b. All lots in Blocks 2, 3, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 28, 29, 30, 31, 32, 33, 35, 36, 38, 39, 40, 41, 42, 43 and 44.
3. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
   a. Lots 9 and 10, Block 1.
   b. Lots 1 through 11, inclusive, Block 2.
   c. Lots 1 through 11, inclusive, Block 3.
   d. Lots 21 and 22, Block 3.
   e. Lots 8, 9, 10, 11, in Blocks 9, 11, 17, 19, 26, 28, 33, 35 and 40.
   f. Lots 8 and 9, Block 41.
   g. Lots 1, 2, 21 and 22, Block 8.
   h. Lots 1, 2, 18 and 19, Block 12.
   i. Lots 1, 2, 10 and 11, Block 16.
   j. Lots 1, 18, 19 and 20, Block 29.

k. Lots 1, 2, 21 and 22, in Blocks 32, 36 and 39.
l. Lots 1 and 2, Block 42.

Section A-41 - Revised plat of Douglas Section.

A. Height of buildings.
1. No apartment building and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
a. All of the Revised Plat of Douglas Section, Plat Book 34, Page 32.

Section A-42 - Section E. (3606)

A. Building sites.
1. No building sites facing upon South Greenway Drive, Columbus Boulevard, south of South Greenway Drive, or upon North Greenway Drive, Coral Way or Columbus Plaza, shall contain less than two (2) platted lots where such lots are less than fifty-five (55) feet in width; and no building site facing upon Country Club Prado shall have less than seventy-five (75) feet street frontage.
2. Lot 21, Block 5 shall be considered a building site (1215 Asturia Ave.).
3. Lot 22, Block 5 shall be considered a building site (1221 Asturia Ave.).
4. Lot 23 and the south one-half (½) of Lot 24, Block 23, shall be considered one (1) building site. (2733)
5. Lots 5 and 6, Block 27 shall be considered a building site.
6. Lots 7, 8 and 9, Block 27 shall be considered as two (2) building sites as follows: (3132)
a. One (1) building site to consist of Lots 7 and 8, with a one hundred (100) foot frontage.
b. One (1) building site to consist of Lot 9, with a fifty (50) foot frontage.

B. Facing of lots.
1. Lot 15, Block 23, shall be deemed to face Country Club Prado.

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

Section A-43 - Erin Subdivision.

A. Facing of lots.
1. Lot 4 shall be deemed to face Old Cutler Road.

Section A-44 - Fairchild Manors.

A. Facing of lots.
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 Sierra Circle.

B. Setbacks-Minimum front.
1. Lot 1, Block 1 and Lot 1, Block 3-Thirty-five (35) feet from Old Cutler Road.

C. Setbacks-Minimum side.
1. Lot 1, Block 1 and Lot 1, Block 3-Thirty-five (35) feet from side street.
2. Lot 3, Block 1-Twenty-five (25) feet from the easterly property line.
3. Lot 3, Block 3-Twenty-five (25) feet.
4. All lots in Blocks 1, 2 and 3-Ten (10) feet from inside property line.
5. Block 4-Fifteen (15) feet from side streets.

D. Setbacks-Minimum rear.
1. All lots in Blocks 1, 2 and 3-Ten (10) feet. (NOTE: For the purpose of determining the ten (10) foot rear setback, 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-Twenty-five (25) feet from rear street.

Section A-45 - Fairchild Oaks Subdivision. (2824)

A. Facings.
   1. Lot 3, Block 1 and Lot 1, Block 2 shall be deemed to face Old Cutler Road.
   2. Lot 4, Block 1 shall be deemed to face east on Girasol Avenue.
B. Setbacks-Minimum front.
   1. Lots 1, 2 and 3, Block 1-Fifty (50) feet.
   2. Lot 1, Block 2-Fifty (50) feet.
   3. Lots 2 and 3, Block 2-Forty (40) feet.
   4. Lots 4 and 5, Block 1-Thirty (30) feet.
   5. Lots 4 and 5, Block 2-Thirty (30) feet.
   6. Lots 6 and 7, Block 1-Twenty-five (25) feet.
   7. Lots 6 and 7, Block 2-Twenty-five (25) feet.
C. Setbacks-Minimum side.
   1. Lot 1, Block 1-Fifteen (15) feet-Twenty (20) feet (south).
   2. Lot 2, Block 1-Fifteen (15) feet.
   3. Lot 3, Block 1-Fifteen (15) feet-Twenty-five (25) feet (corner).
   4. Lot 4, Block 1-Twelve (12) feet (south).
   5. Lots 5 and 6, Block 1-Twelve (12) feet.
   6. Lot 7, Block 1-Twelve (12) feet-Twenty (20) feet (south).
   7. Lot 1, Block 2-Twenty-five (25) feet.
   8. Lots 2, 3, 4, 5 and 6, Block 2-Twelve (12) feet.
   9. Lot 7, Block 2-Twelve (12) feet-Twenty (20) feet (south).
D. Setbacks-Minimum rear.
   1. Lots 1, 2 and 3, Block 1-Twenty-five (25) feet.
   2. Lots 4, 5, 6 and 7, Block 1-Twenty (20) feet.
   3. Lot 1, Block 2-Twenty-five (25) feet.
   4. Lots 2, 3, 4, 5 6 and 7, Block 2-Twenty (20) feet.

Section A-46 - F. H. Dunbar Tract.

A. Facing of lots.
   1. Lot 8 shall be deemed to face Old Cutler Road.

Section A-47 - Flagler Street Section.

A. Building sites.
   1. No building site facing upon Ponce de Leon Boulevard shall contain less than two (2) platted lots, where such lots are less than fifty-five (55) feet in width.
   2. The west one-half (½) of Lot 46 and all of Lots 47 through 51, inclusive, Block 11, shall be considered as two (2) building sites as follows: (2853)
      a. One (1) building site to consist of the west one-half (½) of Lot 46, Lots 47, 48 and the east one-half (½) of Lot 49.
      b. One (1) building site to consist of the west one-half (½) of Lot 49 and Lots 50 and 51.
B. Facing of lots.
   1. Lots in Block 7 shall be deemed to face Ponce de Leon Boulevard.
C. Setbacks-Minimum front.
   1. All building sites abutting Flagler Street-Thirty-five (35) feet from center line of Flagler Street.
D. Setbacks-Minimum side.
   1. All building sites abutting Flagler Street-Thirty-five (35) feet from center line of Flagler Street.

Section A-47-1 - French Estates. (3558)

Refer to section A-56 Hammock Lakes for applicable site-specific requirements in addition to general

code requirements.

Section A-48 - French Village.

A. Architectural style. On lots 1, 2, 3 and 5 through 12, inclusive, Block 4, and Lots 11 through 16, inclusive, Block 6, all new buildings and any additions and alterations to the existing buildings shall be of French Normandy Village type architecture to conform with existing types of architecture in the blocks. Specific reference should be made to the review guide portion of the Designation Report for the French Normandy Village Historic Landmark District, adopted by ordinance of the City Commission. (2726)

B. Building sites.
   1. Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4, and Lots 11 through 16, inclusive, Block 6 are determined to be building sites for the construction of residences.

C. Courtyards.
   1. Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4 and Lots 11 through 16, inclusive, Block 6, shall be required to provide and maintain an open courtyard in the front yard area having an area of not less than one-hundred (100) square feet.

D. Facing of lots.
   1. The facings of residences constructed on Lots 1, 2, 3, 6 and 7, Block 4, shall conform to the facings of the other buildings in said Block 4.

E. Floor area factor-Maximum.
   1. On Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4, and Lots 11 through 16, inclusive, Block 6, the maximum floor area factor shall not exceed 1.22. The maximum square foot floor area shall be computed as set forth under Section 4-101(C)10.

F. Ground area coverage.
   1. On Lot 5 and Lots 8 through 12, inclusive, Block 4, and Lots 12 through 16, inclusive, Block 6; the ground area coverage occupied by the main building and auxiliary structures shall not exceed a maximum of fifty-four (54%) percent and further providing that any increase of ground area coverage for existing buildings shall be carried out simultaneously with appropriate facade renovation and shall not exceed said maximum of fifty-four (54%) percent. Appropriate street facade renovation shall be approved by the Historic Preservation Board and by the Board of Architects and shall be in accordance with specific facade improvement guidelines established by the Historic Preservation Board. (2506) (See Resolution No. 26248)
   2. On Lots 1, 2, 3, 6 and 7, Block 4, and Lot 11, Block 6, the maximum ground area coverage occupied by the main building and auxiliary structures shall not exceed fifty-four (54%) percent. (2711) (See Resolution No. 26248)

G. Height of buildings.
   1. All buildings constructed on Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4 and Lots 11 through 16, inclusive, Block 6, shall not exceed a height of thirty-two (32) feet above the elevation of the sidewalk.

H. Off-street parking.
   1. There shall be provided one off-street parking space per lot for Lots 1, 2, 3, 6 and 7, Block 4.
   2. All buildings constructed on Lots 5, 8, 9, 10, 11 and 12, Block 4, and Lots 11 through 16, inclusive, Block 6, shall be exempt from the off-street parking requirements contained in Section 5-1409 of this Code, unless the cost of improvements and/or modifications to the property exceed fifty (50%) percent of the assessed value of the property, at which time one (1) off-street parking space would have to be provided. (2977)

I. Roofs.
   1. On Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4, and Lots 11 through 16, inclusive, Block 6, all roofs shall be pitched and the roof material shall be a terra-cotta colored clay tile/shingle or a concrete tile/shingle having a similar appearance as approved by the Historic Preservation Board and the Board of Architects. (2756)
   2. Flat Roofs Without a Parapet (See Section 5-1602)
   3. Flat Roofs With An Eighteen (18) Inch Parapet. (See Section 5-1603)

J. Septic tanks. Any new installation 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, provided, however, that on Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4,

and Lots 11 through 16, inclusive, Block 6, septic tanks may be permitted to be located in the rear yard.

K. Setbacks-Minimum front.
   1. The front setbacks for Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4, shall be zero (0) feet minimum.
   2. The front setbacks for Lots 11 through 16, inclusive, Block 6, shall be zero (0) feet minimum.

L. Setbacks-Minimum side.
   1. The side setbacks for Lots 1, 2, 3, and Lots 5 through 12, inclusive, Block 4 shall be zero (0) feet minimum.
   2. The side setbacks for Lots 11 through 16, inclusive, Block 6, shall be zero (0) feet minimum.

M. Setbacks-Minimum rear.
   1. The rear setbacks for Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4 shall be twelve (12) foot minimum.
   2. The rear setbacks for Lots 11 through 16, inclusive, Block 6, shall be twelve (12) foot minimum.

N. Walls, fences shrubbery and hedges.
   1. Height.
      a. No walls shall be permitted in the street side of Lots 1, 2, 3 and 5 through 12, inclusive, Block 4, and Lots 11 through 16, inclusive, Block 6.
      b. Walls constructed in the rear and side yards on Lots 1, 2, 3, and 5 through 12, inclusive, Block 4, and Lots 11 through 16, inclusive, Block 6, may be erected to a maximum height of eight (8) feet provided, however, that no walls shall be permitted on the side street.
   2. Materials and Specifications. Walls constructed or erected on the following described lots shall conform with the existing walls in the respective blocks:
      a. Lots 1 through 12, inclusive, Block 4.
      b. Lots 11 through 16, inclusive, Block 6.

Section A-48-1 Gables Estates.

The following site specific regulations shall apply to the Gables Estates neighborhood.

A. Height of residences in flood hazard district. That portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height, and may be one (1) story in height, subject to the following conditions and restrictions:
   1. That the residence shall not exceed two and one-half (2½) stories in height.
   2. That the residence shall not exceed a height of forty-two (42) feet above established grade including ridgeline, domes, steeples, towers, cupolas, chimneys, decorative features, and other similar structures.
   3. That the additional building height from thirty-nine (39) feet to forty-two (42) feet shall be limited to properties with a minimum required side setback of thirty (30) feet or greater.
   4. That Lots 17 and 22 through 26, Block A and Lots 7, 16, 24 and 54, Block B shall be exempt from the thirty (30) foot side setback limitation required in item 3 of this subsection.

B. Determination of maximum square foot floor area. In addition to the general requirements for the determination of the maximum square foot floor area found in Section 4-101(D)10, the following shall not be computed in the determination of the maximum square foot floor area:
   1. Floor space in carports and porte-cocheres.

C. Garage, private or 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 as an auxiliary-use. Occupancy of garage apartments shall be limited to members of the family living in the main residence or to servants employed on the premises. Only one (1) private garage or garage apartment attached to the main residence and one (1) detached private garage or garage apartment shall be permitted upon the building site occupied or used by the main residence. No kitchen or cooking facilities shall be permitted in private garage or garage apartment. Garage doors shall not be permitted on the front elevation of a residence.

D. Davits – Number. Two (2) sets of davits shall be permitted, subject to complying with all other requirements of Section 5- 805 “Davits, Watercraft Lifts and Floating Watercraft Lifts.” The second set of davits shall only be permitted on properties with water frontage of one hundred (100) feet or more.

E. Cabana – Size. A Cabana may have a maximum area of three-hundred (300) square feet, subject to complying with all other requirements of Section 5-104 “Cabana.”

F. Tennis Courts – Setbacks. Subject to complying with all other requirements of Section 5-112 "Tennis Courts" the setbacks for illuminated tennis courts and non-illuminated tennis courts shall be as follows.
   1. Illuminated tennis courts are restricted from front and side street yards, and shall be required to comply with the minimum setback requirements required for the principal building.
   2. Non-illuminated tennis courts are restricted from front and side street yards. Non-illuminated tennis courts shall have a minimum side setback of ten (10) feet for each interior side, and shall comply with the rear setback requirements for the principal building. In those cases where the back nets of the tennis courts are retractable, a minimum setback of ten (10) feet, from the rear and waterway will be permitted. All retractable back nets shall be retracted when the tennis court is not in use.

G. Entry gates and columns – height. Entry gates and columns shall not exceed a height of eight (8) feet.

H. Mooring piles – height. Mooring piles shall not exceed a height of fourteen (14) feet over the mean water line, or as required by the Federal Emergency Management Agency (FEMA).

Section A-49 - Gables Estates No. 2.

A. Setbacks-Minimum front.
   1. Lots 17 and 22 through 26, inclusive, Block A, and Lots 7, 16, 23, 24 and 54, Block B-Thirty-five (35) feet.
   2. Lots 1 through 16, inclusive; Lots 18 through 21, inclusive; and Lots 27 through 38, inclusive, all in Block A and Lots 1 through 6, inclusive; Lots 8 through 15, inclusive; Lots 17 through 22, inclusive; Lots 25 through 53, inclusive; and Lot 56, all in Block B and Lots 1 and 2, Block C-Fifty (50) feet.

B. Setbacks-Minimum side.
   1. Lot 1, Block A-Fifty (50) feet from Arvida Parkway (side street)-30 feet from inside property line.
   2. Lot 5, Block A-Fifty (50) feet from Casuarina Concourse (side street)-30 feet from inside property line.
   3. Lots 2, 3, 4 and 6 through 16, inclusive; Lots 18 through 21, inclusive; Lots 27 through 38, inclusive, all in Block A, Lots 1 through 6, inclusive; Lots 8 through 15, inclusive; Lots 17 through 22, inclusive; Lots 25 through 53, inclusive; and Lot 56, all in Block B, and Lot 1, Block C-Thirty (30) feet.
   4. Lot 2, Block C-Fifty (50) feet from Leucadendra Drive (side street)-Thirty (30) feet from inside property line.

C. Setbacks-Minimum rear.
   1. Lot 5, Block A-Thirty (30) feet from east property line.
   2. Lot 56, Block B-Thirty (30) feet.

D. Setback from canal, waterway, lake or bay.
   1. The minimum setback from a waterway line, canal line or bay shore line, as platted, for Lots 1 through 16, inclusive; Lots 18 through 21, inclusive; and Lots 27 through 38, inclusive, all in Block A and Lots 1 through 6, inclusive; Lots 8 through 15, inclusive; Lots 17 through 22, inclusive; and Lots 25 through 53, inclusive, all in Block B, and Lots 1 and 2 in Block C shall be fifty (50) feet.

E. Required conditions. Lots 14 and 15, Block B, located at 325 Leucadendra Drive be considered two (2) building sites, subject to certain conditions: (3269)
   1. That owner shall be required to remove the existing encroachments unto Lot 15 of the subject property, including patio, gate, wrought-iron fence, parking court, and boat davits.
   2. That the driveway and the concrete seawall along the entire perimeter of the property be retained, if possible.
   3. That all setback requirements shall be required to be met.
   4. That a restrictive covenant shall be executed by the owner in a manner acceptable to the City Attorney and duly recorded, in exchange for the existing restrictive covenant.

Section A-50 - Gables Estates No. 3.

A. Building sites. Lots 21 and 22, Block C, shall be considered as two (2) building sites as follows: (2861)
   1. One (1) building site to consist of Lot 21.
   2. One (1) building site to consist of Lot 22.

B. Setbacks-Minimum front.
   1. All lots-Fifty (50) feet.

2. Parcel C to be established.

C. Setbacks-Minimum side.
1. All lots-Thirty (30) feet.
2. Parcel C to be established.

D. Setback from canal, waterway, lake or bay.
1. The minimum setback from waterway line, canal line or bay shore line, as platted, shall be fifty (50) feet.

Section A-51 - Gables Estates No. 4.

A. Facing of lots.
1. Tract E and Lots 1A, 1B, 2 and 3, Block G shall be deemed to face both Old Cutler Road and Arvida Drive.

B. Setbacks-Minimum front.
1. Tract E and all lots in Blocks F and G-Fifty (50) feet.

C. Setbacks-Minimum side.
1. Tract E-Fifty (50) feet from Arvida Parkway.
2. Lots 1A, 1B, 2, 3, 4 and 7, Block G, and all lots in Block F-Thirty (30) feet.

D. Setbacks-Minimum rear.
1. Lots 4 and 7, Block G-Fifty (50) feet.

E. Setback from canal, waterway, lake or bay.
1. The minimum setback from a waterway line, canal line or bay shore line, as platted, shall be fifty (50) feet for all buildings or portions thereof designed and used for residential purposes.

Section A-52 - Golden Gate Section.

A. Architectural style. In the Golden Gate Subdivision, such type of architecture shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood.

B. Setbacks-Minimum front.
1. All building sites abutting Grand Avenue-Five (5) feet from Grand Avenue.
2. All building sites in an SFR District-Fifteen (15) feet.

C. Roofs-Pitched roof materials.
1. Pitched roofs may be covered with roofing material meeting the requirements of Class A or B specifications of the Underwriters Laboratories, Incorporated.

D. Walls and fences-Materials and specifications.
1. Wood picket fences shall be permitted on residential lots, subject to the following conditions:
   a. Such fences shall be of cedar, cypress, or redwood, with four (4) inch by four (4) inch terminal posts, two (2) inch by four (4) inch intermediate posts, wood rails and pickets one (1) inch 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 therefore, to be determined by the Building Official.

Section A-53 - Granada Section.

A. Building sites.
1. No building site facing upon Granada Boulevard shall contain less than two (2) platted lots where such lots are less than fifty-five (55) feet in width; and no building site in Granada Section facing upon Country Club Prado shall have less than seventy-five (75) feet street frontage.
2. Lots 14 and 15, Block 80 shall be considered as two (2) building sites as follows:
   a. Lot 14 shall be subject to use for a single-family residence.
   b. Lot 15 shall be subject to use for off-street parking in connection with the funeral chapel located on Lots 1, 2 and 3, Block 80.

c. That should the off-street parking be discontinued on said Lot 15, said Lots 14 and 15 shall be subject to the provisions of Section 3(b) of Ordinance No. 2469.

3. Lot 20 and the east six and thirty-six hundredths (6.36) feet of Lots 21 and 22, Block 8, shall be considered as one (1) building site. (2606)
4. Lot 5, Block 4F, shall be considered as a separate building site. (2762)
5. The north half of Lot 19 and all of Lots 20, 21 and 22, Block 72, shall be considered as two (2) building sites as follows: (2970)
   a. One (1) building site to consist of the north half of Lot 19 and all of Lot 20;
   b. One (1) building site to consist of Lots 21 and 22.
6. Lots 11, 12, 13, 20, 21, 22 and the south 15 feet of Lots 10 and 23, Block 77, shall be considered as three (3) building sites as follows: (2993)
   a. One (1) building site to consist of the north half of Lot 12, Lot 11 and the south fifteen (15) feet of Lot 10.
   b. One (1) building site to consist of Lot 13 and the south half of Lot 12.
   c. One (1) building site to consist of Lots 20, 21, 22 and the south fifteen (15) feet of Lot 23.

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

C. Height of buildings.
   1. Buildings constructed on Lot 3, Block 81, shall be restricted to one (1) story in height.

D. Setbacks-Minimum front.
   1. Facing upon Algeria Avenue in Lots 11 through 14, inclusive, Block 15-Fifteen (15) feet.
   2. Facing upon Country Club Prado-Thirty-five (35) feet.
   3. Facing upon Granada Boulevard in Block 4F-Fifteen (15) feet.

E. Setbacks-Minimum side.
   1. Lot 3, Block 81-Twelve (12) feet from the south property line.

Section A-54 - Guma Subdivision.

A. Setbacks-Minimum side.
   1. Lot 1, Block 1-Twenty-five (25) feet from Coruna Avenue-Ten (10) feet from the south lot line.
   2. Lot 2, Block 1-Ten (10) feet.

B. Setbacks-Minimum rear.
   1. Lot 1, Block 1-Ten (10) feet.

C. Setback from canal, waterway, lake or bay.
   1. The minimum setback from a canal or waterway line, as platted, shall be twenty-five (25) feet for Lot 2, Block 1.

Section A-55 - Hammock Heights.

A. Facing of lots.
   1. Lot 3, Block 1 shall be deemed to face south.
   2. Lot 1, Block 2 shall be deemed to face south.
   3. Lot 2, Block 3 shall be deemed to face north.
   4. Lots 1 and 6, Block 4 shall be deemed to face north.

B. Setbacks-Minimum front.
   1. Lot 1, Block 4-Thirty-five (35) feet.

C. Setbacks-Minimum side.
   1. Lot 1, Block 1-Twenty-five (25) feet from west lot line.
   2. Lot 1, Block 1-Twenty (20) feet from east lot line.
   3. Lot 2, Block 1-Ten (10) feet.
   4. Lot 3, Block 1-Ten (10) feet from west lot line.
   5. Lot 3, Block 1-Fifteen (15) feet from east lot line.
   6. Lot 1, Block 2 and Lot 1, Block 3-Fifteen (15) feet from west lot line.
   7. Lot 1, Block 2, and Lot 1, Block 3-Ten (10) feet from east lot line.
   8. Lot 1, Block 4-Thirty-five (35) feet from west lot line.

9. Lot 1, Block 4-Twenty (20) feet from east lot line.
10. Lots 2, 3, 4 and 5, Block 4-Ten (10) feet.
11. Lot 6, Block 4-Ten (10) feet from west lot line.
12. Lot 6, Block 4-Fifteen (15) feet from east lot line.

D. Setbacks-Minimum rear.
1. Lots 1, 2 and 3, Block 1-Ten (10) feet.
2. Lot 1, Block 2-Ten (10) feet.
3. Lot 1, Block 3-Ten (10) feet.
4. Lots 1, 2, 3, 4, 5 and 6, Block 4-Ten (10) feet.

Section A-56 - Hammock Lakes.

The Hammock Lakes area is that neighborhood which is commonly known as Hammock Lakes and which was annexed into the City on July 31, 1996. (3247, 3495)

A. Architectural type. The primary architectural feature of Hammock Lakes is the landscape, which includes irregular topography, two lakes, stands of gumbo limbos, oaks, and other native vegetation. A predominant part of the landscape is the use of native coral rock in slabs as fence material or as individual landscape boulder type decoration. Homes are built in the classical contemporary style; however, there are homes built in other classical styles. It shall be the duty of the Board of Architects to insure that any addition to an existing structure in the Hammock Lakes area be consistent with the existing architecture of the structure and any new buildings must be compatible with the landscape environs and the architecture of neighboring structures.

B. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.

C. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area of less than one (1) acre. The minimum lot width of any new building site shall be one-hundred and twenty-five (125) feet. All existing building sites shall be as existing at the time Hammock Lakes was annexed into the City on July 31, 1996 and shall be deemed in conformity with this Ordinance.

D. Ground coverage. No single-family residence shall occupy more than fifteen (15%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.

E. Height of buildings. No single-family residence shall exceed a height of two and one-half (2½) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers, and such other similar structures. No subordinate or accessory building permitted by this code as an Auxiliary-Use shall exceed in height the maximum height of the principal building on the building site.

F. Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.

G. Roof-Materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Hammock Lakes area.

H. Setbacks-Principal building.
1. All lots shall provide a minimum front setback of fifty (50) feet.
2. All lots shall provide a minimum side setback of fifteen (15) feet.
3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
4. All lots shall provide a minimum rear setback of twenty-five (25) feet.
5. All lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of thirty-five (35) feet.
6. All lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.

I. Setbacks-Accessory buildings general.
1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.
2. All accessory buildings shall provide a minimum side setback of twenty feet (20) feet.
3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. All accessory buildings on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision)

shall provide a minimum waterfront setback of seven (7) feet and six (6) inches. No accessory building shall be built closer to the water in Hammock Lake No. 2 than the building line as shown on the plat.

J. Setbacks-Swimming pools.
   1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
   2. Swimming pools shall provide a minimum side setback of twenty (20) feet.
   3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
   4. Swimming pools not located on a water body shall provide a minimum rear setback of seven (7) feet and six (6) inches.
   5. Swimming pools on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
   6. Decks on lots located on Hammock Lake No. 2 shall provide a minimum rear setback of forty (40) feet and swimming pools a minimum rear setback of forty-five (45) feet.

K. Setbacks-Tennis courts.
   1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
   2. Tennis courts shall provide a minimum side setback of twenty (20) feet.
   3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
   4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.
   5. Tennis courts on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
   6. Tennis courts on lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.

L. Setbacks-Screened enclosures.
   1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet.
   2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.
   3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
   4. Screened enclosures shall provide a minimum rear setback of six (6) feet.
   5. Screened enclosures on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
   6. No screened enclosure shall be built closer to the water on Hammock Lake No. 2 than the building line as shown on the plat.

M. As according to the Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building are made during any twelve (12) month period, the building or structure shall be made to conform to all Zoning Code requirements for a new building or structure.

N. No boathouse or other structure shall be erected on the shore of lakes or extended into the waters thereof unless the same shall be approved by a majority of the owners of other property fronting on said lake.

O. No encroachments of imported earth, sand, gravel or fill of any kind and no petroleum based fuel motors of any kind shall be allowed on Hammock Lake No. 2.

P. No grading or filling shall be allowed closer to the water on Hammock Lake No. 2 than the minimum rear setback of forty (40) feet provided for decks on lots on Hammock Lake No. 2.

Section A-56-1 - Hammock Lake No. 2. (3558)

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

Section A-56-2 - Hammock Lake Park. (3558)

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

Section A-56-3 - Hammock Park.

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

Section A-56-4 - First Addition Hammock Park.

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

Section A-57 - Hammock Oaks Harbor.

A. Facing of lots.
   1. Lots 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.

B. Setbacks-Minimum front.
   1. Lots 1 through 23, inclusive, Block 1-Thirty-five (35) feet.
   2. Lots 24 through 31, inclusive, Block 1-Thirty (30) feet.

C. Setbacks-Minimum side.
   1. Lot 1, Block 1-Thirty (30) feet from Old Cutler Road-Ten (10) feet from inside lot line.
   2. Lot 7, Block 1-Thirty-five (35) feet from Monfero Street-Ten (10) feet from inside lot line.
   3. Lots 15 and 16, Block 1-Fifteen (15) feet from Neda Avenue-Ten (10) feet from inside lot line.
   4. Lots 2 through 6, inclusive; Lots 8 through 14, inclusive; and Lots 17 through 31, inclusive, all in Block 1-Ten (10) feet from each side lot line.

D. Setbacks-Minimum rear.
   1. A minimum rear setback of ten (10) feet shall be maintained and required on all lots.

Section A-58 - Hammock Oaks Harbor Section 2.

A. Facing of lots.
   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.

B. Setbacks-Minimum front.
   1. Lots 1 through 12, inclusive, Block 2-Thirty-five (35) feet.
   2. Lots 1 through 39, inclusive, Block 3-Thirty-five (35) feet.
   3. Lots 40 through 45, inclusive, Block 3-Thirty (30) feet.
   4. Lot 46, Block 3-Thirty-five (35) feet.

C. Setbacks-Minimum side.
   1. Lots 1 through 12, inclusive, Block 2-Ten (10) feet from each side lot line.
   2. Lots 1 through 44, inclusive, and Lot 46, all in Block 3-Ten (10) feet from each side lot line.
   3. Lot 8, Block 3-Thirty-five (35) feet from Campana Avenue.
   4. Lot 22, Block 3-Thirty-five (35) feet from Monfero Avenue.
   5. Lot 45, Block 3-Thirty-five (35) feet from Monfero Avenue.

D. Setbacks-Minimum rear.
   1. Lots 1 through 12, inclusive, Block 2-Ten (10) feet.
   2. Lot 45, Block 3-Twenty-five (25) feet.

E. Setbacks from canal, waterway, lake or bay.
   1. The minimum setback from a waterway line as platted, shall be twenty-five (25) feet for Lots 1 through 46, inclusive, Block 3.

Section A-59 - Hammock Oaks Harbor Section 3.

A. Facing of lots.
   1. Lot 22, Block 2 shall be deemed to face north.

2. Lot 1, Block 4 shall be deemed to face west.
3. Lot 3, Block 4 shall be deemed to face east.
4. Lot 4, Block 4 shall be deemed to face west.

B. Setbacks-Minimum front.
1. Lots 13 through 26, inclusive, Block 2-Thirty-five (35) feet.
2. Lots 1 through 5, inclusive, Block 4-Thirty-five (35) feet.

C. Setbacks-Minimum side.
1. Lots 13 through 21, inclusive, Block 2-Ten (10) feet.
2. Lot 22, Block 2-Ten (10) feet from inside line-Thirty-five (35) feet from side street.
3. Lots 23, 24, 25 and 26, Block 2-Ten (10) feet.
4. Lot 1, Block 4-Ten (10) feet from inside lot line-Twenty-five (25) feet from side street.
5. Lot 2, Block 4-Ten (10) feet.
6. Lots 3 and 4, Block 4-Ten (10) feet from inside line.
7. Lot 5, Block 4-Ten (10) feet.

D. Setbacks-Minimum rear.
1. Lots 13 through 18, inclusive, Block 2--Ten (10) feet.
2. Lot 22, Block 2-Ten (10) feet.
3. Lot 1, Block 4-Thirty-five (35) feet.
4. Lots 2, 3, 4 and 5, Block 4-Ten (10) feet.

E. Setbacks from Canal, Waterway, Lake or Bay.
1. The minimum setback from the waterway line, canal line or lake, as platted, shall be twenty-five (25) feet for Lots 19 through 26, inclusive, Block 2.

Section A-60 - H. H. B. Property.

A. Building sites.
1. Lot 1 less a .0263 acre triangular portion of land extending along the southern property line and more fully described in Warranty Deed No. 114721683 recorded in Miami-Dade County on June 17, 1982, of Block 1, shall be considered as one (1) building site. (2657)

B. Facing of lots.
1. Lot 1, Block 1 shall be deemed to face both Arvida Parkway on the north and Arvida Parkway on the southeast.

C. Setbacks-Minimum front.
1. Lots 1, 2, and 3, Block 1-Fifty (50) feet.

D. Setbacks-Minimum side.
1. Lot 1, Block 1-Thirty (30) feet from lot line abutting Lot 2 on the south.
2. Lot 2, Block 1-Thirty (30) feet from lot line abutting Lot 1 on the north-Thirty (30) feet from lot lines abutting Lot 3 on the south and east.
3. Lot 3, Block 1-Thirty (30) feet from lot lines abutting Lot 2 on the north and west-Thirty (30) feet from the easterly lot line.

E. Setback from canal, waterway, lake or bay.
1. The minimum setback from a waterway line, canal line or bay shore line, as platted, shall be fifty (50) feet for Lots 1, 2 and 3, Block 1.

Section A-61 - Industrial Section.

A. Architectural style.
1. In the Industrial Section such type of architecture shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood.

B. Height of buildings.
1. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed six (6) stories or seventy-two (72) feet in height whichever is less.
   a. Lots 7 through 21, inclusive, Block 1.
   b. Lots 5 through 38, inclusive, Block 2.
   c. Lots 5 through 38, inclusive, Block 3.
   d. Lots 1 through 38, inclusive, Block 4.

e. All lots and tracts in Blocks 5, 6, 7, 12, 13, 14, 16 and 17.
f. All in Block 8.
g. Lots 1 through 11, inclusive, Block 9.
h. Lots 21 through 46, inclusive, Block 10.
i. All of the Replat of Blocks 10 and 11.
j. Lots 3 through 39, inclusive, Block 5.
k. All of Block 18 east of a line extending from the southeast corner of Lot 20, Block 10 south to the northeast corner of Lot 3, Block 15.

2. No building and/or structure to be used for manufacturing purposes shall be erected or altered on the following described property, to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
   a. Lots 7 through 21, inclusive, Block 1.
   b. Lot 5 through 38, inclusive, Block 2.
   c. Lots 5 through 38, inclusive, Block 3.
   d. Lots 22 through 38, inclusive, Block 4.
   e. Lots 44 through 63, inclusive, Block 5.
   f. Lots 12 through 22, inclusive, Block 6.
   g. All lots and tracts in Blocks 7, 12, 13 and 14.
   h. All of Block 8.
   i. Lots 1 through 11, inclusive, Block 9.
   j. Lots 21 through 46, inclusive, Block 10.
   k. All of the Replat of Blocks 10 and 11 less east one hundred ten (110) feet.
   l. Lots 4 through 39, inclusive, Block 15.
   m. All of Block 18 east of a line extending from the southeast corner of Lot 20, in Block 10, south to northeast corner of Lot 3, Block 15.
   n. Tracts A, B and C of Replat of Block 16.
   o. Lots 1 through 83, inclusive, Block 17.

C. Roofs.
   1. Pitched Roof Material. Pitched roofs may be covered with roofing material meeting the requirements of Class A or B specifications of the Underwriters Laboratories, Incorporated. (See Section 5-1605)

D. Signs-location upon buildings, cantilevers and marquees.

E. Walls and fences.
   1. Wire fences may be erected provided that such wire fences are not located closer than one hundred (100) feet to Bird Road, LeJeune Road or Ponce de Leon Boulevard.
   2. Height. Wire fences may be erected to a maximum height of eight (8) feet. Not more than three (3) strands of barbed wire may be attached to the top of such eight (8) foot high fence at a forty-five (45) degree angle facing toward the inside of the property.

Section A-61-1 Journeys End Addition.

Refer to section A-56 Hammock Lakes for applicable site-specific requirements in addition to general code requirements.

Section A-62 - Journey's End Estates.

A. Facing of lots.
   1. Lot 1 shall be deemed to face north.
   2. Lot 5 shall be deemed to face north.
   3. Lot 8 shall be deemed to face west.
   4. Lot 12 shall be deemed to face west.
   5. Lots 13 and 14 shall be deemed to face east.
   6. Lot 15 shall be deemed to face south.

B. Setbacks-Minimum front.
   1. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16 and 17-Seventy-five (75) feet.
   2. Lot 11-Seventy-five (75) feet from cul-de-sac.

3. Lot 12-One-hundred and twenty-five (125) feet.
4. Lot 18-Two-hundred and ten (210) feet from cul-de-sac.

C. Setbacks-Minimum side.
1. Lot 1-Thirty (30) feet from inside line-Fifty (50) feet from Old Cutler Road.
2. Lots 2, 3, 4, 6, 7, 9, 10, 14, 16 and 17-Thirty (30) feet.
3. Lot 5-Thirty (30) feet from west-Seventy-five (75) feet from east.
4. Lot 8-Thirty (30) feet from inside line-Seventy-five (75) feet from side street.
5. Lot 11-Thirty (30) feet from south.
6. Lot 12-Thirty (30) feet from inside line-Seventy-five (75) feet from side street.
7. Lot 13-Thirty (30) feet from inside line-Seventy-five (75) feet from side street.
8. Lot 15-Thirty (30) feet from south-Thirty (30) feet from east-Fifty (50) feet from Old Cutler Road.

D. Setbacks-Minimum rear.
1. Lots 1, 2, 3 and 4-Fifty (50) feet.
2. Lot 5-Sixty (60) feet from south.
3. Lots 13 and 14-Fifty (50) feet from Old Cutler Road.
4. Lot 15-Thirty (30) feet from north.

E. Setback from canal, waterway, lake or bay.
1. The minimum setback from a canal or waterway line, as platted, shall be as follows:
   a. Lot 6-Fifty (50) feet from east thirty (30) feet.
   b. Lots 7, 8, 9, 10, 11, 12, 16, 17 and 18-Fifty (50) feet.

Section A-63 - Section K.

A. Height of buildings.
1. No buildings and/or structures shall be constructed or erected on the following described property, to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
   a. Lots 1, 2, 3 and 4 in Blocks 8, 9, 18, 19, 26, 27, 35 and 36.
   b. Lots 45, 46, 47 and 48 in Blocks 8, 9, 18, 19, 26, 27 and 35.
2. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed six (6) stories or seventy (70) feet in height, whichever is less:
   a. Lots 1 through 24, inclusive, Block 1.
3. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
   a. Lots 5 through 44, inclusive, in Blocks 8, 9, 18, 19, 26, 27 and 35.
   b. Lots 5 through 45, inclusive, Block 36.
   c. All lots in Blocks 2, 7, 10, 17, 20, 25, 28, 34 and 37.
4. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
   a. Lots 21, 22, 23 and 24, Block 2.
   b. Lots 21 through 28, inclusive, Block 7.
   c. Lots 20 through 28, inclusive, Block 10.
   d. Lots 21 through 48, inclusive, Block 17.
   e. Lots 25 through 44, inclusive, Block 18.
   f. Lots 5 through 44, inclusive, in Blocks 19, 26, 27 and 35.
   g. Lots 5 through 45, inclusive, Block 36.
   h. All lots in Blocks 20, 25, 28, 34 and 37.
5. A multi-story building approximately one-hundred-fifteen (115) feet in height, consisting of seven (7) floors of general office with the erection of a penthouse on top of such building, may be constructed on Lots 39 through 48, inclusive, Block 27, Section K, according to Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.

B. Setbacks-Minimum side.
1. Lot 25, Block 27-Five (5) feet from Salzedo Street.

APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

Section A-63-1 - Kerwood Oaks.

Refer to section A-56 Hammock Lakes for applicable site-specific requirements in addition to general code requirements.

Section A-63-2 - Kings Bay. (2004-48)

A. Code compliance agreements at time of annexation (Resolution No. 28970).
   1. All construction prior to annexation which has been properly permitted by Miami-Dade County will be allowed to continue as is.
   2. Any construction prior to annexation allowed by the Miami-Dade County Code, which did not require a permit, will be allowed to continue as is.
   3. If it is determined at a future date that construction prior to annexation was built without the proper and required permits from Miami-Dade County, that construction element cannot be allowed to continue as is, and the property owner shall be required to apply for an after-the-fact permit from Coral Gables.
   4. Compliance is required with all City and zoning regulations for all new construction, additions or remodeling initiated after annexation as included herein.
   5. For the purpose of this section, the date of annexation shall be October 1, 2003, which is the service date that services were transferred from Miami-Dade County to the City.

B. Architectural type. Kings Bay is a neighborhood of single-family residences which have been developed with the character, materials and physical massing similar to those constructed within the City of Coral Gables east of Old Cutler Road. It shall be the duty of the Board of Architects to insure that any addition to an existing structure in Kings Bay be consistent with the existing architecture of the structure and any new building must be compatible with the architecture of neighboring structures.

C. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.

D. Building sites. No new building site which faces S.W. 67th Avenue (Ludlam Road) shall contain less than one (1) fully platted lot and have an area of not less than one (1) acre (gross acreage - as measured to adjacent street centerline), and the minimum lot width of any new building site shall be one-hundred and twenty-five (125) feet. No new building site which does not face S.W. 67th Avenue (Ludlam Road) shall contain less than one (1) fully platted lot and have an area of less than fifteen thousand (15,000) square feet (gross acreage - as measured to adjacent street centerline) and the minimum lot width of any new building site shall be one-hundred and twenty (120) feet.

E. Ground coverage. No single-family residence facing S.W. 67th Avenue (Ludlam Road) shall occupy more than fifteen (15%) percent of the ground area of the building site upon which the residence is erected and up to five (5%) percent of the rear yard may be used for accessory uses and structures. No single-family residence not facing S.W. 67th Avenue (Ludlam Road) shall occupy more than thirty (30%) percent of the ground area of the building site upon which the residence is erected and up to twenty (20%) percent of the rear yard may be used for accessory uses and structures.

F. Height of buildings. No new single-family residence shall exceed a height of two and one-half (2½) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers, and such other similar structures. No subordinate or accessory building permitted by this code as an Auxiliary-Use shall exceed in height the maximum height of the principal building on the building site.

G. Height and Materials of Walls and fences. Walls and fences may be constructed of wood and all other materials permitted by this code, have a maximum height of six (6) feet; provided that in no case shall a wall or fence violates the triangle of visibility requirements of this code.

H. Roof-Materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for other existing buildings in the Kings Bay area, as determined by the City's Building and Zoning Director and approved by the Board of Architects. Roofs of existing structures shall be permitted to remain and be re-roofed and/or repaired in the same type as at time of annexation.

I. Chickee Huts. All chickee huts existing at the time of annexation shall be permitted to remain, and shall be allowed to be rethatched and maintained as required and necessary.

J. Prefabricated Chimneys. Prefabricated chimneys shall be permitted, and shall require review and approval by the Board of Architects.

K. Finger Piers. Finger Piers are allowed for Lots 75 through 95 on the Kings Bay turning basin only, and a maximum of two (2) per property shall be permitted not to exceed or extend more than twenty-five (25) feet from bank or sea wall of the turning basin. Vessels shall be permitted to be moored perpendicular to the bank or sea wall within the turning basin.

L. Setbacks. Principal Building.
   1. All lots facing S.W. 67th Avenue (Ludlam Road) shall provide a minimum front setback of fifty (50) feet.
   2. All lots not facing S.W. 67th Avenue (Ludlam Road) shall provide a minimum front setback of twenty-five (25) feet.
   3. All lots shall provide a minimum side setback of fifteen (15) feet.
   4. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
   5. All lots shall provide a minimum rear setback of twenty-five (25) feet.
   6. All lots located on a waterway shall provide a minimum water front setback of twenty-five (25) feet.

M. Setbacks. Accessory buildings general.
   1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.
   2. All accessory buildings shall provide a minimum side setback of twenty (20) feet.
   3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
   4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches.
   5. All accessory buildings on lots located on a waterway shall provide a minimum water front setback of seven (7) feet and six (6) inches.

N. Setbacks. Swimming pools.
   1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
   2. Swimming pools shall provide a minimum side setback of twenty (20) feet.
   3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
   4. Swimming pools shall provide a minimum rear setback of seven (7) feet and six (6) inches.
   5. All swimming pools on lots located on a waterway shall provide a minimum setback of s seven (7) feet and six (6) inches.

O. Setbacks. Tennis courts.
   1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
   2. Tennis courts shall provide a minimum side setback of fifteen (15) feet.
   3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of fifteen (15) feet.
   4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.
   5. All tennis courts on lots located on a waterway shall provide a minimum setback of seven (7) feet and six (6) inches.

P. Setbacks. Screened enclosures.
   1. Screened enclosures of lots which face S.W. 67th Avenue (Ludlam Road) shall provide a minimum front setback of fifty (50) feet.
   2. Screened enclosures of lots which do not face S.W. 67th Avenue (Ludlam Road) shall provide a minimum front setback of twenty-five (25) feet.
   3. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.
   4. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
   5. Screened enclosures shall provide a minimum rear setback of six (6) feet.
   6. All screened enclosures on lots located on a waterway shall provide a minimum setback of seven (7) feet and six (6) inches.

Q. As according to the Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building are made during any twelve (12) month period, the building or structure shall be made to conform to all Zoning Code requirements for a new building or structure.

R. For the purposes of this section, all setbacks from a waterway shall be taken from the top of slope, which shall be defined as the tie line as indicated on the property survey.

Section A-64 - Section L.

A. Height of building.
   1. No apartment building and/or structures shall be erected or altered to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
      a. All lots, blocks and parcels.
   2. No commercial buildings and/or structures shall be erected or altered to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
      a. All lots in Blocks 3, 6, 11, 16, 21, 23, 24, 29, 30, 31, 32, 33, 38, 39, and replat of Blocks 32 and 39.

B. Off-street parking.
   1. There shall be required and there shall be provided and maintained off-street parking for Lots 1 through 8, inclusive, and Lots 43 through 48, inclusive, Block 30, as stipulated in Ordinance No. 1273.

C. Setbacks-Minimum front.
   1. Lots 16 through 40, inclusive, Block 22-Ten (10) feet.
   2. Lots 1 through 8, inclusive, Block 30-Three (3) feet.
   3. Lots 9 through 25, inclusive, Block 30-Ten (10) feet.

Section A-65 - Leyshon Property (Tract One).

A. Facing of lots.
   1. Parcel 1 shall be deemed to face Old Cutler Road.
   2. Parcels 2 and 5 shall be deemed to face east.
   3. Parcels 3 and 4 shall be deemed to face west.

B. Setbacks-Minimum front.
   1. Parcel 1-Thirty-five (35) feet from Old Cutler Road.
   2. Parcels 2 and 5-Fifty-five (55) feet from east lot line.
   3. Parcels 3 and 4- Fifty-five (55) feet from west lot line.

C. Setbacks-Minimum side.
   1. Parcels 1, 2, 3, 4, and 5-Ten (10) feet.

D. Setbacks-Minimum rear.
   1. Parcels 1, 2, 3, 4, and 5-Fifteen (15) feet.

Section A-66 - MacFarlane Homestead.

A. Architectural style.
   1. In the MacFarlane Homestead Section, such type of architecture shall be permitted as approved by the Board of Architects as being harmonious with the immediate neighborhood.

B. Building sites.
   1. Lot 2, Block 2B, having a frontage of forty-five (45) feet shall be considered a building site.
   2. Lot 3, Block 2B, having a frontage of forty-five (45) feet shall be considered a building site. (2800)

C. Height of buildings.
   1. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed six (6) stories or seventy-two (72) feet in height, whichever is less:
      MacFarlane Homestead and St. Albans Park.
      a. Tracts A and B, Block 5.
      b. Tract 1.
   2. No buildings and/or structures to be used for manufacturing purposes shall be erected or altered on the following described property, to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
      MacFarlane Homestead and St. Albans Park
      a. Tracts A and B, Block 5.
      b. Tract 1.

D. Roofs.
   1. Pitched roofs may be covered with roofing material meeting the requirements of Class A or B specifications of the Underwriters Laboratories, Incorporated. (See Section 5-1605)

E. Setbacks-Minimum front.
   1. On all building sites abutting Grand Avenue-Twenty (20) feet from Grand Avenue.
   2. On all building sites in an SFR District-Fifteen (15) feet.

F. Walls and fences-Materials and specifications.
   1. Wood picket fences shall be permitted on residential lots subject to the following conditions:
      a. Such fences shall be of cedar, cypress, or redwood with four (4) inch by four (4) inch terminal posts, two (2) inch by four (4) inch intermediate posts, wood rails and pickets one inch 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 thereof, to be determined by the Building Official.

Section A-67 - Mahi Canal.

A. Setbacks from Mahi Canal.
   1. The minimum setback from the north side of Mahi Canal, as dug, shall be thirty-five (35) feet for screened enclosures.
   2. The minimum setback from the south side of the Mahi Canal, as platted, shall be twenty-five (25) feet for screen enclosures.

B. Docks, wharves, davits, boat lifts and mooring piles, and the mooring of boats.
   1. No dock, wharf, davits, boat lifts, or similar structure shall be constructed over or in the Mahi Canal or on land abutting thereon which permanently extends more than five (5) feet outward from the bank of such canal.
   2. Floating boatlifts shall not be permitted.
   3. Where there is a reasonable area along the shore of the Mahi Canal which is at such a level as to provide a natural landing stage or platform for persons embarking on or debarking form boats, then fender or mooring piles may be placed at a distance not greater than eighteen (18) inches from the bank or shore.
   4. Mooring piles shall be Venetian type and ornamentally capped.
   5. No dock, wharf, davits, boat lifts, or similar structure, and boat moored thereto shall in total protrude into or over the water more than twenty-five (25%) percent of the width of the waterway where such dock, wharf or similar structure and moored boat or boats on davits or boat lifts are located; except as follows:
      a. The twenty-five (25%) percent in which a dock, wharf, davits, boat lifts, or similar structure, and boat moored thereto may in total protrude into or over the water shall be proportionately reduced for the properties on each side of the waterway where there will be less than thirty (30) feet of open and unobstructed navigable waterway at mean high tide. The center of the thirty (30) feet of open and unobstructed navigable waterway shall be measured from the center of the Mahi Canal.
      b. That in no case shall the distance between boats moored on opposing banks leave less than a minimum of thirty (30) feet of open and unobstructed navigable waterway at mean high tide, except as follows:
         i. That any boat owned by the property owner of property on the Mahi Canal as of November 12, 1996 and which has a minimum twenty-five (25) feet of open and unobstructed navigable waterway at mean high tide, may continue to be moored at the property until such time as the property and/or the non-conforming boat is sold. Any new boat or property owner who purchases property on the Mahi Canal after November 12, 1996 will have to comply with all of the requirements of this Section for the mooring of boats along the Mahi Canal.
      c. That in no case shall any dock, wharf, davits, boatlifts, or similar structure, and boat moored thereto protrude more than twenty-five (25) feet into or over the Mahi Canal.
   6. All mooring piles, docks, wharves, davits, boat lifts, and similar structures shall maintain the same minimum setback from the adjacent owner's property line extended as established for the main structure permitted on each building site, except as described for specific properties

as provided for in this Section.

7. Any dock, wharf, davits, boat lifts and similar structures on the Mahi Canal which is destroyed, damaged, or in need of repair or replacement, and the cost of which will exceed fifty (50%) percent of the total replacement cost of the dock, wharf, davits, boat lift, and similar structure will not be replaced or reconstructed except in conformity with these regulations.

Section A-68 - Mar Street Subdivision.

A. Facing of lots.
   1. Lots 1 and 15, Block 1 shall face Mar Street. (2593)

B. Setbacks-Minimum front.
   1. Lots 1 through 15, inclusive, Block 1-Twenty-five (25) feet. (2593)

C. Setbacks-Minimum side.
   1. Lots 1 through 15, inclusive, Block 1, shall have a minimum side setback of ten (10) feet, except that on corner lots where two (2) streets intersect, the minimum side setback from the side street shall be a minimum of twenty-five (25) feet. (2593)

D. Setbacks-Minimum rear.
   1. On a lot or building site not abutting upon a canal, waterway, lake or bay-Twelve (12) feet.

Section A-68-1 - Matheson Hammock Park.

Refer to section A-56 Hammock Lakes for applicable site-specific requirements in addition to general code requirements.

Section A-69 - Old Cutler Bay Section 1.

A. Facing of lots.
   1. Lot 2, Block 1 shall be deemed to face north.
   2. Lots 13, 14, 17, 18 and 20, Block 2 shall be deemed to face north.
   3. Lot 21, Block 2 shall be deemed to face west.
   4. Lot 3, Block 3, shall be deemed to face east.

B. Setbacks-Minimum side.
   1. Lot 2, Block 1-Twenty-five (25) feet from side street--Ten (10) feet from inside lot line.
   2. Lots 1, 2 and 12 through 25, inclusive, Block 2-Ten (10) feet from inside lot line.
   3. Lots 3 through 11, inclusive, Block 2-Twenty (20) feet from inside lot line.
   4. Lots 13, 14, 17, 18 and 20, Block 2-Twenty-five (25) feet from side street, except, that a fifteen (15) foot minimum setback shall be required for that portion of the side lot line formed by the arc of the cul-de-sac.
   5. All lots in Block 3-Ten (10) feet from inside lot line.
   6. Lots 3 and 4, Block 3-Twenty-five (25) feet from side street.

C. Setbacks-Minimum rear.
   1. All lots in Blocks 1, 2 and 3-Ten (10) feet.

D. Setback from canal, waterway, lake or bay.
   1. The minimum setback from a canal or waterway line, as platted, shall be twenty-five (25) feet for Lots 1, 12, 15, 16, 19, 23, 24 and 25, Block 2.

Section A-70 - Old Cutler Bay Section 2.

A. Facing of lots.
   1. Lot 1 shall be deemed to face North.

B. Setbacks-Minimum front.
   1. Lots 17 and 18-Twenty-five (25) foot minimum, except on curve of cul-de-sac which shall be fifteen (15) foot minimum.
   2. Lots 19 and 20-Fifteen (15) foot minimum.

C. Setbacks-Minimum side.
   1. Lot 1-Twenty-five (25) foot minimum from side street.

2. Lots 3 through 20, inclusive-Ten (10) foot minimum.

D. Setbacks-Minimum rear.
1. Lot 1-Ten (10) feet.

Section A-71 - Old Cutler Bay Section 3.

A. Facing of lots.
1. Lot 17 shall be deemed to face Solano Prado.

B. Setbacks-Minimum side.
1. Lots 4 through 16, inclusive-Ten (10) foot minimum.
2. Lot 17-Twenty-five (25) foot minimum from side street-Ten (10) foot minimum from inside line.

C. Setbacks-Minimum rear.
1. Lot 17-Ten (10) foot minimum.

Section A-72 - Old Cutler Bay Section 4.

A. Setbacks-Minimum side.
1. Lots 26 through 31, inclusive, Block 2-Ten (10) foot minimum.
2. Lots 74 through 83, inclusive, Block 2-Ten (10) foot minimum.
3. Lots 32 through 41, inclusive, Block 2-Twenty (20) foot minimum.
4. Lots 18 and 19, Block 3-Ten (10) foot minimum.

Section A-73 - Old Cutler Bay Section 4A.

A. Facing of lots.
1. Lot 84, Block 2 shall be deemed to face Solano Prado and Marquesa Drive.

B. Setbacks-Minimum side.
1. Lot 84, Block 2-Ten (10) foot minimum from east property line.
2. Lots 20 through 30, inclusive, Block 3-Ten (10) foot minimum.
3. Lots 31, Block 3-Ten (10) foot minimum from east property line.

C. Setbacks-Minimum rear.
1. Lot 84, Block 2-Twenty-five (25) foot minimum from Marquesa Drive.

D. Setback from canal, waterway, lake or bay.
1. The minimum setback from a canal or waterway line, as platted, shall be twenty-five (25) feet for Lot 31, Block 3.

Section A-74 - Old Cutler Bay Section 5.

A. Building sites.
1. Lots 57 and 58, Block 2 shall be considered as two (2) building sites as follows: (2698)
   a. One (1) building site to consist of Lot 57.
   b. One (1) building site to consist of Lot 58.

B. Docks, wharves, mooring piles.
1. Mooring piles may be set or placed in the waterway abutting Lots 49 through 57, inclusive, Block 2, at a distance not greater than twenty-five (25) feet from the bank of such waterway. In no other 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 bank at a similar distance from the bank, will leave less than seventy-five (75) feet of open, unobstructed, navigable water between such piles, docks and similar structures on the opposite bank.

C. Setbacks-Minimum side.
1. Lots 42, 43 and 44, Block 2-Twenty (20) foot minimum.
2. Lots 45 through 73, inclusive, Block 2-Ten (10) foot minimum.

Section A-74-1 - Palm Vista.

Refer to section A-56 Hammock Lakes for applicable site-specific requirements in addition to general

code requirements.

Section A-75 - Pine Bay Estates.

The Pine Bay Estates Section is that neighborhood which is commonly known as Pine Bay Estates and which was annexed into the City on April 10, 1996. (3248)

A. Architectural type. Pine Bay Estates is a neighborhood of single-family residences which have been developed with the character, materials and physical massing similar to those constructed east of Old Cutler Road. It shall be the duty of the Board of Architects to insure that any addition to an existing structure in Pine Bay Estates be consistent with the existing architecture of the structure and any new building must be compatible with the architecture of neighboring structures.

B. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.

C. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area of less than twenty-five-thousand (25,000) square feet. The minimum lot width of any new building site shall be one-hundred and twenty-five (125) feet. All existing building sites shall be as existing at the time Pine Bay Estates was annexed into the City on April 10, 1996 and shall be deemed in conformity with this Ordinance.

D. Ground coverage. No single-family residence shall occupy more than thirty (30%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.

E. Height of buildings. No new single-family residence shall exceed a height of two and one-half (2½) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers, and such other similar structures. No subordinate or accessory building permitted by this code as an Auxiliary-Use shall exceed in height the maximum height of the principal building on the building site.

F. Setbacks-Principal building.
   1. All lots shall provide a minimum front setback of thirty-five (35) feet.
   2. All lots shall provide a minimum side setback of fifteen (15) feet.
   3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
   4. All lots shall provide a minimum rear setback of twenty-five (25) feet.

G. Setbacks-Accessory buildings general.
   1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.
   2. All accessory buildings shall provide a minimum side setback of twenty (20) feet.
   3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
   4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches.

H. Setbacks-Swimming pools.
   1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
   2. Swimming pools shall provide a minimum side setback of twenty (20) feet.
   3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
   4. Swimming pools shall provide a minimum rear setback of seven (7) feet and six (6) inches.

I. Setbacks-Tennis courts.
   1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
   2. Tennis courts shall provide a minimum side setback of fifteen (15) feet.
   3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of fifteen (15) feet.
   4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.

J. Setbacks-Screened enclosures.
   1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet.
   2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.
   3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
   4. Screened enclosures shall provide a minimum rear setback of six (6) feet.

K. As according to the Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building are made during any twelve (12) month period, the building or structure shall be made to conform to all Zoning Code

requirements for a new building or structure.

Section A-76 - Pino Subdivision.

A. Facing of lots.
   1. Lot 1, Block 1 shall be deemed to face Old Cutler Road.
B. Setbacks-Minimum side.
   1. Lot 1, Block 1-Twenty-five (25) feet.
   2. Lots 2 and 3, Block 1-Ten (10) feet.
C. Setbacks-Minimum rear.
   1. Lots 1, 2 and 3, Block 1-Ten (10) feet.

Section A-77 - Riviera Circle.

A. Facing of lots.
   1. Lots 1 and 10, Block 1 and Lot 1, Block 2 shall be deemed to face Riviera Drive.
   2. Lots 5 and 6, Block 1 shall be deemed to face west.
   3. Lots 2, 3 and 4, Block 2 shall be deemed to face north.
B. Percentage Reduction on seventy-five (75) and one hundred (100) foot building sites. (See Archived Zoning Code Section 3-1(i))
C. Setbacks-Minimum front.
   1. Lots 2, 3, 4, 7, 8 and 9, Block 1-Twenty (20) feet from Riviera Court.
   2. Lots 5 and 6, Block 1-Fifteen (15) feet from Riviera Court.
   3. Lots 2, 3, and 4, Block 2-Twenty (20) feet from Riviera Court.
D. Setbacks-Minimum side.
   1. Lots 1 and 10, Block 1 and Lot 1, Block 2--Twenty (20) feet from Riviera Court-Fifteen (15) feet from any other side line.
   2. Lots 2 through 9, inclusive, Block 1 and Lots 2 and 3, Block 2-Ten (10) feet on each side.
   3. Lot 4, Block 2-Ten (10) feet from inside lot line.
E. Setbacks-Minimum rear.
   1. Lots 1 and 10, Block 1 and Lot 1, Block 2-Ten (10) feet.
   2. Lots 2, 3, 4, 7, 8 and 9, Block 1-Fifteen (15) feet.
   3. Lots 5 and 6, Block 1-Five (5) feet.
   4. Lots 2, 3, and 4, Block 2-Twenty (20) feet from Riviera Court.

Section A-78 - Riviera Section Part 1.

A. Building sites.
   1. Lots 14, 15, 16 and 17, Block 17 shall be considered as two (2) building sites as follows: (2637)
      a. One (1) building site to consist of Lots 14 and 15 less the west five (5) feet.
      b. One (1) building site to consist of Lots 16 and 17 and the west five (5) feet of Lots 14 and 15.
   2. Lots 7, 8, 9, 21, 22 and 23, Block 12, shall be considered as two (2) building sites as follows: (2716)
      a. One (1) building site to consist of Lots 7, 8 and 9.
      b. One (1) building site to consist of Lots 21, 22 and 23.

Section A-79 - Riviera Section Part 2.

A. Architectural style.
   1. On Lots 1 through 14, inclusive, Block 100, all new buildings and any additions and alterations to the existing buildings shall be of Chinese Compound type of architecture to conform with the existing type of architecture in the block. Specific reference should be made to the Review Guide Section of the Designation Report for the Chinese Village Historic Landmark District adopted by ordinance of the City Commission. (2636)
B. Building sites.
   1. No building site in or upon Lots 10 through 20, inclusive, Block 39 shall have a street frontage of less than seventy (70) feet.

2. Lots 1 and 2, Block 37 shall be restricted to one (1) building site.
3. No building site in or upon Lots 3 through 13, inclusive, Block 37 shall have a street frontage of less than ninety (90) feet.
4. No building site in or upon Lots 14 through 35, inclusive, Block 37 shall have a street frontage of less than seventy-five (75) feet.
5. Lots 36 through 40, inclusive, Block 37 shall be restricted to one (1) building site.

C. Facing of lots.
1. Lots 1 and 2, Block 96 shall be deemed to face east on LeJeune Road.
2. Lots 3 and 4, Block 96 shall be deemed to face south on Rosario Avenue.
3. Lots 1 and 19, Block 104 shall be deemed to face Riviera Drive.
4. Lots 1 and 2, Block 37 shall be deemed to face Riviera Drive.
5. Lots 36 through 40, inclusive, Block 37 shall be deemed to face Riviera Drive.

D. Height of buildings.
1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
   a. Lots 1 through 13, inclusive, and Lots 36 through 40, inclusive, Block 37.
2. Duplex buildings constructed on the following described property shall be restricted to not more than two (2) stories in height:
   a. Lots 14 through 35, inclusive, Block 37.

E. Off-street parking.
1. All off-street parking for duplexes constructed on Lots 1 through 13, inclusive, and Lots 36 through 40, inclusive, Block 37, shall be located in the rear of the buildings and all entrances and exits to the parking area shall be from the rear (alley).
2. All of Lot 1, except the east one-hundred-seven (107) feet thereof, Block 96, shall be reserved for off-street parking for use only in connection with the buildings to be constructed on the East ninety-five (95) feet of Lot 1 and on all of Lot 2, Block 96.

F. Setbacks-Minimum front.
1. Lots 31 and 32, Block 95-Two (2) feet eight (8) inches.
2. Lots 1 and 2, Block 96-Ten (10) feet.
3. The front setbacks for Lots 1 through 14, inclusive, Block 100 shall conform to the existing front setbacks in the block. Specific reference should be made to the Review Guide Section of the designation report for the Chinese Village Historic Landmark District, adopted by Ordinance of the City Commission. (2636)

G. Setbacks-Minimum side.
1. Lot 1, Block 96-Ten (10) feet from south line, provided, however, that no side setback shall be required along the south line of the east ninety (90) feet thereof.
2. Lot 2, Block 96-Twenty-five (25) feet from Rosario Avenue.
3. Lot 4, Block 96-Fifteen (15) feet from Menendez Avenue.
4. The side setbacks for Lots 1 through 14, inclusive, Block 100 shall conform to the existing side setbacks in the block. Specific reference should be made to the Review Guide Section of the designation report for the Chinese Village Historic Landmark District, adopted by Ordinance of the City Commission. (2636)

H. Setbacks-Minimum rear.
1. Lot 2, Block 96-One-hundred (100) feet from the rear west property line.
2. The rear setback for Lots 1 through 14, inclusive, Block 100 shall conform to the existing rear setbacks in the block. Specific reference should be made to the Review Guide Section of the designation report for the Chinese Village Historic Landmark District, adopted by Ordinance of the City Commission. (2636)

I. Walls and fences.
1. Height, Materials and Specifications. Walls constructed or erected on the following described lots shall conform with the existing walls on the block:
   a. Lots 1 through 14, inclusive, Block 100. Specific reference should be made to the Review Guide Section of the designation report for the Chinese Village Historic Landmark District, adopted by ordinance of the City Commission. (2636)

Section A-80 - Riviera Section Part 3.

A. Architectural style.
   1. In Block 45, Dutch Colonial type houses shall be permitted.

B. Building sites.
   1. No building site in or upon Lots 19 through 24, inclusive, Block 89, and Lots 37 through 52, inclusive, Block 91 shall have a street frontage of less than one hundred (100) feet if used for erection and construction of duplex residence buildings.
   2. Lots 10 and 11, Block 48 shall be restricted to one (1) building site.
   3. Lots 12 through 15, inclusive, Block 48 shall be restricted to one (1) building site.
   4. Lots 42 and 43, Block 85 shall be restricted to one (1) building site.
   5. Lots 1 and 2, Block 88 shall be restricted to one (1) building site.
   6. No building site in or upon the following described properties shall have a street frontage of less than seventy-five (75) feet:
      a. Lots 16 through 32, inclusive, Block 48.
      b. Lots 13 through 36, inclusive, Block 49.
      c. Lots 1 through 5, inclusive, and Lots 44 through 47, inclusive, Block 85.
      d. Lots 11 through 29, inclusive, Block 88.
   7. No building site in or upon the following described properties shall have a street frontage of less than ninety (90) feet:
      a. Lots 1 through 9, inclusive, Block 48.
      b. Lots 1 through 12, inclusive, Block 49.
      c. Lots 6 through 25, inclusive, Block 85.
      d. Lots 3 through 10, inclusive, Block 88.
   8. Lots 25, 26, 27, 28 and 29, Block 48 shall be considered as two (2) building sites as follows:
      a. One (1) building site to consist of Lots 25, 26 and an irregular portion of Lot 27.
      b. One (1) building site to consist of Lots 28, 29 and an irregular portion of Lot 27.

C. Facing of lots.
   1. Lots 10 and 11, Block 48 shall be deemed to face Orduna Drive.
   2. Lots 12, 13, 14 and 15, inclusive, Block 48 shall be deemed to face Orduna Drive.
   3. Lot 26, Block 85 shall be deemed to face Pisano Avenue.
   4. Lots 1 and 2, Block 88 shall be deemed to face Granada Boulevard.

D. Height of buildings.
   1. Duplex buildings constructed on the following described properties shall be restricted to bungalow type duplexes one (1) story in height.
      a. Lots 1 through 15, inclusive, Block 48.
      b. Lots 1 through 12, inclusive, Block 49.
      c. Lots 6 through 25, inclusive, and Lots 42 and 43, Block 85.
      d. Lots 1 through 10, inclusive, Block 88.
      e. Lots 19 through 24, inclusive, Block 89.
      f. Lots 37 through 52, inclusive, Block 91.
   2. Duplex buildings constructed on the following described properties shall be restricted to not more than two (2) stories in height:
      a. Lots 16 through 32, inclusive, Block 48.
      b. Lots 13 through 36, inclusive, Block 49.
      c. Lots 1 through 5, inclusive, and Lots 44 through 47, inclusive, Block 85.
      d. Lots 11 through 29, inclusive, Block 88.
   3. Apartment buildings constructed on the following described properties shall be restricted to not more than two (2) stories in height:
      a. Lot 1 through 18, inclusive, Block 89.
      b. Lots 1 through 36, inclusive, Block 91.

E. Off-street parking.
   1. All off-street parking for duplexes constructed on the following described properties shall be located in the rear of the buildings and all entrances and exits to the parking area shall be from the rear (alley):
      a. Lots 1 through 15, inclusive, Block 48.
      b. Lots 1 through 12, inclusive, Block 49.

c. Lots 1 through 10, inclusive, Block 88.

F. Roofs.
1. On Lots 1 through 18, inclusive, Block 89, and Lots 20 through 36, inclusive, Block 91, all roofs shall be constructed of tile.
2. Flat roofs without a parapet. (See Section 5-1602)
3. Flat roofs with an eighteen (18) inch parapet. (See Section 5-1603)

G. Setbacks-Minimum front.
1. Lots facing upon Granada Boulevard-Thirty-five (35) feet.

Section A-81 - Riviera Section Part 4.

A. Building sites.
1. No building site in or upon Lots 1 through 8, inclusive, Block 56, shall have a street frontage of less than one-hundred (100) feet.
2. No building site in or upon Lots 9 through 19, inclusive, Block 56, shall have a street frontage of less than one-hundred (100) feet.

B. Percentage reduction on seventy-five (75) and one-hundred (100) foot building sites. (See Archived Zoning Code Section 3-1(l))

C. Setbacks-Minimum front.
1. Lots facing upon Granada Boulevard-Thirty-five (35) feet.

D. Setbacks-Minimum side.
1. Property bounded by University Drive, Pisano Avenue and Campo Sano-Ten (10) feet from Pisano Avenue. (2763)

E. Height of buildings. A medical office building to have four (4) stories with a specific height of forty-eight (48) feet, four (4) inches and a parking garage not to exceed six (6) stories with a specific height of forty-eight (48) feet, four (4) inches on property bounded by University Drive, Pisano Avenue and Campo Sano. (2763)

Section A-82 - Riviera Section Part 5.

A. Building sites.
1. Lots 3, 4 and 5, Block 75, shall be considered as two (2) building sites as follows: (2753)
   a. One (1) building site to consist of Lot 3 and the west twenty-five (25) feet of Lot 4.
   b. One (1) building site to consist of the east twenty-five (25) feet of Lot 4 and all of Lot 5.

Section A-83 - Riviera Section Part 8.

A. Floor area ratio (FAR) Provisions for buildings four (4) or more stories in height.
1. See Archived Zoning Code Section 3-6(y).
2. Maximum floor area ratio (FAR) for C District buildings four (4) stories in height located on the following described property shall not exceed 1.5: (2829)
   a. Lots 1 through 13, inclusive, Block 148.
   b. Lots 1, 16, 17 and 27 in Block 155.
   c. Lots 27, 28, 29, 30 and 31, in Block 156.
   d. Tract A.

B. Height of buildings.
1. No commercial building shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet, whichever is less:
   a. Lots 1 through 13, inclusive, Block 148.
   b. Lots 1, 17, 26 and 27, Block 155.
   c. Lots 27, 28, 29, 30 and 31, Block 156.
   d. Tract A.

C. Setbacks-Minimum front.
1. Tract A-One-hundred and twenty-five (125) feet (P. B. 46, Page 100).

D. Setbacks-Minimum rear.
1. Tract A-Fifty (50) feet (P. B. 46, Page 100).

Section A-84 - Riviera Section Part 9.

A. Architectural style.
   1. On Lots 1 through 20, inclusive, Block 145, all new buildings and any additions and alterations to the existing buildings shall be of French Village (City Style) type of architecture to conform with existing type of architecture in the block.

B. Setbacks-Minimum front.
   1. Lots facing upon Granada Boulevard, except in Block 135-Thirty-five (35) feet.
   2. Block 135-Eighty-five (85) feet from Granada Boulevard.
   3. The front setbacks for Lots 1 through 20, inclusive, Block 145 shall conform to the existing front setbacks in the block.

C. Setbacks-Minimum side.
   1. The side setbacks for Lots 1 through 20, inclusive, Block 145 shall conform to the existing side setbacks in the block.

D. Setbacks-Minimum rear.
   1. The rear setbacks for Lots 1 through 20, inclusive, Block 145 shall conform to the existing rear setbacks in the block.

E. Walls and fences.
   1. Height, Materials and Specifications. Walls constructed or erected on the following described lots shall conform with the existing walls on the block:
      a. Lots 1 through 20, inclusive, Block 145.

Section A-85 - Riviera Section Part 10.

A. Setbacks-Minimum front.
   1. Lots facing upon Granada Boulevard-Thirty-five (35) feet.
   2. Lots facing upon Maggiore Avenue in Blocks 122 and 124-Fifteen (15) feet.

Section A-86 - Riviera Section Part 11.

A. Architectural style.
   1. On Lots 1, 2, 3 and 4, Block 267, and Lots 7, 8 and 9, Block 266, all new buildings and any additions and alterations to the existing buildings shall be of Dutch South African type of architecture to conform with the existing type of architecture in the block.
   2. On Lots 1 through 18, inclusive, Block 259, all new buildings, and any additions or alterations to the existing buildings shall be of the French style architecture to conform to the existing architecture in the block.

B. Building sites.
   1. Lot 15, Block 259, shall be considered as one (1) building site.

C. Setbacks-Minimum front.
   1. Lots facing Granada Boulevard-Thirty-five (35) feet.
   2. The front setbacks for Lots 1, 2, 3 and 4, Block 267 shall conform to the existing front setbacks in the block.

D. Setbacks-Minimum side.
   1. The side setbacks for Lots 1, 2, 3 and 4, Block 267 shall conform to the existing side setbacks in the block.

E. Setbacks-Minimum rear.
   1. The rear setbacks for Lots 1, 2, 3 and 4, Block 267 shall conform to the existing rear setbacks in the block.

F. Walls and fences.
   1. Height, Materials and Specifications. Walls constructed or erected on the following described lots shall conform with the existing walls on the block:
      a. Lots 1, 2, 3 and 4, Block 267.

Section A-87 - Riviera Section Part 12.

A. Architectural style.
   1. On Lots 1 through 9, inclusive, Block 244, all new buildings and any additions and alterations to the existing buildings shall be of French Village (City Style) type of architecture to conform with the existing type of architecture in the block.

B. Setbacks-Minimum front.
   1. Lots facing Granada Boulevard-Thirty-five (35) feet.
   2. The front setbacks for Lots 1 through 9, inclusive, Block 244 shall conform to the existing front setbacks in said Lots 1 through 9.

C. Setbacks-Minimum side.
   1. The side setbacks for Lots 1 through 9, inclusive, Block 244 shall conform to the existing side setbacks in said Lots 1 through 9.

D. Setbacks-Minimum rear.
   1. The rear setbacks for Lots 1 through 9, inclusive, Block 244 shall conform to the existing rear setbacks in said Lots 1 through 9.

E. Walls and fences.
   1. Height, Materials and Specifications. Walls constructed or erected on the following described lots shall conform with the existing walls on the block:
      a. Lots 1 through 9, inclusive, Block 244.

Section A-88 - Riviera Section Part 13.

A. Building sites.
   1. The north ten (10) feet of Lot 13, all of Lot 14, the south fifteen (15) feet of Lot 15 and the west ten (10) feet of adjacent vacated alley, Block 227, shall be considered as one (1) building site. (2555)

Section A-89 - Riviera Section Part 14.

A. Facing of lots.
   1. Lots 15 and 16, Block 203, shall be deemed to face Venera Avenue.
   2. Lots 17 and 18, Block 203, shall be deemed to face San Remo Avenue.

B. Floor area ratio (FAR) provisions for buildings four (4) or more stories in height.
   1. See Archived Zoning Code Section 3-6(y).
   2. Maximum floor area ratio (FAR) for C District buildings four (4) stories in height located on the following described property shall not exceed 1.5: (2829)
      a. All lots and tracts in Block 197, 198 and 199.

C. Height of buildings.
   1. No buildings or structures shall be constructed or erected on the following described properties to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
      a. Lots 8 through 21, inclusive, in Block 192.
      b. Lots 13 through 40, inclusive, in Block 196.
      c. Lots 10 through 29, inclusive, in Block 206.
      d. All Lots in Blocks 206A and 207. (2771)
   2. No apartment buildings shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet in height, whichever is less:
      a. All lots and tracts in Blocks 197, 198 and 199.
      b. All lots in Blocks 201 and 202.
      c. Lots 3 through 31, inclusive, Block 203.
      d. Lot 4 through 37, inclusive, Block 204.
      e. Lots 4 through 37, inclusive, Block 205.
      f. Lots 4 through 7, inclusive, Lots 9 through 13, inclusive and a portion of Lot 8, Block 208. (2771)
   3. No commercial buildings shall be constructed or erected on the following described buildings four (4) stories or forty-five (45) feet in height, whichever is less:
      a. All lots and tracts in Blocks 197, 198, and 199.
      b. All lots in Blocks 201 and 202.

c. Lots 3 through 10, inclusive, and Lots 25 through 31, inclusive, Block 203.
d. Lots 4 through 37, inclusive, Block 204.
e. Lots 4 through 37, inclusive, Block 205.

4. No commercial buildings and/or structures shall be erected or altered on the following described properties to exceed six (6) stories or seventy-two (72) feet in height, whichever is less:
   a. Lots 1, 2, 32, 33 and 34, Block 203.
   b. Lots 1, 2, 3, 38, 39 and 40, Block 204.
   c. Lots 1, 2, 3, 38, 39 and 40, Block 205.
5. 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 through 5, inclusive, Lots 36 through 40, inclusive, Block 196, according to Plat Book 28, Page 32 of the Public Records of Miami-Dade County, Florida.

D. Setbacks-Minimum front.
1. In Block 199, according to 2nd Revised Plat thereof, P. B. 28/32, or any replat of all or part of such Block-Fifty-six (56) feet from U.S. Route 1.

E. Setbacks-Minimum rear.
1. Lots 11 through 16, inclusive, Block 203-Ten (10) feet.
2. Lots 17 through 26, inclusive, Block 203-Ten (10) feet.

Section A-90 - Riviera Waterways Subdivision.

A. Floor area ratio (FAR) provisions for buildings four (4) or more stories in height.
1. Maximum Floor Area Ratio (FAR) for C District buildings four (4) stories in height located on the following described properties shall not exceed 1.5:
   a. Lots 1 and 2 in Block 5.
   b. Lots 1, 2, 3 and 4 in Block 6.

B. Height of building.
1. No apartment building shall be constructed or erected on the following described property to exceed four (4) stories or forty-five (45) feet in height, whichever is less:
   a. Lots 1 and 2 in Block 5.
2. No commercial buildings shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet, whichever is less:
   a. Lots 1 and 2 in Block 5.
   b. Lots 1, 2, 3 and 4, Block 6.

Section A-91 - Addition to Riviera Waterways.

A. Floor area ratio (FAR) provisions for buildings for four (4) or more stories in height.
1. Maximum floor area ratio (FAR) for C District buildings four (4) stories in height located on the following described property shall not exceed 1.5:
   a. Tract K.

B. Height of buildings.
1. No apartment building shall be constructed or erected on the following described property to exceed four (4) stories or forty-five (45) feet in height, whichever is less:
   a. Tract K.
2. No commercial building shall be constructed or erected on the following described property to exceed four (4) stories or forty-five (45) feet, whichever is less:
   a. Tract K.

Section A-92 - San Juan Estates.

A. Facing of lots.
1. Lot 6 shall be deemed to face Old Cutler Road.

Section A-93 - Singer Subdivision No. 2.

A. Facing of lots.
   1. Lot 1, Block 1 shall be deemed to face Madruga Avenue and Turin Street.
   2. Lot 4, Block 1 shall be deemed to face Turin Street.
   3. Lots 5 and 8, Block 1 shall be deemed to face Maynada Street.
   4. Tracts A and B shall be deemed to face Madruga Avenue and Turin Street.

B. Height of buildings.
   1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
      a. Lots 1 through 4, inclusive, Block 1.
   2. Buildings constructed on the following described property shall be restricted to not more than three (3) stories in height:
      a. Tracts A and B.

C. Setbacks-Minimum front.
   1. Tract A-Fifteen (15) feet from Madruga Avenue-Fifteen (15) feet from Turin Street.
   2. Tract B-Fifteen (15) feet from Madruga Avenue-Fifteen (15) feet from Turin Street.

D. Setbacks-Minimum side.
   1. Lot 1, Block 1-Eight and one-half (8½) feet from south side.
   2. Lot 2, Block 1-Eight and one-half (8½) feet.
   3. Lot 3, Block 1-Nine and one-half (9½) feet.
   4. Lot 4 and 5, Block 1-Fifteen (15) feet from side street.
   5. Lots 6 and 7, Block 1-Ten (10) feet.
   6. Lot 8, Block 1-Twenty-five (25) feet from side street-Ten (10) feet from inside lot line.
   7. Tract A-Ten (10) feet from northeast line.
   8. Tract B-Ten (10) feet from inside lot line.

E. Setbacks-Minimum rear.
   1. Lots 1 thru 8, inclusive, Block 1-Six (6) feet.
   2. Tract A-Five (5) feet from northwest lot line.
   3. Tract B-Ten (10) feet from south line.

Section A-94 - Snapper Creek Lakes.

The Snapper Creek Section known as Snapper Creek Lakes Subdivision was approved by the City of Coral Gables City Commission for the following: 1) Annexation via Resolution No. 28947 on November 14, 1995 (ratified by Miami-Dade County via Ordinance No. 96-58 on June 26, 1996); 2) Land Use and Zoning Designation via Ordinance No. 3207 on December 7, 1996; and establishment of Site Specific Regulations via Ordinance No. 3249 on May 13, 1997. The following provisions shall apply exclusively to the Snapper Creek Lakes Subdivision single family residences:

A. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.

B. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area of less than one (1) acre. The minimum lot width of any new building site shall be one hundred twenty-five (125) feet. All existing building sites shall be as existing at the time Snapper Creek was annexed into the City on June 26, 1996 and shall be deemed in conformity with this Ordinance.

C. Ground coverage. No single-family residence shall occupy more than fifteen (15%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.

D. Height of buildings. No single-family residence shall exceed a height of two and one-half (2½) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers, and such other similar structures. No subordinate or accessory building permitted by this code as an Auxiliary-Use shall exceed in height the maximum height of the principal building on the building site.

E. Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.

F. Roof-Materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Snapper Creek area.

G. Setbacks-Principal building.
   1. All lots shall provide a minimum front setback of fifty (50) feet.
   2. All lots shall provide a minimum side setback of fifteen (15) feet.
   3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
   4. All lots shall provide a minimum rear setback of twenty-five (25) feet.
   5. All lots located on a lake or waterway shall provide a minimum waterfront setback of thirty-five (35) feet.

H. Setbacks-Accessory Buildings general.
   1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.
   2. All accessory buildings shall provide a minimum side setback of twenty (20) feet.
   3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
   4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches.
   5. All accessory buildings on lots located on a lake or waterway shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.

I. Setbacks-Swimming pools.
   1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
   2. Swimming pools shall provide a minimum side setback of twenty (20) feet.
   3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
   4. Swimming pools shall provide a minimum rear setback of seven (7) feet and six (6) inches.
   5. Swimming pools on lots located on a lake or waterway shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.

J. Setbacks-Tennis courts.
   1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
   2. Tennis courts shall provide a minimum side setback of twenty (20) feet.
   3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
   4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.
   5. Tennis courts on lots located on a lake or waterway shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.

K. Setbacks-Screened enclosures.
   1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet.
   2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.
   3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
   4. Screened enclosures shall provide a minimum rear setback of six (6) feet.
   5. Screened enclosures on lots located on a lake or waterway shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.

L. As according to the Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building are made during any twelve (12) month period, the building or structure shall be made to conform to all Zoning Code requirements for a new building or structure.

Section A-94-1 - Snapper Creek Lakes – Tract A.

A. The following provisions shall apply exclusively to the Snapper Creek Lakes Subdivision - Tract A – Snapper Creek Lakes boat marina and community center. Except as specified in the following provisions, all requirements of this section and all other applicable requirements of the City of Coral Gables Zoning Code and City Code and federal, state, county governments shall apply.

B. Permitted uses. The following principal and accessory uses may be permitted on the property:
   1. Private boat marina, boat launching, ground level boat storage and dispensing of fuels and associated boat marina facilities uses approved pursuant to the City of Coral Gables Resolution No. 28947 (Annexation), Ordinance No. 3207 (Land Use and Zoning Designation) and Ordinance No. 3249 (Site Specific Single-Family Regulations).
   2. Private community center.
   3. Associated private boat marina accessory uses including:

a) Bait and tackle sales.
b) Vending machine facilities for the dispensing of food and nonalcoholic beverages located within a building.
c) Exterior storage of kayaks, canoes, boat trailers, and non-motorized small boat(s) less than a total of fourteen (14) feet in length.
d) Minor customary vessel maintenance and repair.

4. Awnings and canopies. Awnings/canopies shall be permitted to be as building appendages and/or free standing.

C. Prohibited uses and operations. The following uses and/or operations shall be prohibited on any portion of the property:
1. Community center third party rental. No portion of the community center may be rented to third parties. The center shall remain as a private facility for use by the members of Snapper Creek.
2. Dry storage stacking of boats.
3. Food preparation for distribution to the public.
4. Mooring or operation of commercial vessels, charter boats or other similar commercial operations.
5. Overnight stays. No overnight accommodations shall be permitted on any portion of the property.
6. Rental or leasing of vessels.
7. Retail sales, professional office and boat repair facilities.

D. Community center hours of operation for activities and meetings. Activities and meetings within the community center shall be limited to the hours of 8:00 AM to 10:00 PM, daily.

E. Boat marina. The maximum number of wet marina boat slips shall be thirty-five (35) and thirty-two (32) ground level dry storage spaces. The marina and all associated boat marina support facilities including but not limited to docks, finger piers, etc. shall satisfy all applicable local, county, state and federal requirements for the operations permitted pursuant to the approvals granted via City of Coral Gables Resolution No. 28947 (Annexation), Ordinance No. 3207 (Land Use and Zoning Designation) and Ordinance No. 3249 (Site Specific Single-Family Regulations). A boat slip as referenced herein is defined as that portion of a pier, finger pier, or float where a boat is moored for the purpose of berthing, embarking or disembarking.

F. Community center and accessory building regulations.
1. Maximum building capacity. The maximum building capacity may be up to one-hundred-and twenty-five (125) persons.
2. Maximum building square footage(s). A maximum of four-thousand-two-hundred (4,200) square foot building floor area is permitted on the property. Future community center and/or accessory building expansions up to a total of five-thousand (5,000) square feet may be administratively reviewed and approved by the City.

G. Maximum building height for the community center. A maximum height of two (2) stories, not to exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers is permitted.

H. Ground coverage. No structure shall occupy more than seven-and-a-half (7.5%) percent of the total ground area of the building site.

I. Landscape requirements. A five (5) foot minimum landscape buffer with vegetation shall be maintained the entire length of the property line abutting Old Cutler Bay Road to satisfy all applicable Zoning Code landscape requirements. Landscaping may be located within the Old Cutler Road right-of-way subject to receipt of applicable City encroachments review and approval and other applicable City/County/State review and approval requirements.

J. Parking. A minimum of six (6) vehicle parking spaces shall be provided.

K. Driveway access aisle width. A minimum of fourteen (14) feet shall be permitted for two-way driveway access from the northern to southern portion of the property.

L. Height of walls and fences. Walls and fences may have a maximum height of eight (8) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements.

M. Roof materials. Roofs materials shall be consistent with the roof materials of single family residences in Snapper Creek Lakes Subdivision.

N. The community center building shall satisfy as a minimum the following setbacks:
1. Front (north) - fifteen (15) feet.

2. Side (west) - fifteen (15) feet.
3. Side street (east) - eighteen (18) feet.
4. Rear (south) – two-hundred-and-fifty (250) feet.
5. Waterfront setback – thirty (30) feet.

O. All accessory buildings shall satisfy as a minimum the following setbacks:
1. Front (north) - fifteen (15) feet.
2. Side (west) - twenty (20) feet.
3. Side street (east) – eighteen (18) feet.
4. Rear (south) - seven-and-a-half (7.5) feet.
5. Waterfront setback - seven-and-a-half (7.5) feet.

P. All screen enclosure(s) shall satisfy as a minimum the following setbacks:
1. Front (north) - fifteen (15) feet.
2. Side (west) - fifteen (15) feet.
3. Side street (east) - eighteen (18) feet.
4. Rear (south) - twenty (20) feet.
5. Waterfront setback - seven-and-a-half (7.5) feet.

Q. Sanitation facilities or dumpsters shall satisfy as a minimum the following setbacks:
1. Front (north) - fifteen (15) feet.
2. Side (west) - fifty (50) feet.
3. Side street (east) – zero (0) feet.
4. Rear (south) – two-hundred-and-fifty (250) feet.
5. Waterfront setback – fifteen (15) feet.

R. Community center façade mounted building signage. One (1) non-illuminated, fifty (50) square foot façade mounted building sign with a maximum of six (6) inch lettering may be located above the main door of the community center.

Section A-94-2 - Snapper Creek Lakes Sub.

Refer to section A-56 Hammock Lakes for applicable site-specific requirements in addition to general code requirements.

Section A-94-3 - Snapper Creek Oaks. (3558)

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

Section A-94-4 - Snapper Creek Oaks First Addition.

Refer to section A-56 Hammock Lakes for applicable site-specific requirements in addition to general code requirements.

A. That the appropriateness of the proposed location shall be reviewed and approved by the Building and Zoning Department.
B. That certified engineering drawings be submitted with details of the proposed method of attachment.
C. That the minimum side setback for such davits, boat lifts or floating boat lifts shall be the same as the minimum side setbacks, extended, for the main structure.
D. The number of davits, boatlifts or floating boatlifts permitted.
1. On properties with less than one hundred (100) feet of water frontage only one (1) of the following shall be permitted a set of davits, a boat lift, or floating boat lift shall be permitted for each residence building and duplex building.
2. On properties with one hundred (100) feet or more of water frontage, two (2) of any one (1) or combination of the following shall be permitted a set of davits, a boat lift, or floating boat lift shall be permitted for each residence, building and duplex building.
3. Apartment buildings, condominium apartment buildings or cooperative apartment buildings may have at least one (1) set of davits or floating boat lift, but may not have more than one (1) set of davits, boat lift, or floating boatlift per ten (1) apartment units.

E. That boat lifts or floating boat lifts shall not extend beyond twenty-five (25) feet from the banks of waterways.

F. That the remaining, navigable waterway shall be a minimum of seventy-five (75) feet in width.
G. That boat lifts or floating boat lifts shall maintain safety light reflectors visible at night, and guide poles to show the submerged portion of the lift.

Section A-95 - Sunrise Harbour.

A. Facing of lots.
   1. Lot 9, Block 2 and Lots 1 and 20, Block 1 shall be deemed to face south.
   2. Lot 102, Block 2 shall be deemed to face west.
B. Height of buildings.
   1. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
      a. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.
   2. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
      a. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.
C. Off-street parking.
   1. Not less than sixty-five (65%) percent of the area of Block 3 shall be set aside for off-street parking.
   2. The off-street parking for apartment buildings on Lots 8 through 20, inclusive, Block 1 and Lots 1 through 9, inclusive, Block 2 shall be subject to the terms and conditions stipulated in Ordinance No. 1280.
D. Setbacks-Minimum front.
   1. Lots 1 through 20, inclusive, Block 1-Fifteen (15) feet.
   2. Lots 15 through 39, inclusive, and Lot 102, Block 2-Thirty-five (35) feet.

Section A-96 - Sunrise Point (amended and corrected plat).

A. Building sites
   1. Lots 18, 19 and 29, Block E and portion of vacated Sunrise Avenue adjacent thereto shall be considered as two (2) building sites as follows:
      a. One (1) building site to consist of Lot 18 and that portion of vacated Sunrise Avenue adjacent thereto.
      b. One (1) building site to consist of Lots 19 and 20 and the adjacent portion of vacated Sunrise Avenue lying north of Lot 102, Block 2, Sunrise Harbour.

Section A-97 - Sunset Bay Estates.

A. Setbacks-Minimum side.
   1. Lots 1, 2, 3 and 4, Block 1-Ten (10) feet.
B. Setbacks-Minimum rear.
   1. Lots 1, 2, 3 and 4, Block 1-Ten (10) feet.

Section A-98 - Tamiami Place Plan No. 3.

A. Building sites.
   1. Lot 15 and Lot 16 less the north twenty-five (25) feet shall be considered as two (2) building sites as follows:
      a. One (1) building site to consist of Lot 15.
      b. One (1) building site to consist of Lot 16 less the north twenty-five (25) feet.
   2. Lots 25 and 26 shall be considered as two (2) building sites as follows: (2775)
      a. One (1) building site to consist of Lot 25.
      b. One (1) building site to consist of Lot 26.
B. Setbacks-Minimum side.
   1. Lot 15-Twelve (12) feet from west side.

Section A-99 - Vencor Hospitals South, Inc.

A. Facing of lots.
   1. Tracts "A", "B" and "C" shall be deemed to face S.W. 8th Street (Tamiami Trail).
B. Setbacks-Minimum front.
   1. Tracts "A", "B" and "C"-Zero (0) feet.
C. Setbacks-Minimum side.
   1. Tracts "A", "B" and "C"-Zero (0) feet.
D. Setbacks-Rear.
   1. Tracts "A", "B" and "C"-Ten (10) feet.

Section A-100 - Villa Dolce. (3189)

A. Facing of lots.
   1. Lot 1, Block 1 shall be deemed to face Neda Avenue.
B. Setbacks-Minimum front.
   1. Lot 1, Block 1-Thirty (30) feet.
C. Setbacks-Minimum side.
   1. Lot 1, Block 1-Fifteen (15) feet west side.
   2. Lot 1, Block 1-Thirty (30) feet east side.
D. Setbacks-Rear.
   1. Lot 1, Block 1-Ten (10) feet.

Section A-101 - Welbon Subdivision.

A. Facing of lots.
   1. Lots 1 and 30 shall be deemed to face Southwest Eighth Street.
B. Setbacks-Minimum front.
   1. Lots 1 and 30-No front setback required.
C. Setbacks-Minimum rear.
   1. Lots 1 and 30-Ten (10) feet from the south lot line.