

## **A.1. CORAL GATE (NCD-1)**

### **1.1 Boundaries**

Generally described as bounded by Douglas Road to the west, along the rear of properties on the north side of SW 18<sup>th</sup> Terrace, along the rear of properties on the west side of Coral Gate Drive, SW 16<sup>th</sup> Street on the north, SW 32<sup>nd</sup> Avenue on the east, and along the rear of properties on the south side of SW 21<sup>st</sup> Street. More specifically depicted on the Miami 21 Atlas.

### **1.2 Intent**

The Coral Gate neighborhood is a stable single-family neighborhood located within the Coral Way Area. Its proximity to the Coral Way commercial corridor has left the neighborhood with the threat of inappropriate commercial intrusion that may disrupt the quality of this well-maintained and stable single-family neighborhood. The purpose of this Neighborhood Conservation District is to eliminate uses that have the potential of bringing commercial intrusion into the neighborhood and also to eliminate the possibility of incompatible infill structures that are too tall and could deteriorate the historic quality of this low-density neighborhood. The intent is that this neighborhood be a pure single-family neighborhood.

### **1.3 Effect of NCD-1 district designation**

The effect of these NCD-1 regulations shall be to modify transect regulations included within the NCD boundaries to the extent indicated herein.

### **1.4 Principal uses and structures; prohibitions**

Principal uses and structures are as permitted generally or conditionally in the underlying transect, except the following uses shall not be permitted:

- a. Adult daycare centers
- b. Child daycare centers
- c. Primary and secondary schools

### **1.5 Permitted accessory uses and structures**

Only the following accessory uses and structures are permitted in conjunction with a single family residence:

- a. Detached garages and car shelters.
- b. Garden sheds.

### **1.6 Prohibitions**

Home occupations shall not be permitted.

### **1.7 Height**

Height is limited to a maximum of twenty-five (25) feet from flood level or average sidewalk elevation, whichever is higher. No variances for height shall be allowed.

### 1.8 Off-street Parking Requirements

*Dwellings:* Dwellings, minimum two (2) spaces per unit; such spaces may be permitted in a tandem fashion.

*Places of worship:* For places of worship, a reduction of up to twenty-five (25) percent in required off-street parking shall be permissible by Exception, provided findings are made that clearly show such reduction is reasonable based on such factors as facility proximity to mass transit, facility visitation policy, possible negative impact on the neighborhood, and the like.