

ORDINANCE No. 2021-40

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING TEXT AMENDMENTS TO THE CITY OF DORAL LAND DEVELOPMENT CODE, CHAPTER 68 “LAND USES AND ZONING DISTRICTS”, ARTICLE VI “INDUSTRIAL DISTRICTS”, CREATING DIVISION 6, “DORAL DÉCOR OVERLAY DISTRICT” TO IMPLEMENT THE DORAL DÉCOR DISTRICT COMPREHENSIVE PLAN FUTURE LAND USE CATEGORY; AMENDING SECTION 52-5, “DEFINITIONS”, SECTION 53-127, “ZONING DISTRICT DEVELOPMENT STANDARDS”, SECTION 53-128, “USE COMPATIBILITY TABLE”, SECTION 68-386 “ILLUSTRATION OF DISTRICT”; CHAPTER 68 “LAND USES AND ZONING DISTRICTS”, ARTICLE VI DIVISION 2 “INDUSTRIAL COMMERCIAL DISTRICT (IC), DIVISION 3 “INDUSTRIAL DISTRICT (I)”, TO REMOVE EXISTING STANDARDS AND PROVISIONS RELATED TO THE DORAL DÉCOR DISTRICT ADDRESSED IN THE DORAL DÉCOR OVERLAY DISTRICT; AMENDING CHAPTER 77, “ROADS AND VEHICULAR USE AREAS”, AND CHAPTER 86” URBAN DESIGN AND ARCHITECTURAL STANDARDS”, TO CORRECT REFERENCES TO THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Doral Design District Master Plan was adopted pursuant to Ordinance No. 2010-28; and

WHEREAS, the Doral Design District Core Future Land Use Designation was adopted pursuant to Ordinance No. 2012-07; and

WHEREAS, the City of Doral (the “City”) adopted land development regulations implementing the Doral Design District Plan and the Doral Design District Core Future Land Use Designation pursuant to Ordinance No. 2012-26; and

WHEREAS, the City Council passed and adopted Resolution No. 20-190, approving an agreement with Tindale-Oliver and Associates, Inc. to create a Doral Décor District Action Plan (the “Action Plan”) and develop corresponding Land Development Code and Comprehensive Plan amendments; and

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WHEREAS, the Doral Décor District (the “District”) is generally bounded by NW 36 Street on the north, NW 25 Street on the south, NW 82 Avenue to the west and SR 826 (Palmetto Expressway) on the east, as graphically depicted in “Exhibit A”; and

WHEREAS, on August 2, 2021, the City of Doral staff and Tindale-Oliver & Associates, LLC, conducted City Council and Stakeholder Workshops to identify potential refinements to the City’s Comprehensive Plan and Land Development Code and to develop the Action Plan to better guide the growth of the District; and

WHEREAS, based on study conducted and input from the City Council, property owners, business owners, and stakeholders, the City of Doral staff has prepared a text amendment to the City’s Land Development Code modifying Chapter 68 to create Article VI, Division 6, entitled “Doral Décor Overlay District” consolidating standards for the District and modifying Chapters 52, 53, 68, 71, 77, and 86 to eliminate existing standards and provisions related to the District being addressed in the Doral Décor Overlay District; and

WHEREAS, City of Doral staff finds that the procedures for reviewing and recommending on a proposed text amendment to the City’s Land development Code are provided in Section 53-213 of the City’s Land Development Code and that the proposed text amendment has met those criteria and standards; and

WHEREAS, on October 27, 2021, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the proposed text amendment to the City’s Land Development Code as required by state law and local ordinances; and

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WHEREAS, on October 27, 2021, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed text amendment to the City’s Land Development Code as required by state law and local ordinances; and

WHEREAS, on March 23, 2022, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed text amendment to the City’s Land Development Code as required by state law and local ordinances; and

WHEREAS, the Mayor and City Council finds that the adoption of the text amendment to the City’s Land Development Code is in the best interest of the health, safety and welfare of the residents of the City of Doral.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL AS FOLLOWS:

Section 1. Recitals. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. Code Amended. The City Council of the City of Doral hereby approve/deny the text amendment to the City’s Land Development Code modifying Chapter 68 to create Article VI, Division 6, entitled “Doral Décor Overlay District” consolidating standards for the District and modifying Chapters 52, 53, 68, 71, 77, and 86 to eliminate existing standards and provisions related to the District being addressed in the Doral Décor Overlay District. The Land Development Code of the City of Doral, Florida, is hereby amended to read as follows:

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CHAPTER 52 – GENERAL PROVISIONS

Sec. 52-5. – Definitions

Doral Décor Overlay District (DDOD). The DDOD implements the DDD future land use category and related policies. The DDOD boundary is reflected on the official zoning map.

~~Doral Design District Core (District Core). The term "Doral Design District Core or district core" is the area bound by NW 36 Street, NW 82nd Avenue, NW 25th Street and SR 826. The area is graphically depicted in section 53-127(k) of this Land Development Code.~~

* * *

CHAPTER 53 – ADMINISTRATION

SEC. 53-127. - ZONING DISTRICT DEVELOPMENT STANDARDS.

k. ~~If located in a Sub-District of the District Core pursuant to the Doral Design District Master Plan, the following table of development standards shall apply (If the property is zoned DMU or CMU, this provision does not apply) The district map is pursuant to the Doral Design District Plan: See section 68-863(a) for development standards applicable within the Doral Décor Overlay District.~~

Development Standards for the District Core					
		core sub-district	village sub-district	flex sub-district	edge sub-district
Floor area ratio (Far)		0.85 & 0.65	0.75 & 0.5	0.75 & 0.5	0.85 & 0.65
Maximum height		R-O-W Width	R-O-W Width	R-O-W Width	R-O-W Width
Minimum lot area		7,500	7,500	7,500	7,500
Minimum lot width (ft.)		75	75	75	75
Maximum building coverage (pct.)		85	75	75	85
Minimum open space (pct.)		10	10	10	10
Minimum building setback (ft.)	Front	8 to 15	0 to 10	0 to 10	0 to 10
	Side street	8 to 15	0 to 10	0 to 10	0 to 10
	Interior side-rear	0 to 10	0 to 10	0 to 10	0 to 10
	rear	0	0	0	0

CHAPTER 68 – LAND USES AND ZONING DISTRICTS

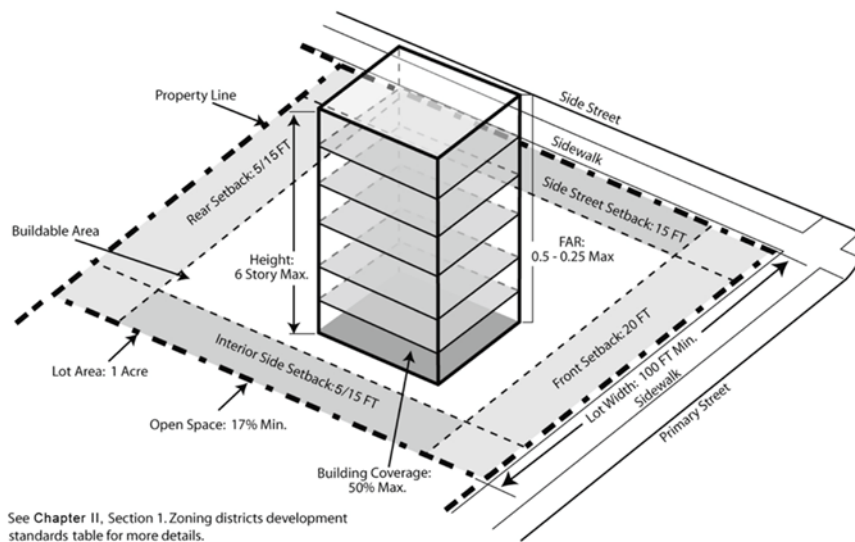
ARTICLE IV. – COMMERCIAL DISTRICTS

DIVISION 3. – CORRIDOR COMMERCIAL DISTRICT (CC)

Sec. 68-386. Illustration of district.

The following is the graphic ~~depiction~~ description of the development standards for the corridor commercial district (CC). If the property is located within the district core or the Doral Décor Overlay District, pursuant to the Doral Design District Plan, then section 68-863(a) 53-127 shall apply:

CC — Corridor Commercial District



* * *

ARTICLE VI. – INDUSTRIAL DISTRICTS

DIVISION 2. – INDUSTRIAL COMMERCIAL DISTRICT (IC)

Sec. 68-785. Permitted uses—Generally.

(a) *Permitted uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial commercial district (IC).

- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.

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- (2) Residential uses, subject to the provisions of section 68-862(a). ~~maximum 20 units per acre if located within the district core of the Doral Design District Plan. Residential units may consist of work/live, multi-family condominium/apartment house and lofts.~~
- (3) Professional offices.
- (4) Medical office.
- (5) Restaurants.
- (6) Hotels and motels with a maximum density of 75 units per acre.
- (7) Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in section 74-157, with a maximum density of 95 units per acre.
- (8) Retail and services, only 15 percent of the entire development and could be independent from the principal use.
- (9) Retail and services, subject to the provisions of 68-862(b) up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The District Core shall contain no more than ten percent retail and service uses.

a. Exceptions:

~~1. All other uses permitted pursuant to this section, regardless of the nature of the use, shall not be counted towards the ten percent retail District Core maximum.~~

~~2. In the event that the District Core reaches its ten percent retail and services maximum, retail and services are still permitted on an individual site up to 15 percent of the development.~~

b. Calculations:

~~1. Only retail and services uses pursuant to (9) shall be calculated toward the maximum ten percent based on all building square footage within the district core.~~

~~2. Retail and services pursuant to (9) shall not be added to the overall building square footage of the district core in which retail and services, pursuant to (9), is calculated.~~

~~3. The city's Planning and Zoning Department will maintain an inventory of remaining allocation for retail and services permitted within the district core.~~

~~4. Retail and service uses that are located within either a mixed use or commercially zoned property and that fall within the district core, shall not contribute to the overall ten percent maximum retail and services allocation.~~

~~Additionally, building area within these zoning districts shall not contribute to the overall square footage within the district core for the purposes of the aforementioned calculations.~~

- (10) Educational facilities.
 - (11) Trade schools.
 - (12) Religious facilities.
 - (13) Day care facilities.
 - (14) Warehouses.
 - (15) Showrooms.
 - (16) Manufacturing, light (see section 52-5 for definitions).
 - (17) Places of assembly (banquet halls, private clubs, convention and auditoriums).
 - (18) Recreation facilities.
 - (19) Automotive rental.
 - (20) Mini warehouses or self-storage facility.
 - (21) Motion picture production studios.
 - (22) Parking lots.
 - (23) Bars.
 - (24) Nightclubs.
 - (25) Wine cafes.
 - (26) Kennels.
 - (27) Banks.
 - (28) Brewpubs.
 - (29) Vertical indoor farms.
- (b) *Prohibited uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. In no instance shall the following commercial uses be permitted in the industrial commercial district (IC):
- (1) Amusement centers.
 - (2) Entertainment centers.
 - (3) Health/exercise centers.
 - (4) Sport facilities.
 - (5) Schools.

Sec. 68-790. Illustration of district standards.

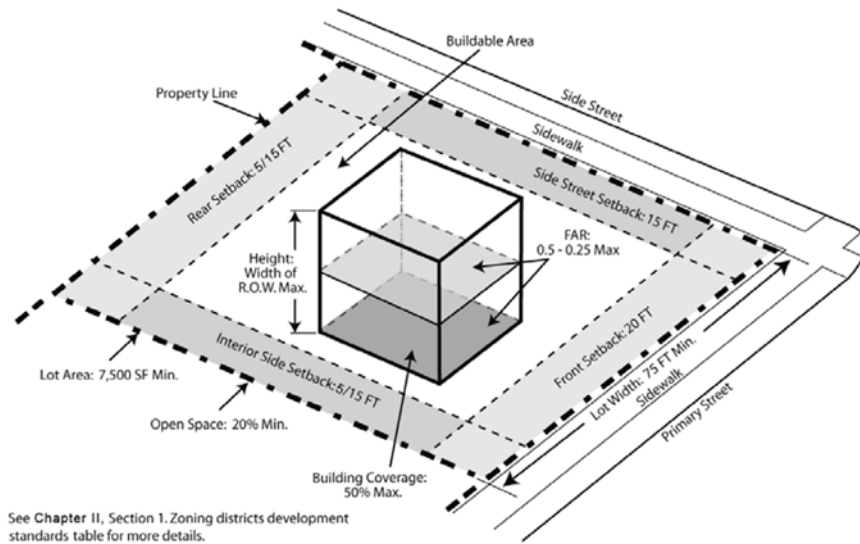
The following is a graphic ~~depiction~~ description of the development standards for the industrial commercial district (IC). If the property is located within in the Doral Décor

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~~Overlay District~~ district core pursuant to the Doral Design District Plan, then section ~~68-863(a)~~ ~~53-127~~ shall apply:

IC — Industrial Commercial District



* * *

DIVISION 3. – INDUSTRIAL DISTRICT (I)

Sec. 68-820. Permitted uses—Generally.

- (a) *Permitted uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial district (I).
- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
 - (1a) Residential uses, subject to the provisions of section 68-862(a), ~~maximum 20 units per acre if located within the District Core of the Doral Design District Plan.~~ Residential units may consists of work/live, multi-family condominium/apartment house and lofts.
 - (2) Professional offices.
 - (3) Medical offices.
 - (4) Restaurants.
 - (5) Hotels and motels with a maximum density of 75 units per acre.
 - (6) Retail and services, permitted only as an ancillary use with only 15 percent of the entire development in conjunction with principle uses.

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~~(6a) Retail and services, subject to the provisions of 68-3286(b), up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The district cote shall contain no more than ten percent retail and service uses.~~

~~a. *Exceptions:*~~

- ~~1. All other uses permitted pursuant to this section, regardless of the nature of the use, shall not be counted towards the ten percent retail district core maximum.~~
- ~~2. In the event that the District Core reaches its ten percent retail and services maximum, ancillary retail and services are still permitted on an individual site up to 15 percent of the development pursuant to (6).~~

~~b. *Calculations:*~~

- ~~1. Only retail and services uses pursuant to (6a) shall be calculated toward the maximum ten percent based on all building square footage within the district core.~~
- ~~2. Retail and services pursuant to (6a) shall not be added to the overall building square footage of the district core in which retail and services, pursuant to (6a), is calculated.~~
- ~~3. The city's Planning and Zoning Department will maintain an inventory of remaining allocation for retail and services permitted within the district core.~~
- ~~4. Retail and service uses that are located within either a mixed use or commercially zoned property and that fall within the district core, shall not contribute to the overall ten percent maximum retail and services allocation. Additionally, building area within these zoning districts shall not contribute to the overall square footage within the district core for the purposes of the aforementioned calculations.~~

(7) Educational facilities.

(8) Trade schools.

(9) Religious facilities.

(10) Day care facilities.

(11) Warehouses.

(12) Showrooms.

(13) Manufacturing, light.

(14) Places of assembly (banquet halls, private clubs, convention and auditoriums).

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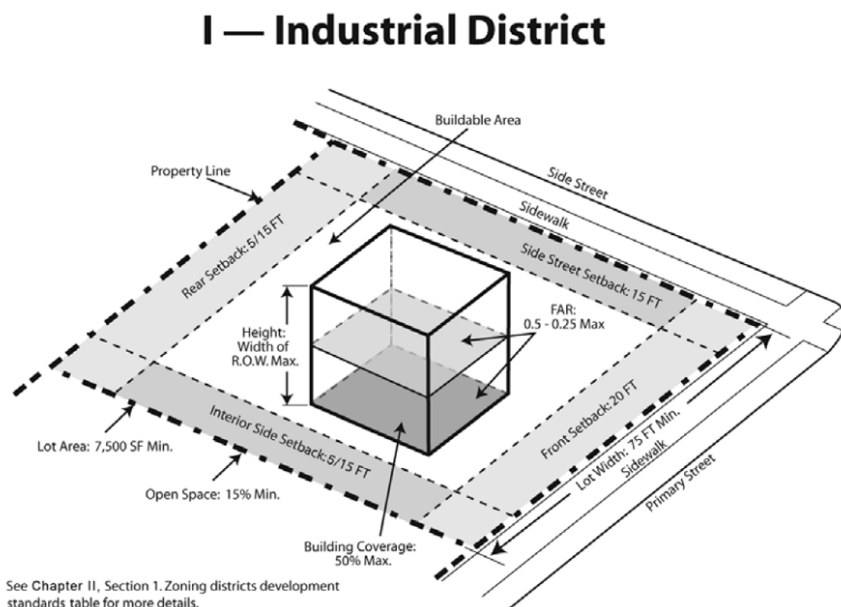
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- (15) Recreation facilities.
 - (16) Automotive rental.
 - (17) Mini warehouses or self-storage facility.
 - (18) Motion picture production studios.
 - (19) Parking lots.
 - (20) Kennels.
 - (21) Banks.
 - (22) Brewpubs.
 - (23) Vertical indoor farms.
- (b) *Prohibited uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. In no instance shall the following commercial uses be permitted in the industrial district (I):
- (1) Amusement centers.
 - (2) Entertainment centers.
 - (3) Health/exercise centers.
 - (4) Sport facilities.
 - (5) Schools.

Sec. 68-824. Illustration of district.

The following is a graphic ~~depiction description~~ of the development standards for the industrial district (I). If property is located within the Doral Décor Overlay District Design District Plan, then section 68-863(a) 53-127 shall apply:



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DIVISION 6. DORAL DÉCOR OVERLAY DISTRICT (DDOD)

Sec. 68-860 Purpose of Overlay District

The Doral Décor Overlay District (DDOD) is intended to implement the Doral Design District comprehensive plan future land use category and related policies. The district supports the continuation of the area's focus as a center for the production and sales of tile, cabinetry, and other elements of décor for residential and non-residential buildings, while enabling reinvestment for a variety of commercial and light industrial uses that will be compatible with surrounding uses.

Sec. 68-861 Authorized Land Uses

- (a) **Permitted Uses.** This district authorizes uses permitted in the underlying zoning districts except that residential development may be approved subject to the provisions of section 68-862.
- (b) **Prohibited Land Uses.** The following uses are prohibited in the DDOD:
 - a. Educational facilities for grades Pre-K through 12.

Sec. 68-862 Conditions Applicable to Specific Uses in the District

- (a) **Residential uses.** Residential uses may be approved by the City Council pursuant to the quasi-judicial proceeding procedures in Chapter 2, Article VI of this Code of Ordinances for parcels zoned IC or I when all of the following conditions are met:
 - (1) The parcel(s) are designated DDD on the Future Land Use Map.
 - (2) The units are located within a vertically mixed-use development.
 - (3) Residential units are not located on the ground floor of any structure.
 - (4) Density does not exceed 20 dwelling units per acre for any development. The number of units per projects shall be drawn down from the 925 unit maximum in the DDD Future Land Use Map category.
 - (5) The abutting streets meet all the design requirements for public streets as established by the city, including sidewalks, curbs, and gutters, etc.
 - (6) Truck loading docks shall not face the street.
 - (7) Parking for residential uses is provided in accordance with Section 77-139.

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- (b) **Retail uses.** When the underlying zoning districts are IC or I, retail and service uses other than showrooms for décor businesses shall not encompass more than 25,000 square feet of floor area in each building. Décor businesses include sale of stone and tile, plumbing fixtures, lighting fixtures, and furnishings.

Sec. 68-863 Building and Site Development Standards

Unless specifically superseded by this section, all applicable land development and zoning regulations shall apply.

- (a) **Uses and Development Standards.** Refer to chapter 74 for special development requirements for the uses permitted in the applicable underlying zoning district. Refer to chapter 53, article II, division 5 for a detailed list of various types of uses. The zoning district development standards of section 53.127 are modified as follows:

<u>Development Standards for the District Décor Overlay District</u>		
<u>Maximum Floor area ratio (FAR)</u>	<u>4.75</u>	
<u>Maximum height</u>	<u>R-O-W Width</u>	
<u>Minimum lot area</u>	<u>7,500</u>	
<u>Minimum lot width (ft.)</u>	<u>75</u>	
<u>Maximum building coverage (pct.)</u>	<u>85</u>	
<u>Minimum open space (pct.)</u>	<u>10</u>	
<u>Minimum and maximum building setback (ft.) for the first three stories</u>	<u>Front</u>	<u>0 to 10</u>
	<u>Side, street</u>	<u>0 to 10</u>
	<u>Side, interior</u>	<u>0 to 10</u>
	<u>Rear</u>	<u>0 to 10</u>
<u>Setbacks for portions of the building above the third story</u>	<u>10 feet from each ground floor façade</u>	

- (b) **Landscaping and Buffers.** The provisions of chapter 71 are modified for the district as follows:
- (1) Street trees shall be provided pursuant to section 71-102.
 - (2) Buffer yard requirements pursuant to article 5 chapter 71 are not required within the DDOD.
 - (3) The minimum number of trees required by Section 71-105 are reduced by 50 percent.

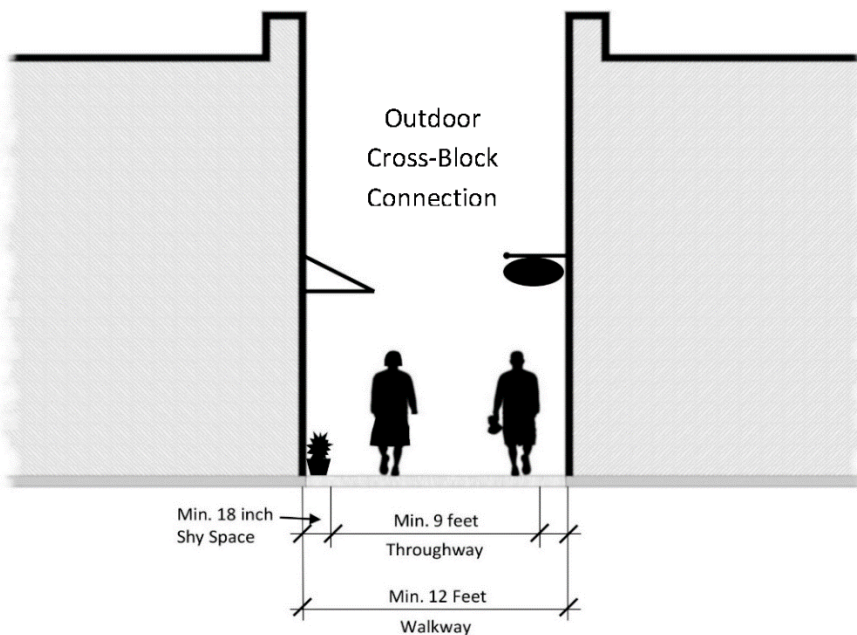
- (c) **Parking and loading.** The parking and loading provisions of chapter 44 and article IV of chapter 77 shall apply unless specifically superseded as follows with the DDOD:
- (1) **Parking calculations.** Parking spaces shall be provided in accordance with chapter 44 except as reduced by the use of the parking incentives below.
 - (2) **Parking incentives.** Any combination of the following parking incentives may be used provided that the total parking is not less than 70 percent of the number of spaces required by section 77-139.
 - a. **Shared parking.** A shared parking ratio may be applied pursuant to section 77-140.
 - b. **Electric vehicle (EV) parking.** Required parking spaces may be reduced by substituting electric vehicle charging/ parking spaces at a ratio of 2:1 for up to six EV spaces per site. All electric vehicle charging/parking spaces must comply with chapter 77 of this code.
 - c. **Off-site private parking.** Parking required within the district may be provided off-site per chapter 44 and chapter 77. An off-site parking agreement shall be executed in accordance with section 77-140 and this provision may only be used where continuous paved and lighted sidewalks or cross-block connections are provided or exist between the parcels subject to the agreement.
 - d. **Expansion of showroom.** Parking for a showroom of an existing décor business that is expanded into existing warehouse space is reduced by 50 percent, subject to the total limitation in this Section.
- (d) **Loading.** No loading dock shall directly face NW 82nd Avenue, NW 79th Avenue, NW 25th Street, or NW 36th Street.
- (e) **Cross-block connections.** Cross-block connections are intended to provide additional bicycle and pedestrian connectivity in the DDOD where block faces are longer than 500 linear feet.
- (1) **Applicability.** When a parcel is redeveloped within a block with a block face length of more than 500 linear feet, cross-block connections shall be provided.
 - (2) **Location.** Cross-block connections shall be located at least 250 feet from a road intersection. The cross-block connection shall connect to adjacent

cross-block connections. Where an adjacent cross-block connection does not exist, the connection shall stub out to adjacent properties.

(3) **Design.** Outdoor cross-block connections shall be at least 12 feet in width (total), which includes: (See following illustration)

1. At least 18 inches of shy space adjacent to buildings for window watchers and decorative features (i.e., planters, displays, menu boards, and trash receptacles).
2. At least nine feet of unobstructed throughway for pedestrian travel.

Typical Outdoor Cross-Block Connection Section



3. Outdoor cross-block connections shall be concrete walkways with medium broom finish, control joints and minimum four-inch thickness or other surface with equivalent durability approved by the public works director.
4. Trash receptacles shall be placed at each cross-street intersection and mid-point of the outdoor cross-block connection and shall not obstruct pedestrian throughways.
5. Bicycle racks shall be located within a dedicated bicycle parking area and shall not obstruct pedestrian throughways.
6. For new development or redevelopment, buildings fronting the outdoor cross-block connections shall include the following design elements:

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- i. A primary entrance facing the outdoor cross-block connections;
 - ii. At least 40 percent of ground floor wall area between two and ten feet shall be comprised of windows or entries;
 - iii. At least 25 percent of upper floor(s) wall area between the finished floor and ceilings shall be comprised of windows;
 - iv. Awnings or canopies shall be provided above the ground floor doors and windows; and
7. All other urban design and architectural standards shall comply with chapter 86.

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CHAPTER 71 – LANDSCAPING AND BUFFERS

ARTICLE II. – MINIMUM STANDARDS

DIVISION 3. - TREES

Sec. 71-105. - Minimum number of trees.

- (a) Within the city, the minimum number of required trees, in addition to street trees, is referenced in the following table. ~~Properties located in the district core must meet 50 percent of the tree planting requirement.~~ (See subsection (b) of this section regarding street trees.)

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CHAPTER 77 – ROADS AND VEHICULAR USE AREAS

ARTICLE IV – PARKING AND LOADING AREAS

DIVISION 2. – OFF-STREET PARKING

Sec. 77-139. Required off-street parking spaces.

- (a) ***Minimum requirements.*** The matrix below specifies the required minimum number of off-street motor vehicle and bicycle parking spaces, the percentage of motor vehicle spaces that must be allotted for compact vehicles, and in the notes, any special requirements that may apply. Parking requirements for each development in the Doral Décor Overlay District ~~district core~~ must meet 70 percent of the requirement for the specific use with the exception of the residential uses listed in the matrix. Within the Doral Décor Overlay District ~~district core~~, on-street parking may be counted toward the number of spaces required for a development. Within the Doral Décor Overlay District ~~district core~~

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off-site parking may be counted toward the number of spaces required for a development.

- (b) **Uses not listed.** The number of parking spaces required for uses not specifically listed in the matrix shall be determined by the city based upon information provided by the applicant. Applicable information shall include requirements for similar uses and appropriate traffic engineering and planning data and shall establish a minimum number of parking spaces based upon the principles of this Land Development Code.
- (c) **Multiple uses.** Where a combination of uses is proposed for development, parking shall be provided for each of the uses as prescribed by the matrix, unless reduction is granted pursuant to section 77-140(c)(2).
- (d) **Handicapped.** Where parking spaces for the handicapped are to be provided, they shall be a minimum of 18 feet long and the width and quality shall be in accordance with the state building code.
- (e) **Matrix.** The minimum off-street parking requirements are as follows:

Use	Minimum Off-Street Parking Requirement	Required Spaces	Bicycle
Single-family detached	1, 2 and 3 bedrooms: 2 spaces per unit (a), (b)	0	
	4+ bedrooms: 3 spaces per unit (a), (b)		
	(a) If on-street parking is not permitted or is restricted on the unit's street frontage, then one visitor parking shall be required. The visitor parking shall be located 100 feet from the unit's street frontage.		
	(b) Resident parking spaces may be tandem.		
Multifamily	1 and 2 bedrooms: 2 spaces per unit. If located in the <u>Doral Décor Overlay District</u> District Core 1 bedroom: 1 space per unit. 2 or more bedrooms: 2 spaces per unit.	0.10	
	3 or more bedrooms: 3 spaces per unit		

Use	Minimum Off-Street Parking Requirement	Required Bicycle Spaces
Age-restricted multifamily/independent living housing for older persons (55 years old and older) (see note)	1.2 spaces per unit in the DMU; 1.35 spaces per unit in the non-DMU zoning districts.	0.10
<u>Doral Décor Overlay District</u> District Core Live-Work	1 bedroom: 2 spaces per unit, 2 or more bedrooms: 3 spaces per unit. If on-street parking is not permitted or is restricted on the unit's street frontage, then one visitor parking shall be required. The visitor parking shall be located <u>within</u> 100 feet from the unit's street frontage.	
Resident parking (c)	0.25 spaces per unit	0.10 per required parking space
Visitor parking		
Hotels, roominghouses	One space per first 40 individual guestrooms or suites; one additional space per two guestrooms thereafter; one parking space per four employees; public meeting rooms and restaurants shall provide additional parking as per respective uses in this matrix.	0
Motels, tourist courts and transient accommodations	One space per sleeping rooms or bedroom.	0
Churches	One space per 50 square feet of the seating area in the main auditorium (sanctuary), including adjacent area that may used as part of the auditorium.	0.10 per required parking space
Hospitals	One parking space per first 300 beds and one additional space for every two additional beds thereafter; one space per three employees and resident staff members.	0.10 per required parking space
Sanitariums, convalescent homes, homes for the aged and similar institutions	One space per two beds for patients and one space per two employees.	0.10 per required parking space

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Use	Minimum Off-Street Parking Requirement	Required Bicycle Spaces
Retail—Food or grocery stores, drug and sundry stores, department stores, membership warehouses, retail stores, retail stores similar to the foregoing, banks, post offices, mortuaries, funeral homes, waiting rooms stations for common carriers and shopping centers	One space per 250 square feet of the gross floor area or fraction thereof.	0.10 per required parking space
For retail uses within enclosed malls in excess of 300,000 square feet	One space per 350 square feet of the gross floor area or fraction thereof, excluding theaters, restaurants, and food courts that shall provide parking spaces as per the respective uses in this matrix.	0.10 per required parking space
Auto dealership showrooms		0
Garage and gas station bay areas and similar uses	Three parking spaces per first 2,500 square feet of floor area or fraction thereof; one parking space per each additional 500 square feet of gross floor area or fraction thereof; and Three parking spaces per 5,000 square feet of open lot area or fraction thereof. Parking spaces for office and retail parts areas shall be provided as per the respective uses in this matrix.	0
Furniture showrooms	Three spaces for the first 2,500 square feet of floor area or fraction thereof; one space per additional 500 square feet of gross floor area or fraction thereof.	0

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Use	Minimum Off-Street Parking Requirement	Required Bicycle Spaces
	If located in a business district; the development shall illustrate future parking spaces based on a calculation of one space for 250 square feet of gross floor area or fraction thereof, which shall be provided if the furniture use is discontinued. The lot area reserved for future parking spaces shall remain unencumbered with any structures and shall be landscaped. This area shall not be credited towards the minimum required open space.	
Home improvement centers, including all storage per sales areas.	One space per 250 square feet of gross floor area or fraction thereof.	0
Plant nurseries	Eight spaces for the first acre or fraction thereof; one additional space per two acres thereafter up to ten acre; one additional space for five acres or portion thereof thereafter.	0
Packing plants	One space per 1,000 square feet of gross floor area or fraction thereof.	0
Open lot commercial uses such as, but not limited to, used care lots, storage yards and recreational vehicle sales lots	Five spaces for first 5,000 square feet of net lot area or fraction thereof; and one space for additional 500 square feet of net lot area so used. Space shall be reserved for customer and employee parking only and shall be labeled as such.	0
Self service gas station and mini-marts	One space per 250 square feet of gross floor area or fraction thereof, with a minimum of three spaces designed not to interfere with the dispensing operation.	0
Wholesale showrooms in the industrial districts	One space per 600 square feet of showroom area or fraction thereof.	0
Any other commercial uses not identified above	Three spaces for the 2,500 square feet of gross floor area or fraction thereof and one space for additional 500 square feet of gross floor area or fraction thereof.	0.10 per required parking space

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Use	Minimum Off-Street Parking Requirement	Required Bicycle Spaces
Restaurants, lounges, nightclubs, or similar places dispensing food, drink or refreshments.	One space per 45 square feet of patron area. Take-out establishments shall be provided one parking space for each 250 square feet of gross floor area, or fractional part thereof.	0.10 per required parking space
Art galleries, amusement centers, cultural centers, libraries and museums	One space per 250 square feet of gross floor area or fraction thereof.	0.20 per required parking space
Banquet halls, bingo halls, convention hall and private clubs	One space per 100 square feet of patron area or fraction thereof.	0.10 per required parking space
Bowling alleys, skating rinks, and indoor gun ranges	One space per 250 square feet of gross floor area or fraction thereof. Office, retails and restaurant areas in conjunction herewith shall have parking provided as otherwise contained in this matrix.	0.10 per required parking space
Dance, karate and aerobic schools and health/exercise studios	One space per 100 square feet of classroom area or fraction thereof. Office, retails and restaurant areas in conjunction herewith shall have parking provided as otherwise contained in this matrix.	0.10 per required parking space
Golf courses	Three parking spaces per hole plus three additional parking spaces. Office, retail and restaurant areas in conjunction herewith shall have parking provided as otherwise contained in this matrix.	0.10 per required parking space
Stadiums and basketball gymnasiums	One space per four seats	0.10 per required parking space
Commercial tennis and racquetball clubs	Four spaces per court. Office, retails and restaurant areas in conjunction herewith shall have parking provided as otherwise contained in this matrix.	0.10 per required parking space
Theaters, including movie theaters, and general auditoriums	One space per 100 square feet of auditorium seating area or fraction thereof.	0.10 per required parking space
Open lot recreation use	Shall be determined by the director on a basis of one space per four persons.	0.10 per required parking space

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Use	Minimum Off-Street Parking Requirement	Required Bicycle Spaces
Day nurseries, kindergarten, and elementary schools	Total parking spaces shall equal the combined total of personnel and transportation vehicles.	0.10 per required parking space
Junior high schools	Total parking spaces shall equal 1¼ times the combined total of personnel and transportation vehicles.	0.10 per required parking space
High schools, trade schools and colleges	One parking space per 200 square feet of classroom area, including laboratories, libraries and administrative areas. Housing facilities on campus must provide two spaces per three sleeping rooms. One space per four employees, excluding teachers. Other uses such as office, retail, auditorium, restaurant etc. in conjunction herewith shall have parking provided as otherwise contained in this matrix.	0.10 per required parking space
Office, professional building or similar uses	One space per 300 square feet of gross floor area or fraction thereof.	0.10 per required parking space
Warehouses	One space per 1,000 square feet of gross warehouse floor area up to 10,000 square feet; one space per 2,000 square feet of gross warehouse floor area thereafter. Regardless of use mix, a minimum of two parking spaces per each bay. Office, retail and wholesale showroom areas provided in conjunction with the industrial use shall have parking spaces provided for such areas as otherwise contained in this article. The formula requiring the greatest number of parking spaces shall be applied in determining the number of spaces to be determined.	0

Use	Minimum Off-Street Parking Requirement	Required Bicycle Spaces
Open lot or walled-in uses such as salvage yards, batching plants, precast or prestressed concrete products or other similar uses.	Greater number of the following two options: Two spaces per 5,000 square feet of lot area or one space per two employees. Such parking spaces shall be located no farther than 1,500 feet from the subject industrial site. Such noncontiguous property to be used for parking shall be located in business and industrial zoning districts.	0
Telecommunication hub	One parking space per 2,000 square feet of gross floor area. Office uses provided in conjunction with industrial uses shall have parking spaces provided for such areas as otherwise contained in this article. Subsequent change in use from a telecommunication hub to a permitted alternative use shall conform to the parking standards otherwise contained in this article. A variance to reduce the number of required parking spaces shall not be granted solely on the basis of a proposed change use from an existing telecommunications hub. To an alternative use.	0
Self-service storage facilities	One space per 5,000 square feet of building area for the first 20,000 square feet of building; one space per 10,000 square feet of building area thereafter. One space for managers apartment where provided. One space per 400 square feet of gross office area or fraction thereof. A minimum of five spaces shall be provided for any self-service storage facilities.	0
Housing for low and/or moderate income for older persons and/or persons with disabilities		0.10 per required parking space

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Note: For a facility to qualify as age-restricted or as an independent living facility, it must, at a minimum, be in accordance with the Fair Housing Amendments Act of 1988, (42 U.S.C. § 3607(b)) as amended by the Housing for Older Persons Act of 1995. Further, each occupied unit must be occupied by at least one person at least 55 years of age. Occupancy of any dwelling unit by any person under the age of 55 at any time is prohibited, unless as may be expressly permitted as follows:

- a. Babysitting and/or childcare on a regular basis is not permitted.
- b. Guests under 55 years of age may not stay overnight for more than seven nights per month and no more than 30 days in a 12-month period.
- c. A life partner, an additional resident or spouse who is under the age of 55 is permitted only if at least one resident of a dwelling unit is age 55 or over; provided that, if, due to unforeseen circumstances, said life partner, additional resident or spouse, who is under age 55, becomes the sole resident of the dwelling unit, such person shall be allowed to remain in the dwelling unit subject to the terms of the lease with renewal rights, but such resident shall not allow occupancy by any person under the age of 55 except as expressly permitted herein. However, no persons under the age of 25 shall be permitted to be residents within the facility.

Prior to obtaining a certificate of use for any age-restricted or independent living facility, the owner shall provide the city with an enforceable and recordable deed restriction or covenant that expressly limits operation of the residential community as housing for older persons in accordance with the above restrictions, state and federal law and on a form satisfactory to the city attorney (the "restriction"). Said restriction shall expressly require that all sales and leases of the residential community shall contain a provision that it expressly set forth the language contained under the note of this section.

* * *

CHAPTER 77 – ROADS AND VEHICULAR USE AREAS

ARTICLE IV. – PARKING AND LOADING AREAS

DIVISION 4. – DESIGN STANDARDS

Sec. 77-185. Size.

(a) Parking spaces.

- (1) ~~All~~ standard parking spaces shall be a minimum of nine feet wide and 19 feet long. Standard parking spaces within the Doral Décor Overlay District district core shall be a minimum of eight and one-half feet wide by 18 feet long.

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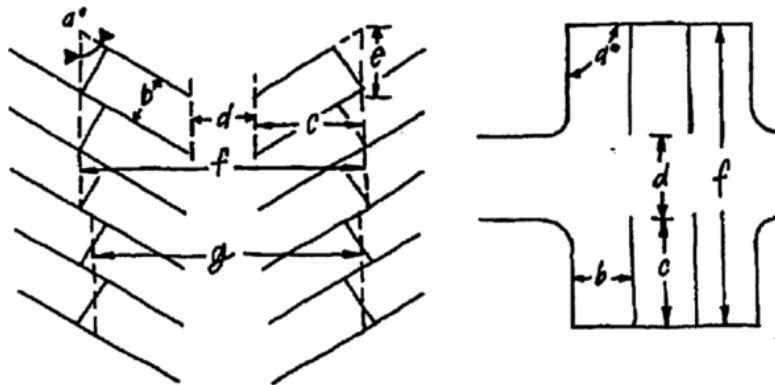
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- (2) A standard parking space located in a structured parking facility shall be a minimum of 8½ feet wide and 18 feet long for structured parking.
 - (3) Parallel parking spaces shall be a minimum of ten feet wide, or if located in the Doral Décor Overlay District design core, eight feet wide, and 22 feet long.
 - (4) A tandem parking space is a parking space that abuts a second parking space in such a manner that vehicular access to the second space can be made only through the abutting, tandem space. Tandem parking spaces shall be a minimum of ten feet wide, ~~or~~ if located in the ~~design core~~ Doral Décor Overlay District, nine feet wide, and 20 feet long, and may only be used for residential uses in accordance with requirements of this article.
- (b) **Loading spaces.** The standard off-street loading space shall be 12 feet wide, 25 feet long, provide vertical clearance of 15 feet, and provide adequate area for maneuvering, ingress and egress. The city may require the length of one or more of the loading spaces to be increased up to 55 feet if full-length tractor-trailers are anticipated to be accommodated. Developers may install spaces that are larger than the standard, but the number of spaces shall not be reduced on that account.

Sec. 77-186. Layout

- (b) **Dimensions.** The following table and illustration prescribe the required minimum dimensions of all parking spaces:

Minimum Dimensions for Parking Spaces



Minimum dimensions for parking spaces

Parking Lot Dimensions						
a	b	c	d	e	f	g
(degrees)	(feet)					
20	9	16.2	11.0	29.2	43.4	43.0
30	9	18.7	11.0	20.0	48.4	39.7
40	9	20.5	12.0	15.6	53.0	45.3
45	9	21.2	13.0	14.1	55.4	48.3
50	9	21.8	12.0	13.1	55.6	49.2
60	9	22.4	18.0	11.5	62.8	57.8
70	9	22.1	18.0	10.6	62.2	58.8
80	9	21.5	24.0 (22.0 if in the <u>DDODesign Core</u>)	10.2	67.0 (65.0 if located in the <u>DDODesign Core</u>)	65.3(63.4 if located in the <u>DDODesign Core</u>)
90	9	19.0 (18.0 if located in the <u>DDOD Design Core</u>)	24.0 (22.0 if in the <u>DDODesign Core</u>)	10.0	62.0 (58.0) if in the <u>DDODesign Core</u>)	—

* * *

CHAPTER 86 – URBAN DESIGN AND ARCHITECTURAL STANDARDS

ARTICLE 1. – GENERAL

Sec. 86-32. District core.

In addition to the design standards enumerated in this Chapter, ~~the city encourages the application of the architectural styles and massing as described in Chapter 6 of the Doral Design Master Plan for properties located in the Doral Décor Overlay District district core.~~

* * *

Section 3. Codification. It is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and made part of the City of Doral Code; that the sections of this Ordinance may be renumbered or relettered to

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accomplish such intentions; and that the word “Ordinance” shall be changed to “Section” or other appropriate word.

Section 4. Severability. That if any section, subsection, sentence, clause, phrase, work or amount of this Ordinance shall be declared unconstitutional or invalid by competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 5. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be effective immediately upon passage by the City Council on second reading.

The foregoing Ordinance was offered by Vice Mayor Cabral, who moved its adoption. The motion was seconded by Councilmember Puig-Corve upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED on FIRST READING this 27 day of October, 2021.

PASSED AND ADOPTED on SECOND READING this 23 day of March, 2022.

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JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

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