



# The City of Coral Gables

Planning and Zoning Division  
427 BILTMORE WAY, 2ND FLOOR  
CORAL GABLES, FLORIDA 33134

May 12, 2021

## Re: **Solar photovoltaic systems as an Accessory Use**

### **Goal**

The City of Coral Gables wishes to encourage the use of accessory photovoltaic systems. Such systems are allowed in all zoning districts when conforming to certain technical and aesthetic requirements, as required by the Zoning Code and development review process.

### **Analysis**

The City controls the use and placement of buildings and structures on land through the establishment of zoning districts, as identified in the Zoning Code. Each zoning district, which includes residential and mixed-use districts, has a list of permitted buildings, structures, businesses, and activities.

### **Determination**

The Zoning Code does not list photovoltaic systems as either a primary or an accessory use. Systems that are incidental to the main building and in compliance with Zoning Code Section 3-300 Accessory Uses are treated as accessory structures and will be permitted by-right in all zoning districts within the City of Coral Gables.

Aesthetic requirements are also provided in Zoning Code Section 7-103 Solar Equipment to promote and encourage new development utilizing sustainable design and construction best practices as follows:

1. Equipment shall be located and designed to be compatible with the aesthetics of the building.
2. The parapets on flat roofs shall be used to screen solar energy systems.
3. Solar panels or modules on pitched roofs may be permitted with the approval of the Board of Architects.
4. Solar shingles on pitched roofs shall minimize the visual contrast between materials.
5. All solar panels shall be mounted on the roof and not projecting from walls or other parts of structures.
6. The aesthetic design of solar panels shall be consistent with the properties of the materials.
7. Any battery storage or solar equipment shall be visually screened from view of a street with a wall or landscaping, or retain approval by the Board of Architects for aesthetic compatibility.

### **Authority**

Pursuant to Section 14-107.3 Development Services Department, the interpretation of the Zoning Code and the application of regulations contained within it to any property shall be the responsibility of the Development Services Director.