

Orig. 17

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, BY AMENDING CHAPTER 100, "STREETS," TO REFERENCE MODIFICATIONS TO STREET STANDARDS INCLUDED IN THE TRANSIT-ORIENTED (TO)/EAST OVERLAY DISTRICT (EOD) DISTRICT AND OTHER OVERLAY DISTRICTS THAT INCLUDE STREET REGULATING PLANS AND DIAGRAMS; PROVIDING FOR THE AMENDMENT OF CHAPTER 155, "ZONING CODE," OF THE CITY OF POMPANO BEACH CODE OF ORDINANCES, BY AMENDING SECTION 155.3501., "TRANSIT-ORIENTED (TO) SPECIAL BASE ZONING DISTRICT," TO MODIFY THE PURPOSE OF THE DISTRICT AND TO ADD AND DELETE TYPICAL LOT DIAGRAMS; TO PROVIDE A REVISED PROCESS FOR CREATING A TRANSIT-ORIENTED (TO) BASE ZONING DISTRICT; CLARIFYING THAT SAID ZONING DISTRICT MUST ALSO BE CONCURRENTLY ZONED WITH AN OVERLAY DISTRICT WITH DISTRICT-SPECIFIC REGULATING PLANS; DEFINING TRANSIT-ORIENTED (TO) DISTRICT STREET STANDARDS; BY INCLUDING ADDITIONAL PARKING STANDARDS INCLUDING VALET AND TANDEM PARKING, SHARED USE PARKING, OFF-SITE PARKING AND LOADING STANDARDS; BY ADDING STANDARDS FOR SURFACE PARKING LOTS AND PARKING GARAGES; BY ADDING ADDITIONAL STREET TREE REQUIREMENTS; BY INCLUDING ADDITIONAL TYPES OF OPEN SPACES; BY CLARIFYING SCREENING, FENCES AND WALL REQUIREMENTS; BY INCLUDING MAXIMUM HEIGHT ENCROACHMENTS; BY MODIFYING BUILDING LENGTH, SEPARATION AND BUILDING BREAK REQUIREMENTS FOR PROPERTIES SUBJECT TO FAA HEIGHT LIMITATIONS; BY INCLUDING ACTIVE USE STANDARDS AND FAÇADE ARTICULATION, ARCHITECTURAL TREATMENT AND COLONNADE STANDARDS; BY CLARIFYING STANDARDS RELATED TO LIVE-WORK UNITS; BY RELOCATING AND MODIFYING THE BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS AND RELATED SETBACKS AND LOT STANDARDS PREVIOUSLY INCLUDED IN SECTION 155.3708., "DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT," INTO THE TRANSIT-ORIENTED (TO) DISTRICT REGULATIONS; BY AMENDING SECTION 155.3708., "DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT," TO MODIFY REFERENCES TO THE DPOD REGULATING PLANS; BY ADDING MINIMUM COMMERCIAL GROUND FLOOR HEIGHT STANDARDS AND REQUIRING ALL BUILDINGS OVER SIX STORIES

TO BE DEVELOPED UNDER THE TOWER BUILDING TYPE STANDARDS; DELETING ACCESSORY STRUCTURE AND COLONNADE DESIGN STANDARDS; REMOVING TABLE 155.3708.F.1, WHICH REPEATED THE DENSITIES SHOWN ON THE DENSITY REGULATING PLAN AND RENUMBERING SUBSEQUENT TABLES ACCORDINGLY; ELIMINATING REGULATIONS RELATED TO THE TOWER AND OTHER BUILDING TYPES, WHICH ARE NOW INCLUDED IN THE TRANSIT-ORIENTED (TO) BASE ZONING DISTRICT; ADDING TABLE 155.3708.G.2.a MINIMUM AND MAXIMUM FRONT AND STREET-SIDE SETBACKS; MODIFYING LOT STANDARDS TO REFER TO THE BUILDING TYPOLOGIES IN THE TRANSIT ORIENTED (TO) BASE ZONING DISTRICT; REMOVING REGULATIONS FOR FENCES, WALLS AND HEDGES THAT ARE NOW INCLUDED IN THE TRANSIT-ORIENTED (TO) BASE ZONING DISTRICT REGULATIONS; REMOVING PUBLIC OPEN SPACE CLASSIFICATIONS THAT ARE NOW INCLUDED IN THE TRANSIT ORIENTED (TO) BASE ZONING DISTRICT REGULATIONS; REMOVING STREET DESIGN STANDARDS THAT ARE NOW INCLUDED IN THE TRANSIT-ORIENTED (TO) BASE ZONING DISTRICT; TO CLARIFY THE AFFORDABLE HOUSING REQUIREMENTS; TO DELETE THE BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS, AND TO DELETE THE PREVIOUS VERSIONS OF TABLES 155.3709.G.2.a AND 155.3708.G.3.; BY CREATING SECTION 155.3709., "EAST OVERLAY DISTRICT (EOD)" TO ESTABLISH THE OVERLAY ZONING DISTRICT REGULATIONS, REGULATING PLANS, EAST OVERLAY DISTRICT (EOD) USE TABLE AND EAST OVERLAY DISTRICT (EOD) STREET DEVELOPMENT REGULATING DIAGRAMS AND ALL PROVISIONS RELATING THERETO TO GOVERN DEVELOPMENT AND REDEVELOPMENT OF PROPERTIES WITHIN THE EAST TRANSIT ORIENTED CORRIDOR (ETOC) LAND USE CATEGORY; BY AMENDING CHAPTER 155, ARTICLE 9, PART 4, "MEASUREMENT, EXCEPTIONS AND VARIATIONS," TO INCLUDE PARKING GARAGE SHADE STRUCTURES IN THE MAXIMUM HEIGHT EXCEPTION REQUIREMENTS FOR THE EAST OVERLAY DISTRICT (EOD) AND CITYWIDE; BY AMENDING CHAPTER 155, ARTICLE 9, PART 5, "TERMS AND USES DEFINED," TO CREATE OR REVISE VARIOUS DEFINITIONS RELATED TO THE TRANSIT-ORIENTED (TO) BASE DISTRICT AND EAST OVERLAY DISTRICT (EOD) OVERLAY DISTRICT REGULATIONS; BY AMENDING CHAPTER 155, ARTICLE 4, SECTION 155.4222., "RETAIL SALES AND SERVICES USES – RETAIL SALES," TO SEPARATE GROCERY AND CONVENIENCE STORE DEFINITIONS AND USE STANDARDS TO REGULATE PERMITTED USES IN THE EAST OVERLAY DISTRICT (EOD) AND RENUMBERING THE LIST OF USES ACCORDINGLY; BY AMENDING CHAPTER 155, ARTICLE 4, SECTION 155.4303., "STANDARDS FOR SPECIFIC

ACCESSORY USES AND STRUCTURES,” TO INCLUDE THE EAST OVERLAY DISTRICT (EOD) IN THE EXCEPTIONS FOR OUTDOOR SEATING DISTANCE REQUIREMENTS FROM SINGLE-FAMILY HOMES OR SINGLE-FAMILY (RS) ZONING DISTRICTS; AND TO ADD THE EAST OVERLAY DISTRICT (EOD) TO TABLE 155.4501.B EXCEPTIONS TO THE MINIMUM SEPARATION OF USES INVOLVING THE SALE OF ALCOHOLIC BEVERAGES FROM CERTAIN EXISTING USES; BY AMENDING CHAPTER 155, ARTICLE 2, TABLE 155.2421.B.1, TO ALLOW ADMINISTRATIVE ADJUSTMENTS TO CERTAIN REGULATIONS IN THE TRANSIT-ORIENTED (TO) BASE ZONING DISTRICT AND THE EAST OVERLAY DISTRICT (EOD); BY CREATING CHAPTER 155, ARTICLE 5, SECTION 155.5605., “PARKING DECK OR GARAGE DESIGN STANDARDS,” TO CREATE DESIGN STANDARDS FOR PARKING DECKS AND GARAGES APPLICABLE TO PARKING FACILITIES IN THE EAST OVERLAY DISTRICT (EOD) AND CITY-WIDE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Pompano Beach ("City Commission") found it necessary to revise its Zoning Code of Ordinances ("Code") in order to update its zoning regulations and procedures; and

WHEREAS, the City Commission finds it now necessary to revise the City of Pompano Beach Zoning Code; and

WHEREAS, the Planning and Zoning Board has reviewed and approved the revised Zoning Amendments; and

WHEREAS, in accordance with Florida Statutes, Section 166.041(3)(c)2, advertisements in accordance with said statute have been published in a newspaper of general paid circulation in the City of Pompano Beach and of general interest and readership in the community, notifying the public of two public hearings on this proposed Ordinance; and

WHEREAS, two public hearings have been held pursuant to said published hearings and all persons so desiring had the opportunity to be, and were, in fact, heard; and

WHEREAS, the City Commission finds that adoption of the amendments to Zoning Code through its police powers will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives, and policies of the City's Comprehensive Plan; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the preceding "Whereas" clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

SECTION 2. That the City of Pompano Beach Zoning Code is hereby amended as provided in Exhibit "A," attached hereto and made a part hereof.

SECTION 3. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect any provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4. This Ordinance shall become effective immediately upon passage.

PASSED FIRST READING this 13th day of February, 2018.

PASSED SECOND READING this 27th day of February, 2018.



LAMAR FISHER, MAYOR

ATTEST:



ASCELETA HAMMOND, CITY CLERK

MEB/jrm
1/30/17
L:ord/ch155/2018-73

§ 100.01 MINIMUM RIGHT-OF-WAY.

(A) The City Commission shall not accept any street right-of-way as a public street whether by dedication in a plat or by deed or other instrument unless it complies with the applicable following minimum width unless modified in any overlay district with a corresponding street regulating plan or diagrams for the streets within the overlay district, such as but not necessarily limited to the TO/EOD.

- (1) The width of a right-of- way of the following streets shall be not less than 60 feet:
 - (a) Business streets;
 - (b) Through streets;
 - (c) Boulevards;
 - (d) Primary streets; and
 - (e) Local, collector, minor arterial and principal arterial streets which are within or abutting a non-residential base zoning district.
- (2) The width of a right-of- way of the following streets shall be not less than 50 feet:
 - (a) Secondary streets;
 - (b) Residential streets;
 - (c) Local, collector, minor arterial and principal arterial streets which are within or abutting a residential base zoning district and/or residential planned unit development.
- (3) The right-of-way of all double-lane streets with a parkway in the center shall be not less than 75 feet, including the parkway.
- (4) The width of all alleys shall be not less than 16 feet.

(B) Certain arterial thoroughfares of the city are hereby designated and determined to have a greater width than that listed in section (A) above, and no building or structure shall be erected or located upon any property abutting these streets and avenues closer to the center line of these streets than one-half of the indicated and designated width of these streets. The thoroughfares and the required right-of-way are listed in Table 100.01(B), below, unless modified in any overlay district with a corresponding street regulating plan or diagrams for the streets within the overlay district, such as but not necessarily limited to the TO/EOD.

<i>Table 100.01(B): Arterial Thoroughfares with Required ROW Width</i>			
<i>Street Name</i>	<i>Starting Point</i>	<i>Ending Point</i>	<i>Required ROW width in Feet</i>
Andrews Ave.	SW 3rd St. (Racetrack Rd.)	South City Limits	106

Andrews Ave.	SW 3rd St. (Racetrack Rd.)	North City Limits	110
Atlantic Blvd.	Federal Hwy (US 1)	SR A1A	110
Atlantic Blvd.	Florida's Turnpike	Federal Hwy (US 1)	120
Atlantic Blvd. Extension (NW 31st Ave.)	Atlantic Blvd.	Dr. Martin Luther King, Jr. Blvd. (Hammondville Rd.)	106
Blount Rd.	Copans Rd.	Dr. Martin Luther King, Jr. Blvd. (Hammondville Rd.)	80
Blount Rd.	Copans Rd.	Sample Rd.	84
Copans Rd.	Federal Hwy (US 1)	I-95	106
Copans Rd.	I-95	Florida's Turnpike	110
Cypress Rd.	Atlantic Blvd.	South City Limits	80
Dixie Hwy (State Rd. 811)	South City Limits	North City Limits	80
Dr. Martin Luther King, Jr. Blvd. (Hammondville Rd.)	Dixie Hwy	NW 27th Ave.	80
Dr. Martin Luther King, Jr. Blvd. (Hammondville Rd.)	NW 27th Ave.	Florida's Turnpike	106
Federal Hwy (US 1)	South City Limits	North City Limits	Existing widths or 120 feet, whichever is greater
McNab Road (SE 15th St./SW 15th St.)	Federal Hwy (US 1)	SW 7th Ave.	80
McNab Road (SW 15th St.)	Dixie Hwy	SW 31st Ave.	106
NE 2nd Ave.	Atlantic Blvd.	NE 3rd St.	Existing widths or 60 feet, whichever is greater
NE 3rd Ave.	Copans Rd.	Sample Rd.	80
NE 10th St.	Dixie Hwy	Federal Hwy (US 1)	106
NE 11th Ave.	Atlantic Blvd.	NE 10th St.	Existing widths or 60 feet, whichever is greater
NE 14th St.	Federal Hwy (US 1)	SR A1A	100
NE 23rd Ave.	NE 14th St.	NE 24th St.	Existing widths or 60 feet, whichever is greater
NE 26th Ave. (Harbor Dr.)	Atlantic Blvd.	NE 14th St.	Existing widths or 70 feet, whichever is greater
NW 6th Ave. (Blanche Ely Ave.)	Atlantic Blvd.	NW 15th St.	60
NW 15th St.	I-95	Dixie Hwy (SR 811)	60
NW 15th St.	Powerline Rd.	I-95	80
NW 27th St.	Dr. Martin Luther King, Jr. Blvd. (Hammondville Rd.)	Atlantic Blvd.	Existing widths or 50 feet, whichever is greater
Powerline Rd.	Sample Rd.	McNab Rd.	144
Sample Rd.	I-95	Federal Hwy (US 1)	120
Sample Rd.	Florida's Turnpike	I-95	200

SE 11th Ave.	Pompano Canal	Atlantic Blvd.	70
State Road A1A (Ocean Blvd.)	Terra Mar Dr.	North City Limits	80
State Road A1A (Ocean Blvd.)	Terra Mar Dr	South City Limits	106
SW 3rd St. (Racetrack Rd./John Knox Blvd.)	I-95	Cypress Rd.	110
SW 3rd St. (Racetrack Rd./Pompano Park Place)	Powerline Rd. (Pompano Parkway)	I-95	106
SW 46th Ave.	McNab Rd.	Florida's Turnpike	106

(C) Property owners required to dedicate required right-of-way in accordance with Zoning Code § 155.5704 shall only be required to dedicate half of the applicable right-of-way width to the center line of the street.

('58 Code, § 44.02) (Ord. 456, passed; Am. Ord. 532, passed - - ; Am. Ord. 2015-37, passed 3-24-15)

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§ 100.07 DESIGNATION OF STREETS.

(A) It shall be the duty of the city Planning Board to recommend the designation of streets and it shall be the duty of the City Commission to so designate the streets; but the City Commission shall not be bound by the recommendations of the Planning Board.

('58 Code, § 44.09)

(B) The names of all streets in the city shall be as provided on the official map of the city prepared by the city, and as shown on all maps and plats heretofore approved by the city and hereafter to be approved by the city which have not to date been incorporated on the map.


('58 Code, § 44.13)


(Ord. 456, passed - -)

~~Cross-reference:~~

~~Adoption of master arterial street plan map for street widening program, see § 155.140~~

155.3501. TRANSIT ORIENTED (TO)

A. Purpose	Typical Building Type
<p>The Transit-Oriented (TO) district is established and intended to:</p> <ol style="list-style-type: none"> 1. <u>Encourage transit use as an alternative to auto dependency by accommodating moderate- to high-intensity, compact, mixed-use, and pedestrian-oriented development within convenient walking distance of existing and planned rail stations, major transit corridors, major transit hubs, regional and neighborhood transit hubs, and high-priority corridors for bus rapid transit or high-performance transit. The purpose of the district is to b</u> 2. <u>Bring together people, jobs, services, and public spaces and amenities in a way that allows people to safely and conveniently walk, bike, and/or take transit to meet their day-to-day housing, employment, shopping, service, and recreational needs.</u> 3. <u>Improve walkability within the district, as well as to adjacent areas, by providing a critical mass of housing and non-residential within walking distance of the commercial core and transit routes and facilities.</u> 4. <u>Enable the appropriate natural surveillance of the public realm to ensure safety and activity along district streets and create the sense of a vibrant and active urban center.</u> 5. <u>Ensure a compatible transition between the district's commercial/mixed-use areas and lower-intensity residential neighborhoods and between the district and adjacent residential neighborhoods, where applicable. Unlike other zoning districts, the TO district only includes development standards related to the overall urban form of the district, including landscaping and urban design criteria. Standards regarding specific lot and block development, such as intensity and dimensional standards, are included in an overlay district, which is concurrently established in conjunction with the rezoning to a TO district.</u> 	

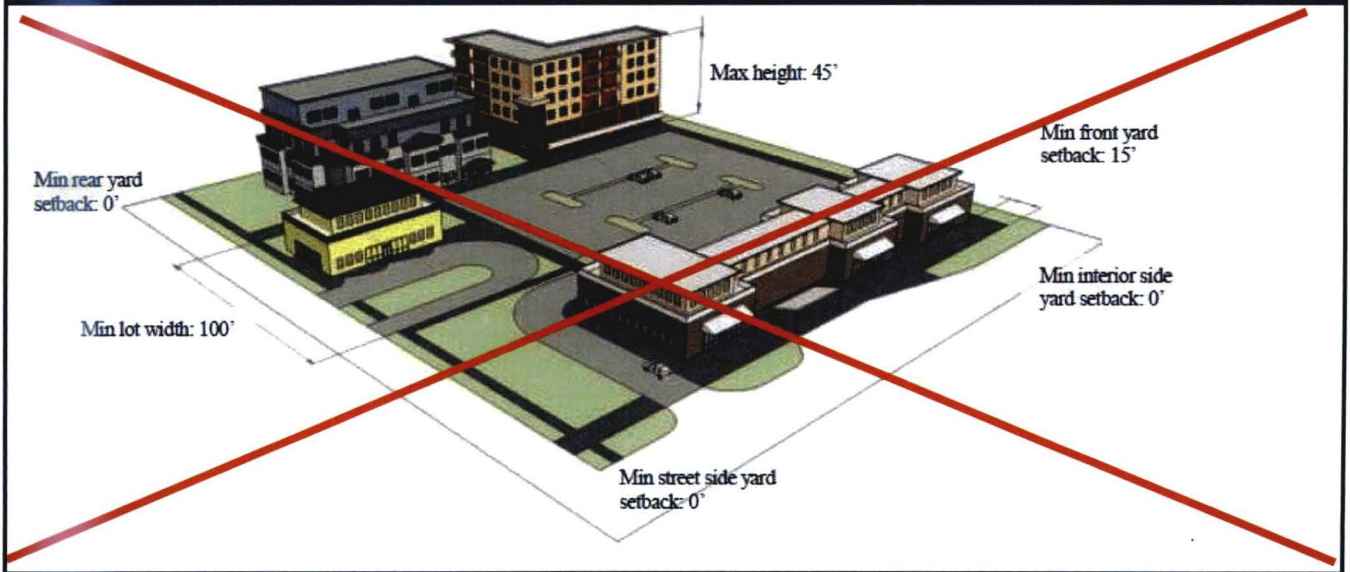
B. Use Standards	Typical Lot Pattern
<p>See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards. A list of Permitted and/or Prohibited Uses may be established during the Rezoning process. <u>The permitted uses in the TO Base Zoning District are further regulated by the applicable overlay district.</u></p> <p><u>The following use standards shall apply to development in TO districts in addition to any applicable standards in Article 4: Use Standards^{1,2}:</u></p> <ol style="list-style-type: none"> <u>1. Mixed-Use Development: The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is encouraged. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the district is allowed, provided the developments are well integrated in terms of complementary uses, access and circulation, and compatible design.</u> <u>2. The incorporation of high-activity nonresidential uses such as retail shops and restaurants at street level is encouraged, especially along those building facades abutting or most visible from the transit corridor, other major arterial or primary streets, major pedestrian walkways, or public spaces.</u> <u>3. Additional or stand-alone auto-oriented uses are prohibited.</u> 	
C. Intensity and Dimensional Standards 1	
<p>Intensity and Dimensional Standards shall be established <u>are established in the TO district but may be modified in the Overlay district developed in conjunction with the TO Rezoning.</u> The Intensity and Dimensional Standards may include but not be limited to: Residential Density, Non-Residential Intensity, FAR, Floor Area Per Dwelling Unit, Lot Area, Lot Width, Lot Coverage, Pervious Area, Individual Building Size, Building Height, Setbacks, and Accessory Structures standards.</p>	
<p>NOTES: {sq ft = square feet; ft = feet; du/ac = dwelling units/acre}</p> <ol style="list-style-type: none"> 1. See measurement rules and allowed exceptions/variations in Article 9: Part 4. 2. For townhouse development, applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft. 3. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in 	

Section 155.3707.

4. Applies in addition to interior side and rear — setbacks —

1. See Overlay District Applicability Section for any exceptions.
2. Specific permitted uses detailed in the Overlay District.

Typical Development Configuration



D. Application of Transit-Oriented (TO) Base Zoning District Zoning

The following standards, D through G, apply when creating a new TO District. Regulations for established TO Districts begin in section 155.3501.H TO District Street Standards.

A TO zoning district may only be applied to land designated as a Transit-Oriented Corridor (TOC), or equivalent, in the City's Land Use Plan within one-quarter mile (1,320 feet) of the right-of-way of an existing or planned high-priority corridor for bus rapid transit or high performance transit, or one-half mile (2,640 feet) of a rail station, major transit hub, or regional or neighborhood transit center, as designated in Broward County's Comprehensive Plan, Transit Master Plan, or Transit Development Plan, the Broward County Metropolitan Planning Organization's Long Range Transportation Plan, or a city-adopted transportation or transit plan. The district may extend to up to one-half mile (2,640 feet) around major intersections and activity nodes along a designated transit corridor, or to locations served by an existing or funded community shuttle service.

In conjunction with the establishment of a TO Base Zoning District, an Overlay District shall be established which, at a minimum, creates the lot and dimensional standards relevant to the characteristics of the newly established TO zoning district. The TO Base Zoning District contains general standards that apply to all TO districts. Overlay districts are established to provide additional standards that are tailored to the unique characteristics of each geographical area.

In order to provide a comprehensive approach for future development in TO Districts that addresses

development pressures related to population growth and stimulated economic conditions, while enhancing the quality of life for residents, new Planned Development Zoning Districts (PDs) shall not be permitted after the date of the adoption of this ordinance. Incentives such as, but not limited to, increased entitlements, building heights, or density are provided in a TO District in order to encourage redevelopment in a desired development pattern and accomplish the stated goals and objectives of the City's Comprehensive Plan, Strategic Plan and the Community Redevelopment Area Plan, where applicable.

E. Process for establishment of a Transit-Oriented Base Zoning District

1. A neighborhood master plan shall be required for the enacting of a TO district and shall be initiated only by the City.
2. The City Commission shall approve the neighborhood master plan through the public hearing process. After approval of the neighborhood master plan by the City Commission, a comprehensive plan map and text amendment shall be required to establish the TOC (or equivalent mixed-use land use designation). Each TOC shall establish its own policies and a basket of rights.
3. The entire area shall be rezoned to TO Base Zoning District.
4. Specific Overlay District zoning regulations shall be established for the TO and be approved by the City Commission, through the public hearing process, and shall reflect the goals set forth in the corresponding neighborhood master plan, the City's Comprehensive Plan, Strategic Plan and the Community Redevelopment Area Plan, where applicable.

F. Transit-Oriented Overlay District required elements

In order to fulfill the purpose of a TO District, encourage redevelopment, establish neighborhood compatibility and the protection of single family neighborhoods, the following elements shall be required within each TO Overlay District:

1. District boundaries: to define an area that can provide a critical mass of people and development to support transit ridership and to promote a sense of place;
2. Use Standards: to address existing permitted uses that may not be appropriate in a transit-oriented district and to encourage uses that are compatible;
3. Streetscape Standards and Street Network Connectivity: to enhance the public realm and promote walking, biking, and accessibility;
4. Publicly accessible open space: to enhance existing public open spaces, promote new public open spaces and access to the waterfront, where applicable, and establish a connected public realm;
5. Building Height Standards: to ensure compatibility of height and transition of development intensities between mixed-use areas and adjacent low intensity residential neighborhoods;
6. Density Standards: to encourage a critical mass of residents to support businesses and transit ridership;

7. Design Standards: to promote high quality urban design and architecture that establishes a sense of place. Building Placement and Lot Standards may be modified for the Overlay District to address any unique characteristics of each geographical area; and
8. Regulating Plans and Diagrams: to demonstrate development standards in both words and images, which include maps designating the locations where the various standards apply.

G. Regulating Plans and Diagrams

TO Districts are governed by a series or combination of regulating plans and diagrams. The Regulating Plans and Diagrams demonstrate development standards in both words and images, and include maps designating the locations where the various standards apply. Unless otherwise noted, all development shall be in compliance with the Regulating Plans and Diagrams specified for each TO district. The Regulating Plans and Diagrams for the TO districts include the following, where applicable:

1. The Sub-Areas Regulating Plan, which divides the TO district into three sub-areas: Core, Center and Edge. The highest density and intensity within the TO district shall be allocated to the Core Sub-Area, a mixed-use area within the 1/4-mile (1,320 feet) radius of a transit station(s), major transit stop(s) or major transit corridor. The densities and intensities shall then gradually decrease from the Core to the Center Sub-Area where mixed-uses are still permitted and then further decrease to the Edge Sub-Area which is characterized by single uses, including low density residential adjacent to existing low density residential, where applicable.
2. The Use-Area Regulating Plan, which delineates the areas where specified land uses and development of various types shall be permitted.
3. The Street Network Connectivity Regulating Plan, which shows the location of existing and the required new streets needed to create the prescribed network of streets within the TO district. This Plan also establishes the hierarchy of the streets.
4. The Designated Publicly Accessible Open Space and Greenway System Regulating Plan, which designates the approximate location of the required publicly accessible open spaces and greenway system in the TO district, shall be shown in all development plans.
5. The Building Heights Regulating Plan, which establishes the maximum building height permitted in each sub-area of the TO district.
6. The Density Regulating Plan, which establishes the minimum and maximum allowable residential density permitted.

H. TO District Street Standards

The following street standards shall apply to development in the TO districts:

1. The periphery of any site fronting on a public right-of-way shall be improved by the provision of sidewalks, streetlights, street furniture, street trees and other elements, covering the entire area from face of curb to face of building.
2. Where the distance between the front property line and the edge of pavement or curb line is not deep enough to accommodate the required sidewalk and/or landscape strip, all developments shall be required to provide a dedicated widening of the right-of-way or

dedicated public easement running parallel and adjacent to the public street, as well as the improvement specified within that dedicated space, to accommodate the sidewalk and/or landscape feature as specified within the specific street design standards established for each TO district. The development and ongoing maintenance of the required streetscape improvements along the entire property shall be the responsibility of the developer/property owner.

3. The Street Network Connectivity Regulating Plan established for each TO district shows the approximate location of existing and required new streets needed to create the prescribed network of streets within each TO district. This Plan also establishes the hierarchy of the streets.
4. The Street Development Regulating Diagrams provide a schematic representation of the desired streetscape improvements for specific streets in each TO District. These diagrams establish minimum standards for the width of sidewalks, landscape strips etc.

5. Street Development Applicability

The Specific Street Design Standards are applicable to City initiated streetscape improvements and privately initiated streetscape improvements as specified in each TO District. Full block developments, and developments that provide improvements along an entire street frontage shall be required to provide streetscape improvements for the entire street frontage(s) abutting the development. Partial or mid-block development shall only be required to provide streetscape improvements for the entire street frontage abutting the development to the extent feasible, in coordination with the City Engineer, however, the dedicated widening of the right-of-way or dedicated public easement shall be provided, where applicable.

6. In addition, the following shall apply:

- a. All streets shall be located according to the Street Network Connectivity Regulating Plan of the TO District.
 - i. All Primary and Secondary Streets shall be required in the same general location as shown on the Street Network Connectivity Regulating Plan and may be modified with respect to alignment, provided that the final alignment is in keeping with sound urban design principles. The full width of all primary and secondary streets shall be open to the sky for a minimum of 95% of the entire length of the street within the TO District. Structures, such as but not limited to, pedestrian bridges and canopies shall be permitted to span over a portion of the street subject to revocable license agreements pursuant to Code Section 100.35. No Primary and Secondary Streets shall be deleted or otherwise vacated or removed.
 - ii. Tertiary Streets and alleys/service roads shown on the Street Network Connectivity Regulating Plan are encouraged to promote connectivity and to conform to block length requirements. Unless otherwise specified in the TO district, tertiary streets and alleys/service roads may be modified or deleted for the purpose of assembling parcels for development.
- b. The modification or deletion of tertiary streets and alley/service roads as shown on the Street Network Connectivity Regulating Plan requires the following conditions are met:

- i. The Director of Development Services shall approve the modification or deletion of tertiary streets and alleys/service roads provided the following conditions are satisfied:
 - ii. The modification/deletion is reviewed and recommended by the City's Urban Design Professional who shall review the proposed modification for compliance with sound urban design principles.
 - a) The modification/deletion maintains connectivity to the surrounding area;
 - b) The modification/deletion enhances pedestrian safety;
 - c) The modification/deletion is compatible with the surrounding area;
 - d) The modification/deletion allows for the appropriate use of private property; and
 - e) The modification/deletion does not create block lengths that exceed the maximum allowed herein, thereby limiting walkability.
 - iii. The modification/deletion is reviewed and recommended by the Director of Public Works who shall review the proposed modification for traffic and safety issues.
 - iv. The modification/deletion does not diminish the general size and location of an open space shown in the Designated Public Open Space and Greenway System Plan.
 - v. The modification/deletion complies with the requirements for vacating and closing streets and alleys, as applicable, in accordance with the City of Pompano Beach Code of Ordinances.
- c. The design of new streets and alleys and modifications of existing streets and alleys shall comply with the following requirements:
- i. All streets and alleys shall connect to other streets or alleys. Cul-de-sacs, T-turnarounds, and dead-end streets shall be prohibited.
 - ii. All streets shall allow general public access. Privately built streets shall provide an approved plat restriction to allow general public access. No gates that impede through traffic are permitted along streets.
 - iii. The maximum distance between an alley and another intersecting alley or street shall be 300 feet, when the alley is the primary means of access for emergency vehicles.
 - iv. Where a sidewalk or other pedestrian walkway crosses a parking lot, street, or driveway the following standards shall apply:
 - a) The intersection shall be clearly marked and lighted for safety;
 - b) The sidewalk shall be continuous and remain at a constant level in all circumstances; and
 - c) A change of tactile surface texture shall be installed at all street crossings.
 - v. Street intersections shall be improved with curb extensions sufficient to provide fully accessible landings and a pedestrian rest area.

- vi. Except as modified through the Street Development Regulating Diagrams for each TO District, all streets and alleys/service roads shall adhere to the following standards:
- a. For streets only, a minimum landscaped strip of five (5) feet shall be provided along the street edge between the sidewalk and the curb.
 - b. For streets only, tree grates a minimum of five (5) feet by five (5) feet may be utilized in place of the required landscape strip. The use of tree grates is appropriate when on-street parking is provided. When no on-street parking is provided, landscape strips are preferred.
 - c. For streets only, a minimum sidewalk width of five (5) feet shall be provided adjacent to the landscaped area.
 - d. For streets only, a minimum unobstructed area of 60 inches shall be provided in the sidewalk.
 - e. For streets only, where a colonnade is provided, free and clear use of a continuous unobstructed area of at least ten (10) feet shall be provided within the colonnade. Any encroachment of structures in the right-of-way requires a revocable license agreement pursuant to Code Section 100.35.
 - f. For streets only, no utility poles, fire hydrants or any other temporary or permanent structures shall be permitted within the unobstructed area.
 - g. For streets only, overhead utilities are not permitted. Existing overhead utilities shall be relocated underground, where feasible.
 - h. For streets only, where on-street parking is provided on both sides of the street, the minimum right-of way width shall be 60 feet.
 - i. For alleys only, the minimum right-of-way width shall be 30 feet.
 - j. For service roads only, the minimum width shall be 30 feet.
 - k. Street furniture shall be provided which may include but is not limited to outdoor benches, waste containers, planters, phone booths, bus shelters, bicycle racks, tree grates, decorative stamped concrete or stamped asphalt crosswalks, banners, water fountains, newspaper dispensers and bollards whether within or outside the public right-of-way. Street furniture provided on site shall be compatible with the architecture of the surrounding buildings, the character of the area and other elements of the streetscape. All street furniture shall be subject to the approval of the City.
 - l. Curb and gutter shall be provided at all intersections and roadway edges in the Core and Center Sub-areas.

~~E. TO District Use Standards~~

~~The following use standards shall apply to development in TO districts in addition to any applicable standards in Article 4: Use Standards:~~

~~—1. The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is encouraged. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the district is allowed, provided the developments are well integrated in terms of complementary uses, access and circulation, and compatible design.~~

~~—2. The incorporation of high-activity nonresidential uses such as retail shops and restaurants at street level is encouraged, especially along those building facades abutting or most visible from the transit corridor, other major arterial streets, major pedestrian walkways, or public spaces.~~

~~—3. Additional or stand-alone auto-oriented uses are prohibited.~~

I. —F.—TO District Access, Circulation, Parking and Loading Standards

The following standards shall apply to development in TO districts in addition to any applicable standards in Part 1 (Access, Circulation, Parking and Loading) of Article 5 (Development Standards):

1. Bicycle and ~~Pedestrian~~ Vehicular Access and Circulation

a. Bicycle access shall be provided in accordance with Section 155.5101.H, except that bike paths shall be at least five feet wide.

b. Driveway, alley and service road access from the front property line shall be limited to 1 point of access for every 250 feet of frontage unless the Fire Marshall determines an additional point of access is required for life safety.~~The periphery of any site fronting on a public right-of-way shall be improved by the provision of sidewalk, streetlight, street furniture, street trees and other elements, covering the entire area from face of curb to face of building.~~

~~c. Where there is insufficient area for the streetscape improvements within the existing right-of-way, the city may require an easement at its discretion.~~

~~d. All developments shall provide a paved sidewalk at least five feet wide along any frontage on the transit corridor, a major arterial street, or other street along which high level of pedestrian activity exists or is anticipated.~~

~~e. Where a sidewalk or other pedestrian walkway crosses a parking lot, street, or driveway the following standards shall apply:~~

~~—— i. The intersection shall be clearly marked and lighted for safety;~~

~~—— ii. The sidewalk shall be continuous and remain at a constant level at all instances; and~~

~~—— iii. A change of tactile surface texture shall be installed. The application of tactile surface textures shall be consistent, and designed as a component of way finding/directional.~~

~~f. Street intersections shall be improved with curb extensions sufficient to provide fully accessible landings and a pedestrian rest area. Rest areas shall occur at intersections and mid-block. Rest areas shall be furnished with way finding/directional signage, sufficient clearance for a wheelchair, and other pedestrian amenities such as benches, or bicycle racks.~~

2. Parking

- a. The use of off-street parking alternatives (See Section 155.5102.J, Off-Street Parking Alternatives.) and parking reduction incentives (See Section 155.5102.K, Reduced Parking Requirements for Parking Demand Reduction Strategies.) is encouraged.
- b. Surface Parking Lots

Surface level parking lots are discouraged, whether stand-alone or part of a larger development; however, where provided, surface parking shall utilize low-impact development techniques and; shall comply with the following standards:

- i. Surface parking is prohibited along building frontages and shall be located to the side or rear of the property;
- ii. Surface parking shall be located to the side or rear of the property and accessed off an alley, service road, or tertiary street, where feasible. If the surface parking lot is accessed from a primary or secondary street, there shall be only one point of access to the parking lot area;
- iii. Openings off any street shall not exceed 2 lanes in width or 30' maximum per entrance/exit. Entrances/exits on alleys/service roads are exempt from this requirement;
- ~~iv. If the parking lot is accessed from a primary or secondary street, there shall be only one point of access to the parking lot area.~~
- ~~iv.~~ v. Pedestrian entrances to the parking lot shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements;
- ~~v.~~ vi. Except along an alley/service road, parking lots may either be screened by a Liner building or in compliance with the standards in Section 155.5203.D.3.a and 155.5203.D.3.b.

- c. Parking Garages

In addition to the parking garage design requirements in Section 155.5605, m~~M~~ulti-level parking garage structures, whether stand-alone or part of a larger development, shall comply with the following standards:

- i. Along a primary and secondary street, the ground floor of~~Except along an alley or a pedestrian passage~~ the garage shall be screened along all frontages by a Liner building containing a minimum depth of 20 feet that may be used to achieve the minimum active use requirement in the Overlay District. Above the ground floor, a liner building shall not be required.~~of habitable space. The requirement for a Liner building along the side and rear frontage may be waived by the Development Services Director if the applicant demonstrates compliance with the standards in subsections ii., iii., iv., v., vi., and vii.;~~
- ii. Exhaust air fans and associated louvers for the parking garage may be allowed on secondary or tertiary garage frontages above the first floor only.~~All architectural~~

elements that face a street or an open space shall appear consistent and harmonious with that of habitable space;

- ~~iii. No vehicles parked within the garage shall be visible from the street;~~
- ~~iv. Openings off any street shall not exceed 2 lanes in width or 30' maximum per entrance/exit. Entrances/exits on alleys are exempt from this requirement.~~
- ~~ii. v. The garage shall be accessed from an alley/service road or tertiary street, when possible where feasible.~~
- ~~v. If the garage is accessed from a primary or secondary street, there shall be only one point of access to the garage area.~~
- ~~vi. Pedestrian entrances to the garage shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements.~~

d. Valet and Tandem Parking: Subject to Valet Agreement in accordance with 155.5102.J.6:

- i. All uses, except eating establishments and hotels, may designate a maximum of 75% of the total number of required off-street parking spaces as valet parking. The valet spaces may be tandem.
- ii. Eating Establishments and Hotels may designate a maximum of 100% of the total number of required off-street parking spaces as valet parking. The valet spaces may be tandem.

e. Shared Use Parking.

Shared Use parking, developed in compliance with the standards in 155.5102.J.3 is permitted, with the following modifications for non-residential uses only:

- i. The maximum distance between the primary pedestrian entrance of the shared use parking lot or parking garage and the primary pedestrian entrance of the use served by the parking shall be 1320 feet.

f. ~~d.~~ Off-Site Parking

Off-site parking, developed in compliance with the standards in Section 155.5102.J.4. (Off-Site Parking) is permitted, with the following modifications:

- i. Except as otherwise modified in the Overlay District, ~~o~~Only non-residential uses may provide parking spaces off-site;
- ii. A maximum of 100% of the required off-street parking spaces may be located off-site; and
- iii. The off-site parking spaces may be located in a parking lot or parking garage up to 1,320 feet away from the primary pedestrian entrance to the use served by the parking.
- iv. The off-site parking spaces shall be located within the TO District.

~~g.~~ e. On-Street Parking

On-street parking, along the corresponding frontage lines touching the adjacent sidewalk to the property, may be used to satisfy a portion of the off-street parking requirements for all uses, except single family.

~~h.~~ f. Bicycle Parking

All developments, except single family and townhouse building types, shall provide a minimum of one bicycle rack or locker sufficient to accommodate the parking of at least four bicycles. Developments with parking areas containing more than ten parking spaces shall provide bicycle parking in compliance with the standards in Section 155.5102.L.1 (Bicycle Racks or Lockers Required). Such racks or lockers shall be located inside the building served or within 100 feet of a primary entrance to the buildings served.

i. Parking Standards for Single Family Detached, Zero Lot Line, Townhouse dwellings are demonstrated in the Building Typology and Placement Regulating Diagrams.

3. Loading

Loading for properties ~~Properties~~ within the TO District shall comply with the standards for Off-Street Loading in Section 155.5102.M., Loading Area Standards. In addition, p ~~Properties~~ within the TO District shall provide loading on-site. Where it is not feasible to provide loading on-site, loading shall be permitted off an alley/service road. Where an alley/service road is not existing, proposed, or feasible, loading shall also be permitted on-street subject to the following conditions: ~~may be permitted to have on-street loading if the following standards are achieved:~~

- c. An On-Street Loading Plan, subject to Minor Site Plan approval, is approved. The On-Street Loading Plan shall demonstrate the location of the loading berth(s), the hours for loading and unloading, and a list of the uses in abutting properties and their respective hours of operation; and
- d. The on-street loading area shall not be located along building frontages; and
- e. The on-street loading area shall be located along a tertiary street in the area designated for on-street parking in the public right-of-way; and
- f. The hours of loading and unloading, as demonstrated in the On-Street Loading Plan, do not create a conflict with the current or proposed and/or uses in-on abutting properties. Should the hours of loading and unloading create a conflict with current or future uses in-on abutting properties, the on-street loading plan shall be revised and/or revoked accordingly.

~~4. Shared Driveways~~

~~a. Driveway access shared between adjoining lots shall be required for non-residential and mixed-use development in order to limit direct vehicular access along streets or comply with driveway intersection spacing requirements.~~

~~b. Parking facilities on adjoining lots may share access points, driveways and parking subject to a recorded covenant running with the property on which the facilities are located.~~

J. ~~G.~~ TO District Landscaping and Tree Preservation Standards

The following standards shall apply to development in TO districts in addition to any applicable standards in Part 2 (Landscaping and Tree Preservation) of Article 5 (Development Standards):

1. Exceptions

Properties within the TO district shall not be required to comply with the following standards:

- a. Section 155.5203.B.2.h (Berms).
- b. Buildings with commercial uses on the ground floor, and whose building line is setback no more than 10 feet from the front and street side property lines shall also be exempted from Sections 155.5203.E.2 and 155.5203.E.3 (Building Base Plantings).

2. Modified Landscaping Requirements

The following standards from Part 2, of Article 5, are modified for properties within the TO District:

- a. Section 155.5203.D.3.c. - The minimum width of the perimeter landscaping strip shall be 5 feet, regardless of development type.
- b. Section 155.5203.D.4.b.ii. - Each landscaped island shall be at least five feet wide.
- c. Section 155.5203.D.4.c. - The landscape area between abutting parallel parking bays shall be at least five feet wide.
- d. Section 155.5203.D.5.a. - The minimum width of the landscape area shall be five feet.
- e. Section 155.5203.G.2.c - In order to encourage shade, street trees should be clustered. Street trees shall be spaced no closer than 15 feet apart and no farther than 25 feet apart. A maximum of 50% of the length of the lot frontage can be without trees. (For example, a lot with 120 feet of street frontage is required to plant ~~three-four~~ street trees, based on the one tree per 30 feet of street frontage requirement. ~~The first 60 feet of street frontage may have no trees. Within the remaining 60 feet of street frontage, then ~~three-four~~ required trees should be placed at least 15 feet and no more than 25 feet apart.~~)

3. Additional Landscaping Requirements

In addition to the landscaping standards within Part 2, of Article 5, properties within the TO district shall comply with the following additional landscaping standards:

- a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below.

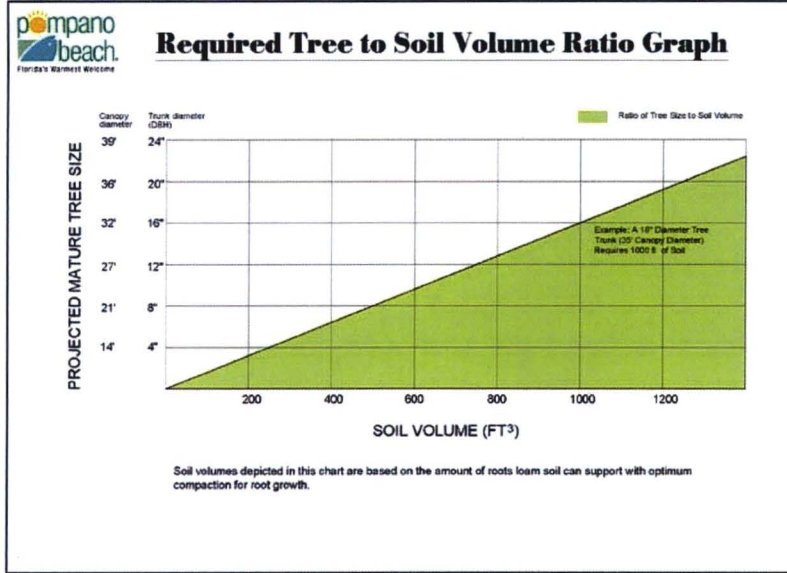


Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph

- b. Utilization of berms to screen parking and/or vehicular use areas from public thoroughfares and adjacent residential uses shall be prohibited.
- c. ~~a-~~ Landscaping elements shall align with adjacent building elements ~~and be compatible with the character of the district in size, scale, and type.~~
- d. ~~b-~~ Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged.
- e. ~~c-~~ Shrubs and ground cover shall only be placed between the effective width of the sidewalk and the curb. Exception shall be made only for residential uses on the ground floor. This exception shall not apply at entrances to residential uses located on the second floor or above.
- d. ~~Use of trees to provide shade, color, and interest, and use of vines, or trained plant materials is appropriate.~~
- f. ~~e-~~ Street Trees
 - i. The required number of street trees is calculated based on one per 30 feet of street frontage.
 - ii. ~~i-~~ Street trees shall not be required when colonnades are being provided along the street and the colonnade is placed at a maximum of 5 feet from the back of curb.

- iii. ~~ii.~~ When a landscape strip is not provided, street trees shall be placed in tree pits covered with ADA compliant grates. Tree grates shall be sized appropriately for each tree species at maturity.
- iii. ~~Tree placement shall reinforce the rhythm of the sidewalk.~~
- iv. Adequate clearance to the building facade for uniform development of the street tree canopy shall be demonstrated for the type and species selected.
- iii. ~~Street trees may be placed within the street side shy distance of the sidewalk or within curb extensions between the sidewalk and the street.~~

K. TO District Open Space and Greenway System Standards

Open space may be one of three types: designated publicly accessible, semi-public or private. All developments are required to provide a minimum private open space as determined by the building type. The Designated Publicly Accessible Open Spaces and Greenway Systems Regulating Plan for each TO district shows the approximate location of existing public and required new designated publicly accessible open spaces and a greenway system throughout the TO District, where the intent is to establish a network of open spaces.

1. Designated Publicly Accessible Open Spaces

Designated publicly accessible open spaces are open spaces on private property that are required in the Designated Publicly Accessible Open Spaces and Greenway Systems Regulating Plan and/or for a Density Bonus Provision where applicable, and shall provide public access in order to enhance the connectivity of the public realm. New designated publicly accessible open spaces are small in scale, largely devoted to natural landscaping and outdoor recreation, and tend to have few structures. Golf courses, golf driving ranges, cemeteries and mausoleums shall not be included in this category. Accessory structures may include clubhouses, statuary, fountains, maintenance facilities and concessions. Open space types include greens, squares, and plazas. Designated publicly accessible open spaces shall be subject to the following requirements:

- a. The minimum size of a new designated publicly accessible open space shall be 4,800 SF unless otherwise specified in the overlay district.
- b. The general location shall conform with the Designated Publicly Accessible Open Space and Greenways System Regulating Plan.
- c. New designated publicly accessible open spaces shall be provided at grade level.
- d. Provided that all other parameters on the Regulating Plans are met and that an individual/developer owns the entire designated publicly accessible open space area and an adjacent area, the final location of the publicly accessible open space may be proposed onto such adjacent area.
- e. New designated publicly accessible open spaces shall provide shaded areas, and their ground surface shall be a combination of paving materials, sod, or ground cover.
- f. No replatting or other land subdivision shall divide property in such a way that the required designated publicly accessible open space is avoided or its location changed.

- g. Off-street parking shall not be required for new designated publicly accessible open spaces.
- h. The development and ongoing maintenance of a new designated publicly accessible open space area shall be the responsibility of the developer/property owner.
- i. Properties that provide new designated publicly accessible open space shall be permitted relief from the maximum building setback requirements along the portion of the building fronting the open space specifically for the purpose of accommodating the open space.
- j. Fences, walls and hedges are permitted around the perimeter of a designated publicly accessible open space in accordance of with Table 155.3501.L.2.b.
- k. Shall not count toward the minimum private open space requirement.

2. Semi-Public Open Spaces

Semi-public open spaces are open spaces on private property, located along a street frontage, that are not required to provide public access, however, shall have visibility from the street. Open space types include greens, squares, and plazas.

- a. Semi-public open space may count towards the minimum private open space requirement.
- b. Semi-public open space shall only be permitted where residential dwelling units are on the ground floor.
- c. Semi-public open space shall abut a public sidewalk and be visible from the street.
- d. Off-street parking shall not be required for semi-public open spaces.
- e. The development and ongoing maintenance of a new semi-public open space area shall be the responsibility of the developer/property owner.
- f. Properties that provide semi-public open space shall be permitted relief from the maximum building setback requirements along the portion of the building fronting the open space specifically for the purpose of accommodating the open space.
- g. Fences, walls and hedges are permitted around the perimeter of a semi-public open space in accordance with Table 155.3501.L.2.b.

3. Private Open Spaces

Private open spaces are open spaces on private property that are required for private use only.

- a. Private open spaces may be provided on the ground level or in roof terraces or upper level decks.
- b. The minimum area required for private open space shall be as specified for each building type or as modified in each TO overlay district.
- c. Private open spaces shall be provided in the form of colonnades, courtyards, terraces, and sodded lawns. Corridors, walkways, pedestrian passages, lobbies, balconies, parking courts, lakes, golf courses, and parking lot buffers shall not count towards the open space requirement.

d. Private open spaces shall provide shaded areas, and their surface shall be a combination of paving materials, sodded lawn, or ground cover.

4. Open Space Type Configuration and Design

New designated publicly accessible open spaces and new semi-public open spaces shall be developed in the form of greens, plazas or squares.

a. Greens

i. Greens shall have more than 50% of their property lines abutting or across the street from residential uses areas.

ii. Exclusive of dedicated rights-of-way, the maximum impervious area is 20%. The pervious surface areas shall consist primarily of drought tolerant ground covering, trees, and garden structures, such as benches and tables without concrete pads for support, and permeable hard-surfaced walkways. Any impervious surfaces shall consist of hard-surfaced areas such as concrete walkways and garden structures with concrete pads for support.

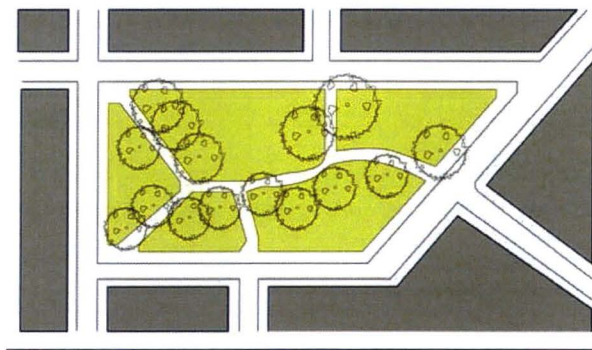


Figure 155.3501.K.4.a: Green

b. Plazas

i. Plazas shall have a minimum of 50% of their property lines abutting or across the street from mixed-use and nonresidential uses areas.

ii. Exclusive of dedicated rights-of-way, the minimum hard surfaced area is 50% and the maximum impervious surface area is 75%. The pervious surface areas shall consist primarily of drought tolerant ground covering, trees that are regularly spaced, and garden structures such as benches, tables, and fountains. The impervious surfaces shall consist of paved areas, permanent architecture such as archways, statues and gazebos or water-oriented features.

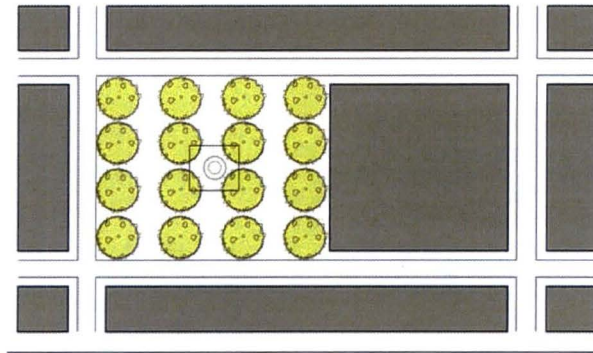


Figure 155.3501.K.4.b: Plaza

c. Squares

- i. Squares shall be flanked by streets at a minimum on three sides.
- ii. Exclusive of dedicated rights-of-way, the maximum hard surfaced area is 50%. The pervious surface areas shall consist primarily of drought tolerant ground covering and trees that are regularly spaced, and permeable hard-surfaced walkways. Any impervious surfaces shall consist of hard-surfaced walks.

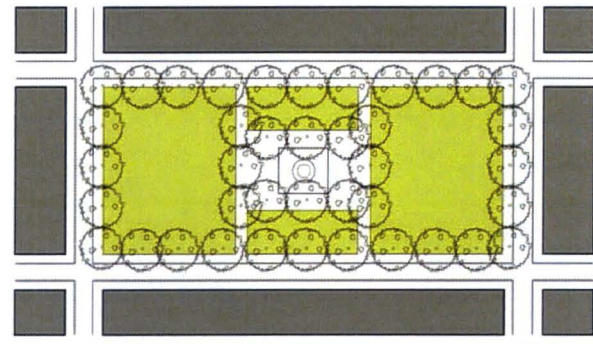


Figure 155.3501.K.4.c: Square

5. Designate Publicly Accessible Greenway System

The designated publicly accessible greenway system is meant to provide a visual and physical connection between the designated open spaces, as illustrated in the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan for each TO district. The Greenways System is established through the enhancement of specific streets and/or the use of pedestrian passages. The property owner shall dedicate the land for the publicly accessible greenway or provide an easement, at the City's discretion, for public access along the entire length of the greenway abutting the property. Additionally, the development and ongoing maintenance of the required designated publicly accessible greenways shall be the responsibility of the developer/property owner along the greenway. The design and dimensional requirements for the required greenways are specified in each overlay district.

The designated public greenway system shall ensure pedestrian connectivity along specific streets and pedestrian passages by:

- a. Providing a tree species that provides substantial shade along the street. Palm trees shall not count toward the required number of street trees.
 - i. Unless a specific tree species is required per the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan for a particular TO District, a minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees. Palm trees may be used over and above the minimum number of required street trees. Street trees shall be provided at a ratio of one street tree per twenty-five feet of street frontage, or a greater ratio thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per twenty feet of street frontage.
 - ii. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan.
- b. Providing adequate street furnishings such as benches, bus shelters, drinking water fountains etc.
- c. Providing a landscape plan illustrating a significant tree species along the greenway that is distinguishably different from the other streets in terms of color, type and shape.
- d. At the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.
- e. Pedestrian Passages
 - i. Designs for pedestrian passages in the can be found in the Street Development Regulating Diagrams in the Overlay Districts.
 - ii. Pedestrian passages shall be a minimum clear width of 15 feet between buildings.
 - iii. A minimum of 50 percent of the pedestrian passages shall be shaded and may include a combination of landscaping and architectural elements.
 - iv. If provided, tree placement shall be in planters or tree grates a minimum of five (5) feet by five (5) feet, with a suspended pavement system that is equivalent to a soil volume that is appropriate for the specified tree species, at maturity as specified in Figure155.3501.J.3.a herein.
 - v. Pedestrian scaled lighting shall be provided.

L. H-TO District Screening, Fences, and Walls Standards

The following standards shall apply to development in TO districts in addition to any applicable standards in Part 3 (Screening, Fences and Walls) of Article 5 (Development Standards):

1. Mechanical Equipment and Service Utilities

In addition to the standards found within Section 155.4303.JJ (Mechanical Equipment and similar features) and Section 155.5301.A (Screening of Mechanical Equipment), the following standards shall apply:

- a. Mechanical equipment, television antennas, satellite dishes, communication devices, air conditioning units and similar systems, and service areas shall not be visible from the public sidewalk; and shall be located to the rear of a building or on an alley/service road, or on the roof, where feasible.
 - b. All mechanical equipment shall be screened from public view.
 - c. Window air conditioning units shall not be visible from any street and shall not be located on the primary building facade.
 - ~~d. Satellite dishes and other appurtenances shall be placed out of public view to the extent feasible.~~
 - d. e. Utility connections and service boxes shall not be visible from any street and shall be placed on secondary walls and away from corners.
 - e. Backflow preventers, double detector check valves, Siamese connections, and the like (or any other utility connections and service boxes) shall be located to the rear of the building or on an alley/service road or behind the building line on secondary frontages and away from corners.
2. Fences, and Ornamental Walls, and Hedges Not Permitted
- a. Fences, and Ornamental walls, and hedges for non-residential, mixed-use and residential buildings: may install fences, and hedges in accordance with the standards in Table 155.3501.L.2.a. are not permitted throughout the TO District. However when used in conjunction with the following, fences and walls may be permitted:
 - a. ~~Screening of mechanical equipment;~~
 - b. ~~Screening of off-street loading and service areas;~~
 - c. ~~Screening of commercial containers;~~
 - d. ~~Required perimeter buffer; and~~
 - e. ~~Screening of off-street parking lots.~~
 - i. Notwithstanding the location of the building line, new fences, walls, and hedges shall align with existing adjacent fences, walls, and hedges, where feasible.

TABLE 155.3501.L.2.a: Fence, Walls, and Hedges

Location	Type and Material	Height
In front of the building line (BL): Along front (F), Street Side (S), and interior side (I) property lines	Walls or Fences: Masonry, wood, aluminum and other metals, vinyl or wrought iron	Max 36" ¹ (wall) Max. 48" ¹ (fence)
	Hedges and shrubs	Min. 24" ² at time of planting; Max. 48"

Behind the building line (BL): Along the building line (BL), interior side (I) and rear (R) property lines	Walls or Fences: Masonry, wood, aluminum and other metals, vinyl wrought iron or chain link 3	Max. 72" ¹
	Hedges and shrubs	Min. 24" ² at time of planting; Max. 72"
Off-street parking areas facing streets:	Walls or Fences: Masonry, wood, aluminum, vinyl or wrought iron	Max. 36" ¹ (wall) Max. 72" ¹ (fence)
Behind the building line (BL): Along the building line (BL)	Hedges and shrubs	Min. 24" ² at time of planting; Max. 36"

NOTES:

1. Excluding decorative elements of posts and pillars not to exceed 6" in height
2. With spread at least 24" wide.
3. Chain link fences shall only be permitted in single family areas. The chain link fence shall only be permitted along and behind the building line, along interior side and rear property lines. The chain link fence shall be coated with vinyl that is colored in black or green.

b. Fences, walls and hedges around open spaces. Fences, walls and hedges around open spaces may be installed in accordance with the standards in Table 155.3501.L.2.b.

TABLE 155.3501.L.2.b: Fence, Walls, and Hedges Around Open Spaces

Location	Type and Material	Height	Transparency
Around perimeter of designated publicly accessible and semi-public open space	Walls or Fences: Masonry, wood, aluminum and other metals, vinyl, or wrought iron	Max. 48" ¹	Min. 75%
	Hedges and shrubs	Min. 24" ² at time of planting; Max. 48"	N/A

NOTES:

1. Excluding decorative elements of posts and pillars not to exceed 6" in height
2. With spread at least 24" wide.

M. 4—TO District Exterior Lighting Standards

Exterior lighting shall comply with the standards in Part 4 (Exterior Lighting) of Article 5: Development Standards as well as the following additional and/or modified standards:

1. Light poles shall not exceed a height of 17.5 feet above the adjacent finished grade;
2. No cobra head lights are permitted;

3. All lighting shall be weather and vandal resistant (i.e. resistant to graffiti, shattering, etc.); ~~and~~
4. All exterior lighting is encouraged to be solar powered;
5. ~~4-~~TO properties are exempt from the standards in Section 155.5401.C (Lighting Location and Required Landscaping and Tree Protection); and
6. On-site lighting poles shall be of a consistent architectural style and shall complement the predominant architectural theme of the project.

N. TO District Height Standards

The height of buildings shall be measured in feet. The maximum overall building height shall not exceed the maximum building height allowed for the district. Additionally, the following shall apply:

1. Only building elements permitted to extend beyond the height of the building are exempt from the maximum allowable building height requirements.

<u>Table 155.3501.N.1: Maximum Allowable Height Encroachments of Building Elements</u>	
<u>Building Element</u>	<u>Maximum Height Encroachment</u>
<u>Architectural/Decorative Roof</u>	<u>15 feet</u>
<u>Architectural Features</u>	<u>15 feet</u>
<u>Covered Structures</u>	<u>12 feet</u>
<u>Parapet</u>	<u>5 feet</u>
<u>Mechanical Rooms & Equipment</u>	<u>15 feet</u>
<u>Swimming Pools and Decks</u>	<u>8 feet</u>

O. ~~J-~~TO District Design Standards

The following standards shall apply to development in TO districts in addition to any applicable standards in Part 6 (Design Standards) of Article 5 (Development Standards):

1. Exceptions

Properties within the TO District shall be exempted from the following standards:

- a. Section 155.5601.C.2.a (Maximum Building Size);
- b. Section 155.5601.C.2.b (Maximum Building Size);

- c. Section 155.5601.C.3.a (Building Facades);
- d. Section 155.5601.C.3.c (Building Facades);
- e. Section 155.5601.C.5.b (Roofs);
- f. Section 155.5601.C.7 (Location of Off-Street Parking);
- g. Section 155.5602.C.3 (Outparcel Development); and
- h. Section 155.5602.C.7.a (Fenestration/Transparency).

2. Building Configuration and Design

a. Building Length.

Unless further restricted on the Building Typology and Placement Regulating Diagrams, the maximum horizontal dimension of a building shall be 300 feet at any level. ~~for tower, liner, courtyard and flex building types.~~ For buildings within the FAA height restricted zones (as demonstrated on the Building Heights Regulating Plan of the Overlay District) only, the maximum horizontal dimension of a building may exceed 300-feet in length at any level and the following shall apply: ~~Townhouses building groups shall not exceed 240 feet in length at any level of the building.~~

- i. A centrally located forecourt shall be provided on every façade that exceeds 300 feet in length, with a minimum width and depth of 30 feet,
- ii. The forecourt shall be open to the sky, provide building access and a pedestrian connection to the existing city street grid; and
- iii. If the forecourt is publicly accessible, a minimum of 50% active use shall be provided for the portion of the ground floor fronting the forecourt.

b. Building Separation.

- i. ~~For tower buildings or buildings greater than 6 stories types only, when a building is constructed at~~ ~~built to~~ the maximum building length ~~shall provide~~, a minimum 30-foot separation from the ~~at the podium level shall be required between the~~ subject building and any adjacent building ~~within on~~ the same lot or ~~an~~ adjacent lot. The 30-foot separation shall be open to the sky and improved as a pedestrian passage or open space running the entire length of the block and shall provide building access and connect with the existing city street grid. If the separation is publicly accessible, a minimum of 50% active use shall be provided for the portion of the ground floor fronting the pedestrian passage or open space.
- ii. Townhouses shall provide a minimum of 15 feet between building groups. For liner, flex, and courtyard building types only, when a building is constructed at the maximum building length, a minimum 15-foot separation shall be required between the subject building and any adjacent building within the same lot or the adjacent lots. The separation shall be improved as a pedestrian passage or open space running the entire length of the block and shall provide building access and connect with the existing city street grid. If the separation is publicly accessible, a minimum of 50 % of active use shall

be provided for the portion of the ground floor fronting the pedestrian passage or open space.

- c. Building Break. Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break shall be improved as a forecourt or open space and/or provide building access and ~~occur on axis~~ connect with the existing city street grid.
- d. Projects with three or more distinctly separate buildings/building groups shall have substantially different front elevations. Substantially different front elevations shall include but not be limited to variations in fenestration, material, massing and color.
- e. The primary entrance of a building shall provide access to a public right-of-way, greenway or an open space.
- f. The primary entrance to the upper levels of mixed-use building shall be from a public right-of-way.
- g. Porticoes, canopies, colonnades and roofs shall be guttered, and drainage shall be deposited onsite.
- h. ~~Storefront~~ Active Use Standards

Active uses shall be required along all building frontages as specified within the Overlay District and the following shall apply:

i. Ground floor active use, liner.

- a) The minimum depth of an active use liner is measured generally perpendicular to the building frontage. The minimum depth of the active use liner shall be 20 feet. ~~and~~

ii. Ground floor active use, ~~storefronts~~ nonresidential or residential lobby;

~~Storefronts are habitable~~ Active uses located along the ~~first ground~~ floor of a building ~~They~~ typically contain retail uses, but can contain any use that generates pedestrian activity. ~~Storefronts~~ Active uses shall be provided in compliance with the following standards:

- a) ~~i.~~ They shall be provided on the first floor of all mixed-use buildings;
- b) ~~ii.~~ They shall be directly accessible from a street frontage, greenway or an open space;
- c) ~~iii.~~ For properties with two or more frontages, they shall be located on a minimum of two frontages, with priority given to frontages on a greenway, an open space and the ~~highest ranking~~ highest-ranking street;
- d) ~~iv.~~ They shall have a transparent clear glazed area of not less than 70 percent of the façade area;

~~e) v.~~ Ground floor window sills shall be placed at a maximum height of 24 inches above grade; and

~~f) vi.~~ Security enclosures, if any, shall be of the mesh type that pedestrians can see through, and shall be located behind storefront displays.

~~g) The glazed area shall have a minimum visible light transmittance of 75 percent and a maximum reflectance of 15 percent.~~

~~h) The glazed area shall be designed to allow view of an interior space at least five feet deep (e.g. transparent openings may include traditional storefront display windows, but not merely glass display cases). The view into a commercial use shall not be permanently obstructed by screens, shades, shutter or opaque films applied to the glazing.~~

~~i) At least 50 percent of the area of security screens and gates shall be transparent.~~

~~iii. i. Fenestration Standards~~ Ground floor active use, residential units;

All building types, except single-family and townhouse, shall comply with the following fenestration standards:

~~a) i.~~ A minimum of 30% of all ~~first~~ ground floor street walls shall be fenestrated with windows;

~~b) ii.~~ Mirror type glass shall be prohibited;

~~c) iii.~~ All glazing shall be of a type that permits view of human activities and spaces within the structure; ~~and~~

~~d) iv. Colonnade column spacing, w~~ Windows, and doors shall be proportioned such that the height of each opening is greater than its width; ~~and~~

~~v. At least 50 percent of the area of security screens and gates shall be transparent.~~

i. Architectural Treatment and Façade Articulation Standards

i. Architectural treatment and façade articulation shall be provided for all facade elevations and shall be integrated with the design of adjacent active use facades.

ii. Architectural treatment shall be provided through a combination of two (2) or more treatments including, but not limited to, the use of materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of planters; and architectural lighting.

iii. The following shall be permitted, but shall not be considered architectural treatment or facade articulation: inward or recessed projections resulting from required setbacks; paint; faux treatments; building signs; construction joints, scoring, or material applications less than four inches in height, width or depth.

j. Colonnade Standards

- i. Colonnades built to satisfy building frontage requirements shall be attached to the principal structure.
- ii. The finished floor elevation of the colonnade shall match the adjoining sidewalk, where feasible.
- iii. Colonnades built along the building frontage shall provide free and clear use of a continuous unobstructed area of at least ten (10) feet within the colonnade.

k. ~~j.~~ Live-Work Units

A live-work unit shall ~~have two components: a nonresidential use space and a residential unit and shall~~ comply with the following standards:

- i. The nonresidential use's space shall be located on the first floor and shall be directly accessible from the primary street frontage, greenway, or an open space;
- ii. The nonresidential use's facade shall have a transparent clear glazed area of not less than 70 percent; ~~and~~
- ~~iii. The primary entrance of the residential component of a live-work unit shall be separate from the nonresidential use's portion of the unit and shall directly lead to a primary street frontage or an open space.~~
- iii. If the entrance of the residential component of a live-work unit is separate from the nonresidential use's portion of the unit then the primary entrance of the residential component shall directly lead to a street frontage, greenway or an open space.
- iv. The ground floor shall be restricted to those non-residential uses permitted within the TO districts. The full conversion of the unit or lease space into all residential use or all non-residential uses shall be prohibited;

3. Block Requirements

Unless otherwise specified in the Overlay District, tThe following standards for blocks shall apply to property with a minimum area of 2.3 acres (100,000 sq ft):

- a. The maximum length of a block shall be 500 feet.
- b. The maximum perimeter of a block shall be 1,400 feet. The perimeter of a block is the sum of the block's length and depth, multiplied by two.
- c. The Director of Development Services or his/her designee shall have the authority to adjust administratively the requirements for maximum block length and/or perimeter, for up to 10 percent of the required measurement.

4. Building Typology and Placement Regulating Diagrams and Dimensional Standards

a. Building Typology

Unlike other zoning districts, the TO district is a form based district that includes a list of permitted building typologies. All new buildings shall conform to one of the permitted

building typologies. The building typologies are demonstrated in the Building Typology and Placement Regulating Diagrams. The diagrams provide a schematic representation of the various building typologies and demonstrate the required setbacks, lot standards, and profiles of structures. Not all building typologies are permitted in each overlay district. Each overlay district specifies the allowable building types permitted in each district. Existing buildings which do not fit a prescribed typology shall follow the standards required for the Flex building typology.

b. Setback and Building Frontage

- i. Front and Street Side Setbacks and Building Frontage. Front and Street Side setbacks are determined based on the street the building fronts and is specified in each overlay district.
- ii. Interior Side and Rear Setbacks. Interior Side and Rear Setbacks are determined based on the selected building typology and demonstrated on the Building Typology and Placement Regulating Diagrams.

c. Lot Standards

Lot standards, including but not limited to lot dimensions and impervious surface area, are determined based on the selected building typology and demonstrated on the Building Typology and Placement Regulating Diagrams.

- i. For full block developments in the Core and Center subareas only, the minimum and maximum lot width and lot depth shall not apply.
- ii. The Director of Development Services or his/her designee shall have the authority to adjust administratively the requirements for minimum lot depth and lot width, for up to 10 percent of the required measurement.

5. ~~4. Maximum Allowable Projections and Encroachments of Architectural Elements of Awnings and Similar Features.~~

Projections and encroachments including, but not limited to the following architectural elements, aAwnings, balconies, stoops, stairs, open porches, and bay windows may be permitted to extend into the minimum required setbacks. All features ~~must~~ shall be fully located within the boundaries of the applicant's property, except for the ~~features~~ elements permitted to extend past a property line. The maximum allowable projections and encroachments are listed below in Table 155.155.3501.~~40.45~~:

Table 155.3501.OJ.54: Maximum Allowable Projections and Encroachments of Architectural Elements, Awnings and similar features

Feature/Element	Front, Street Side, and Rear Setbacks		Interior Side Setback	0 ft setback
	Setback = 10 ft or less	Setback = greater than 10 ft		
Bay Windows	3 feet ⁵	3 feet ⁵	3 feet	Upper floor only, 3 ft into a public right-of-way ²
Balconies	6 feet ⁵	6 feet ⁵	3 feet	Upper floor only, 3 ft into a public right-of-way ²
Awnings ⁴	6 feet	6 feet	3 feet	24 in. from the face of the curb ²
Stoops	6 feet	6 feet	3 feet	Not Permitted
Stairs	6 feet	8 feet	3 feet	Not Permitted
Porches ¹	6 feet	8 feet	3 feet	Not Permitted
Roof eaves, chimneys, and ramps	May encroach into all setbacks			Roof Eaves only, 3 ft into a public right-of-way ²
Cornice ³	May encroach into all setbacks			1 ft into a public right-of-way ²

Notes:

1. The encroachment of porches shall only be permitted in conjunction with residential single-family units.
2. Right-of-way encroachments shall be a minimum of 11 feet above the sidewalk and may require a revocable license agreement in accordance with Code Section 100.35.
3. ~~A cornice line shall project a minimum of 2 inches from the front elevation of the structure.~~
4. The placement of awnings shall take into consideration the overall composition of the facade. Awnings shall be designed to fit between vertical architectural elements or features including but not limited to columns, etc. In no case shall the length of an awning exceed 20 feet.
5. Accessory buildings shall be permitted to have balconies or bay windows that encroach a maximum of 3 feet into the rear yard setback.

TRANSIT ORIENTED DISTRICT - 155.3501.O.4

BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM

155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

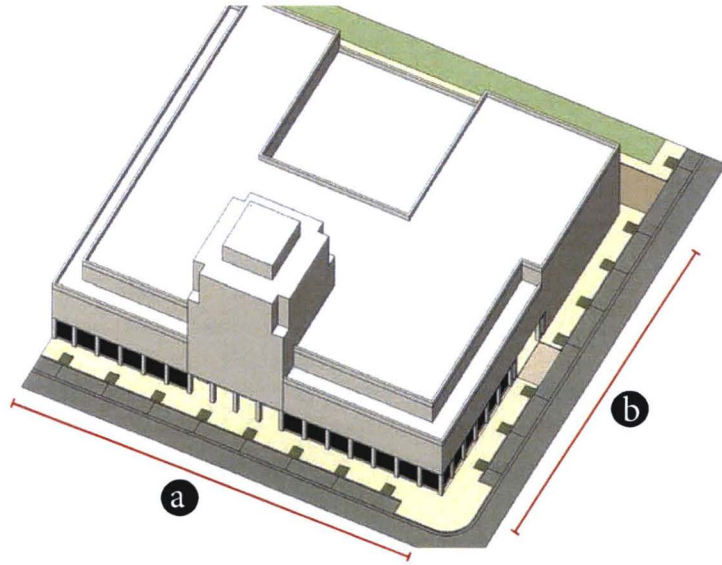
TOWER BUILDING TYPE

DEFINITION:

a multi level building organized around a central core where a part of the building is higher in proportion.

- BUILDING LINE
- - - PROPERTY LINE
- ▨ ACTIVE USE
- ▨ PARKING AREA
- ⓐ LOT WIDTH
- ⓑ LOT DEPTH

BUILDING MASSING



LOT STANDARDS: MIN. MAX.

a. Lot Width	200'	350'
b. Lot Depth	100'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2, 3)	N/A
g. Rear Setback	0' (2, 3)	N/A

NOTES:

- At grade
- Except 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
- Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross block pedestrian passage is provided.

OPEN SPACE STANDARDS:

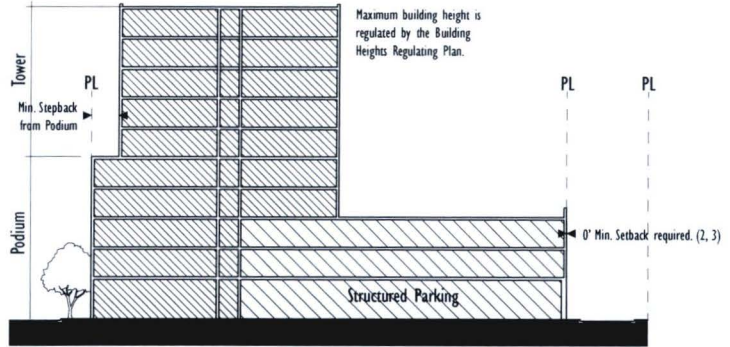
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

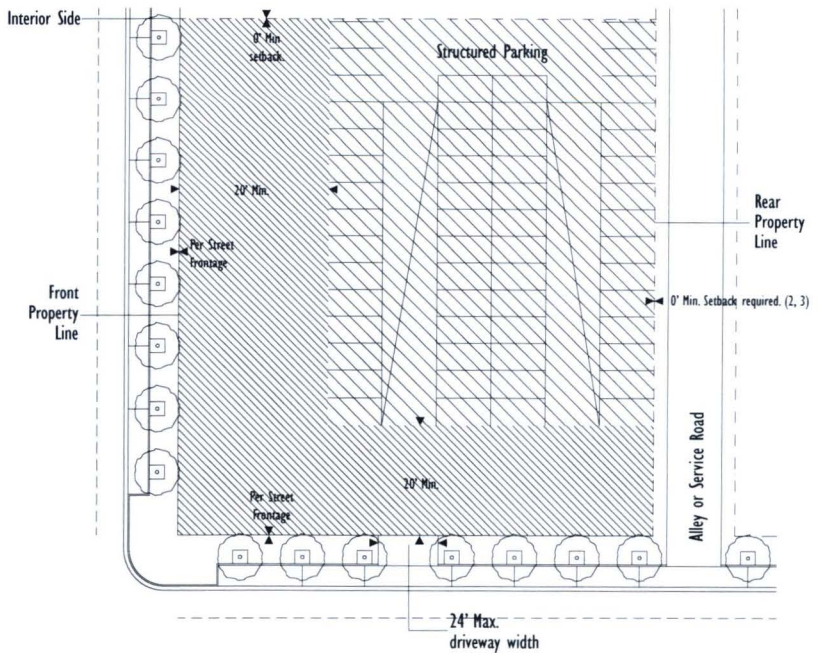
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
- To accommodate an outdoor eating area along the street frontage only, the building frontage may be altered by providing a forecourt. The forecourt shall not exceed sixty (60%) percent of the building frontage.

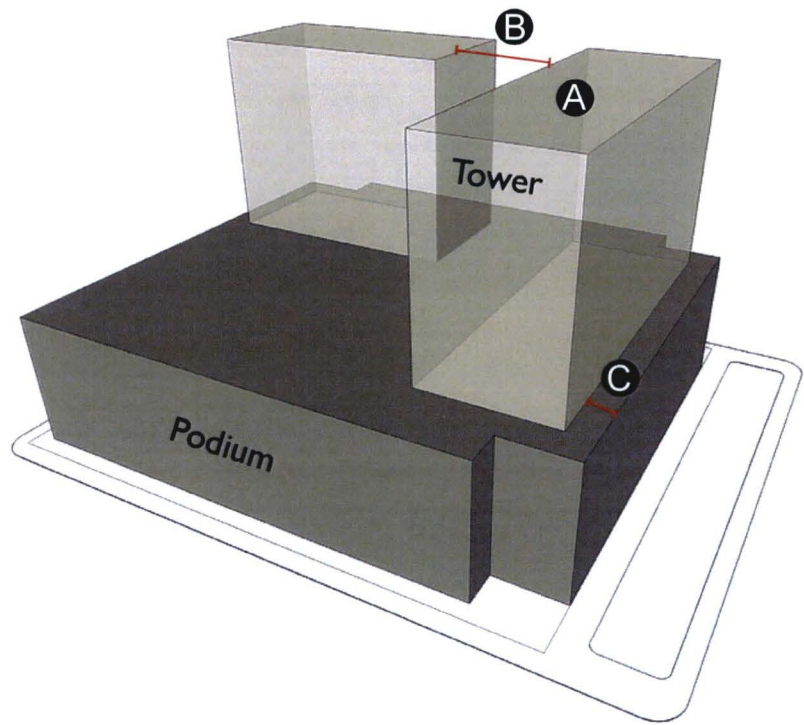
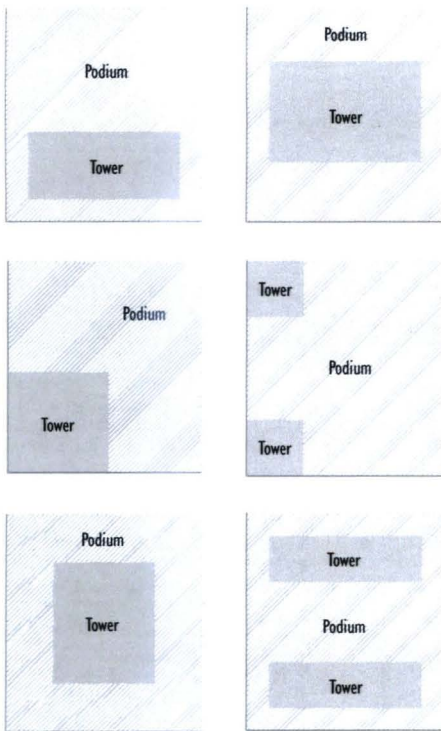
BUILDING CONFIGURATION



BUILDING SETBACKS



EXAMPLES OF TOWER CONFIGURATION



A. TOWER FLOORPLATE STANDARD:

Above the fifth floor there shall be a maximum tower floorplate size. The floorplate size for multiple towers shall be calculated as an average of the total cumulative tower floorplate area divided by the number of tower stories above the 5th floor. Except as otherwise modified in the overlay district regulations, the maximum floorplate size is dependent upon the tower's primary use as follows:

1. Office or Non-Residential – average of 35,000 square feet for multiple towers and a 45,000 square feet maximum permitted floorplate size for any individual tower floorplate;
2. Residential, Mixed-Use or Hotel – average of 20,000 square feet for multiple towers and a 32,500 square feet maximum permitted floorplate size for any individual tower floorplate.

B. TOWER SEPARATION:

The minimum allowable horizontal distance between two or more towers on a single lot or development, shall be 60 feet. The minimum allowable horizontal distance between towers on adjoining lots or in different developments shall be 60 feet.

C. TOWER STEPBACK:

The minimum stepback for the tower shall be ten feet from the podium along interior side and rear property lines only. Along the front and street side property lines the minimum stepback for the tower shall be as specified in each TO overlay district.

D. TOWER ORIENTATION:

Tower orientation shall be specified toward terminating street vistas and along Designated Publicly Accessible Greenways and Open Spaces, where applicable. The placement of the tower shall be such that it is near, fronting, or adjacent to a specified Designated Greenway and/or Open Space in order to provide a continuous strong edge to the public realm, creating defined public spaces and continuity in the urban context.

ILLUSTRATIVE EXAMPLES



155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

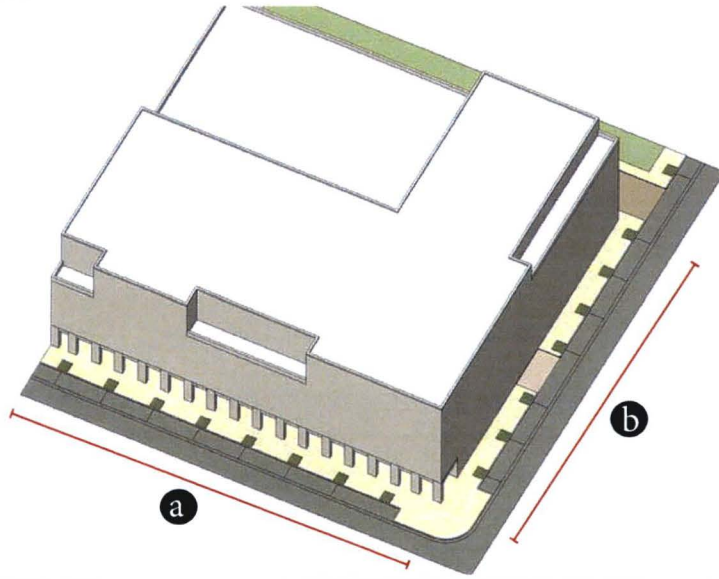
LINER BUILDING TYPE

DEFINITION:

A building that conceals a garage, or other faceless building, that is designed for occupancy.

-  BUILDING LINE
-  PROPERTY LINE
-  COLONNADE
-  ACTIVE USE
-  PARKING AREA
-  LOT WIDTH
-  LOT DEPTH

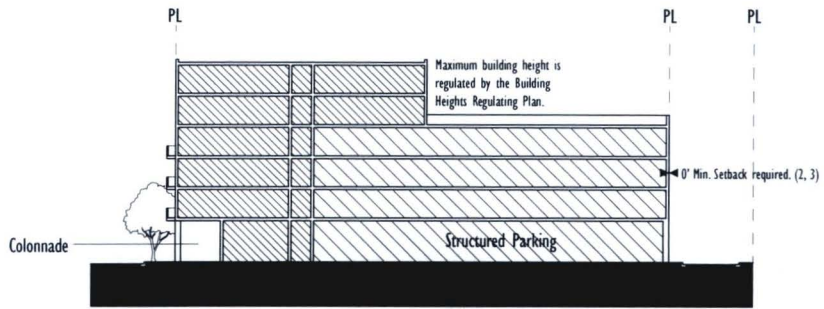
BUILDING MASSING



LOT STANDARDS: MIN. MAX.

	MIN.	MAX.
a. Lot Width	125'	350'
b. Lot Depth	170'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2, 3)	N/A
g. Rear Setback	0' (2, 3)	N/A

BUILDING CONFIGURATION



NOTES:

- At grade.
- Except 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
- Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross block pedestrian passage is provided.
- The minimum depth of the active use lining the garage or other faceless buildings shall be 20 feet.

OPEN SPACE STANDARDS:

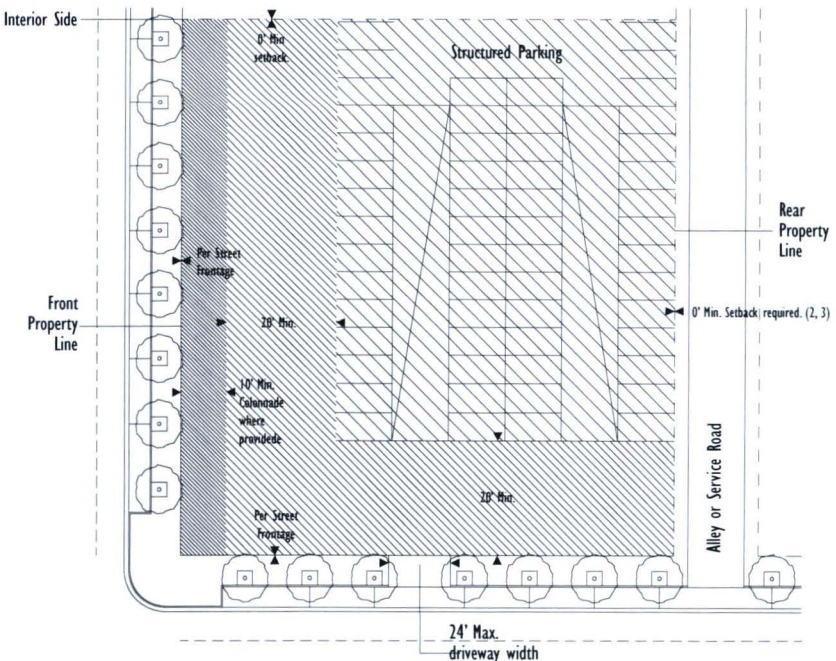
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

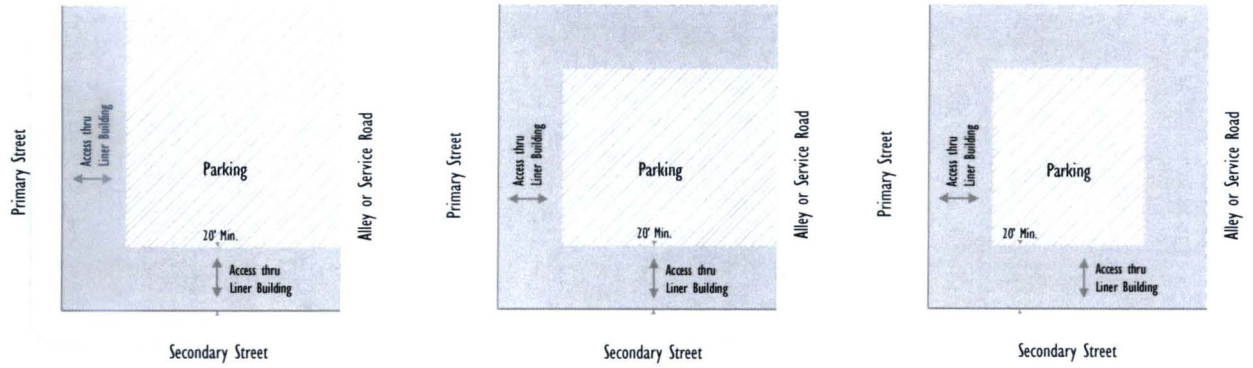
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
- To accommodate an outdoor eating area along the street frontage only, the building frontage may be altered by providing a forecourt. The forecourt shall not exceed sixty (60%) percent of the building frontage.

BUILDING SETBACKS



EXAMPLES OF LINER CONFIGURATION



Liner buildings along Main Street in City Place



View from rear of lot showing parking garage structures lined along the street

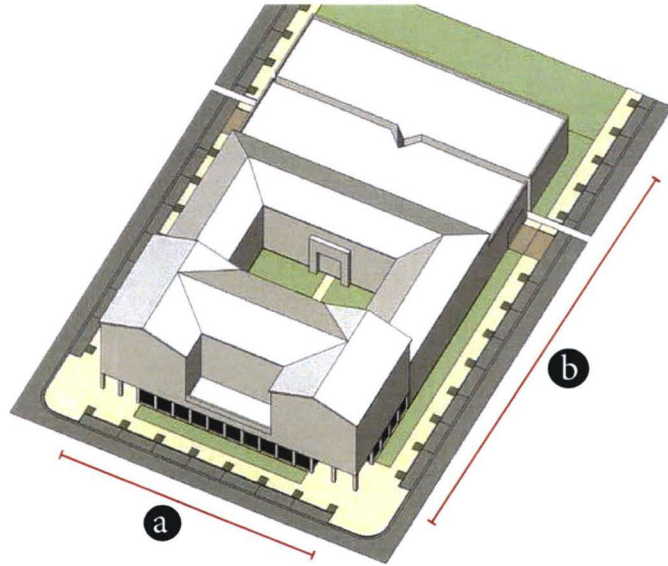
155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:
COURTYARD BUILDING TYPE A

DEFINITION:

a building characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides with detached parking.

- BUILDING LINE
- - - PROPERTY LINE
- ▨ ACTIVE USE
- ▧ PARKING AREA
- ⓐ LOT WIDTH
- ⓑ LOT DEPTH

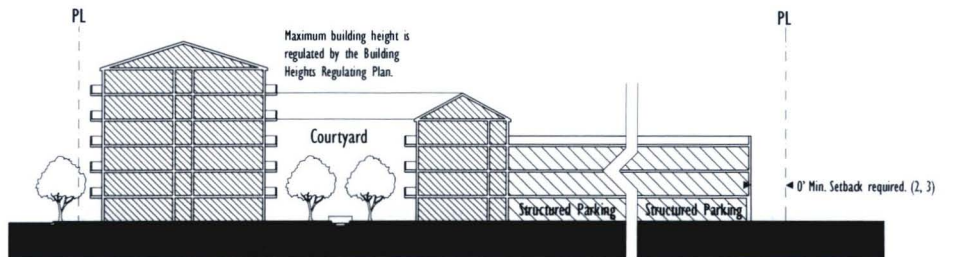
BUILDING MASSING



LOT STANDARDS: MIN. MAX.

	MIN.	MAX.
a. Lot Width	150'	350'
b. Lot Depth	160'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2, 3)	N/A
g. Rear Setback	0' (2, 3)	N/A

BUILDING CONFIGURATION



NOTES:

- At grade.
- Except 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
- Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross block pedestrian passage is provided.

OPEN SPACE STANDARDS:

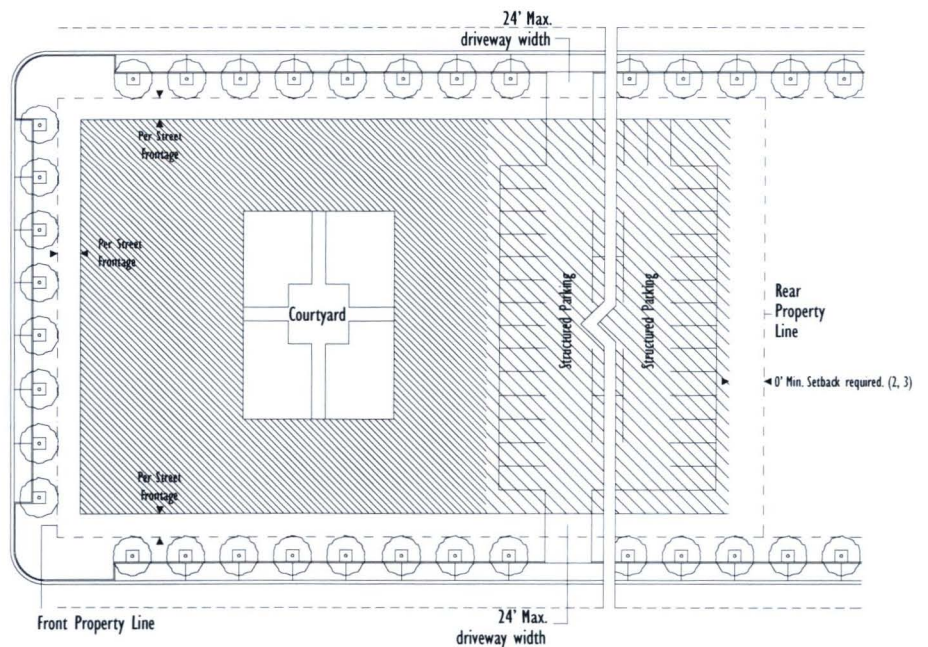
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

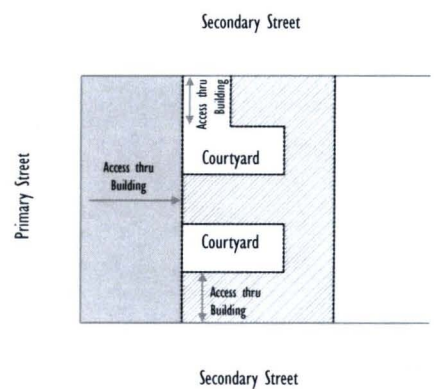
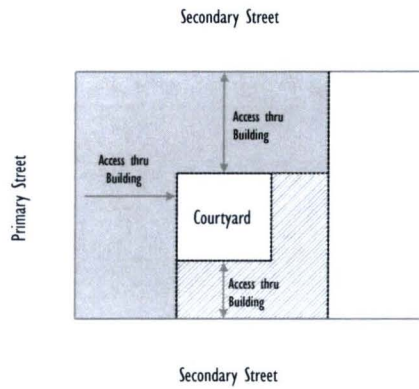
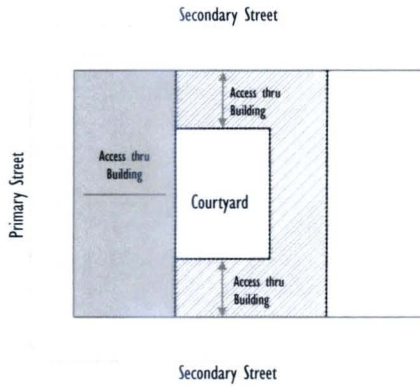
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
- To accommodate an outdoor eating area along the street frontage only, the building frontage may be altered by providing a forecourt. The forecourt shall not exceed sixty (60%) percent of the building frontage.

BUILDING SETBACKS



EXAMPLES OF BUILDING CONFIGURATION



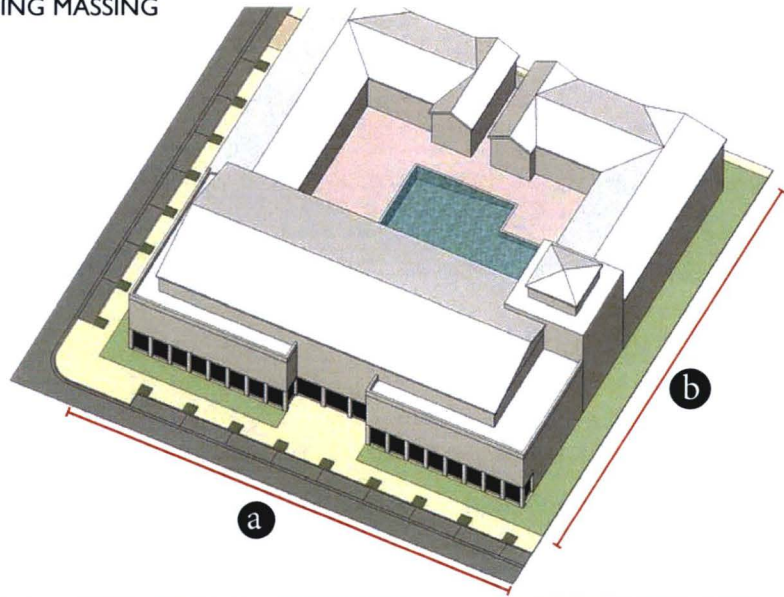
155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:
COURTYARD BUILDING TYPE B

DEFINITION:

a building characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides with attached parking.

-  BUILDING LINE
-  PROPERTY LINE
-  ACTIVE USE
-  PARKING AREA
-  LOT WIDTH
-  LOT DEPTH

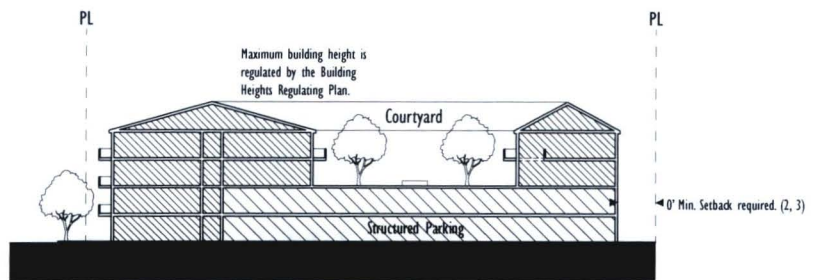
BUILDING MASSING



LOT STANDARDS: MIN. MAX.

	MIN.	MAX.
a. Lot Width	150'	350'
b. Lot Depth	160'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2, 3)	N/A
g. Rear Setback	0' (2, 3)	N/A

BUILDING CONFIGURATION



NOTES:

- At grade.
- Except 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
- Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross block pedestrian passage is provided.

OPEN SPACE STANDARDS:

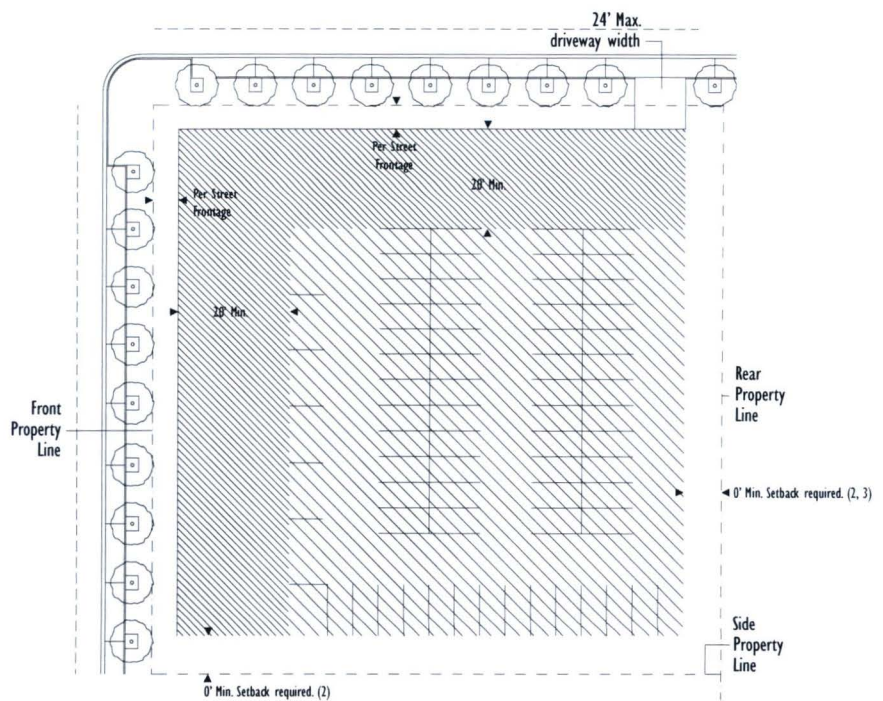
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

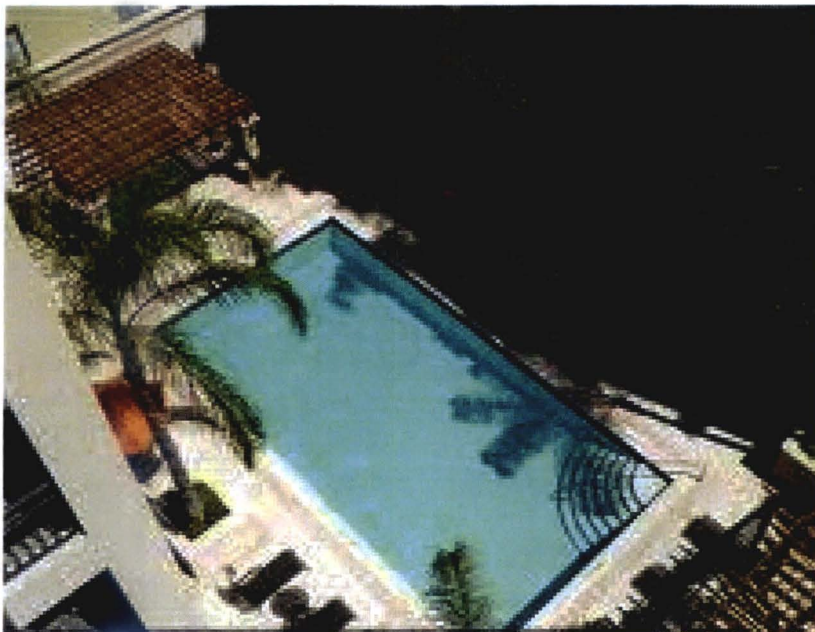
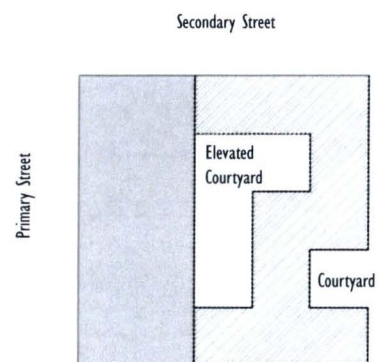
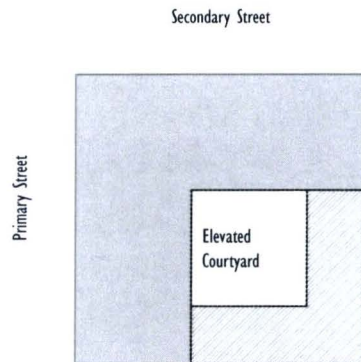
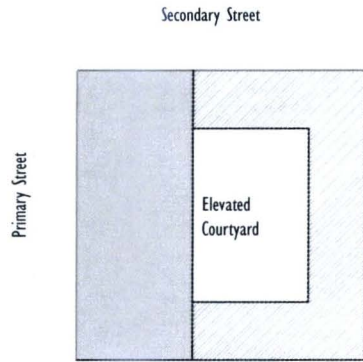
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
- To accommodate an outdoor eating area along the street frontage only, the building frontage may be altered by providing a forecourt. The forecourt shall not exceed sixty (60%) percent of the building frontage.

BUILDING SETBACKS



EXAMPLES OF BUILDING CONFIGURATION



155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

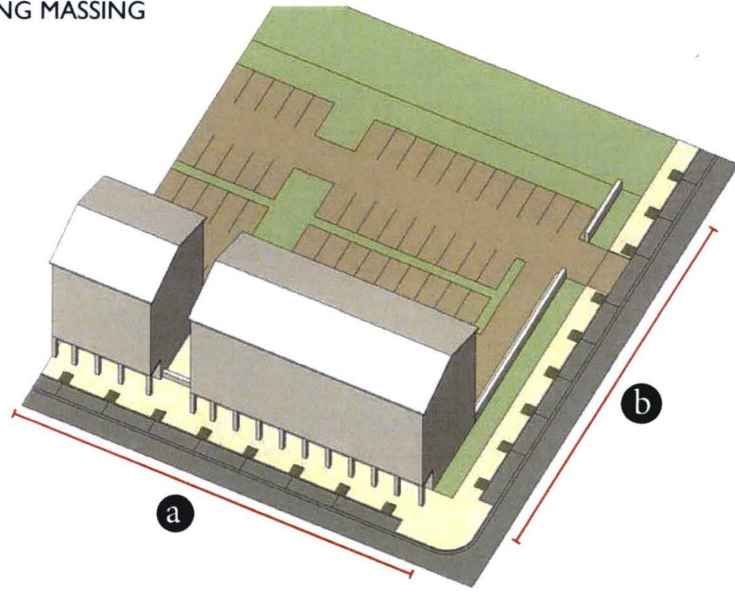
FLEX BUILDING TYPE

DEFINITION:

buildings designed to respond to changes of function in a flexible way. The flex building is able to accept different internal configurations and easily adapt to its surroundings.



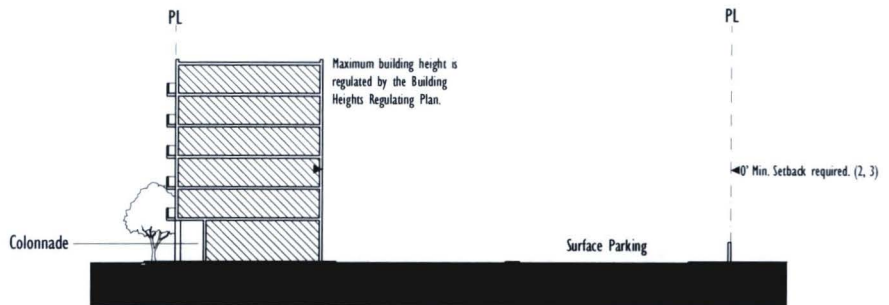
BUILDING MASSING



LOT STANDARDS: MIN. MAX.

	MIN.	MAX.
a. Lot Width	25'	350'
b. Lot Depth	70'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2, 3)	N/A
g. Rear Setback	0' (2, 3)	N/A

BUILDING CONFIGURATION



NOTES:

- At grade.
- Except 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
- Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross block pedestrian passage is provided.

OPEN SPACE STANDARDS:

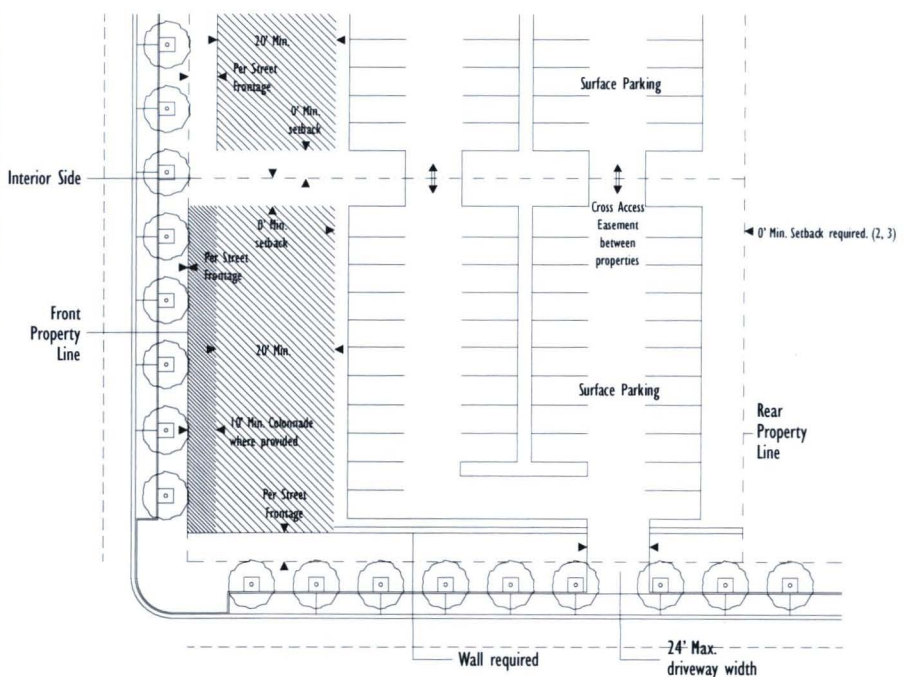
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

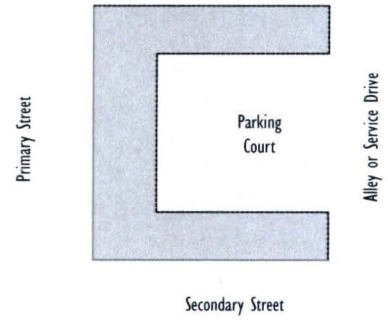
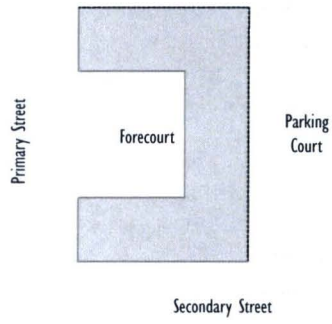
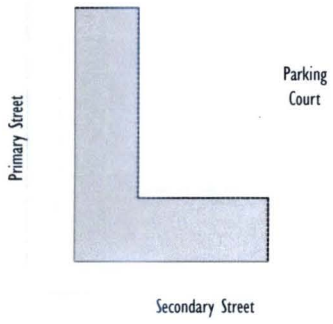
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
- To accommodate an outdoor eating area along the street frontage only, the building frontage may be altered by providing a forecourt. The forecourt shall not exceed sixty (60%) percent of the building frontage.

BUILDING SETBACKS



EXAMPLES OF BUILDING CONFIGURATION



155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:
TOWNHOUSE BUILDING TYPE A

DEFINITION:

A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type A is distinguished by a detached garage/parking area thereby providing a private rear yard in the center of the lot.

- BUILDING LINE
- - - - PROPERTY LINE
- ▨ ACTIVE USE
- ▩ PARKING AREA
- Ⓐ LOT WIDTH
- Ⓑ LOT DEPTH

LOT STANDARDS:	MIN.	MAX.
a. Lot Width	25'	30'
b. Lot Depth	80'	N/A
c. Lot Area	1800 sf	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	0'	5'

NOTES:

- Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.
- Except 10 feet when abutting a passageway.

PARKING STANDARDS:

The parking shall be detached from the principal building and accessed from the rear off an alley or service road. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport. In no case, shall parking be permitted in the front yard.

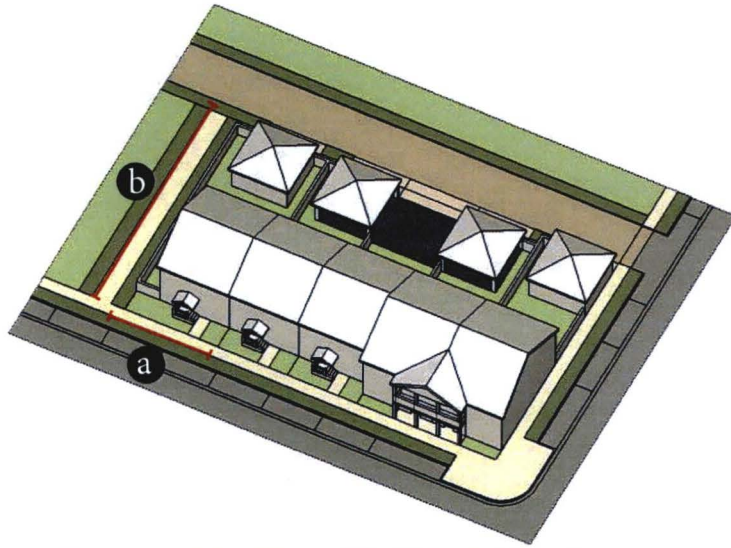
OPEN SPACE STANDARDS:

A minimum of 400 square feet of private open space shall be required in the form of a rear yard.

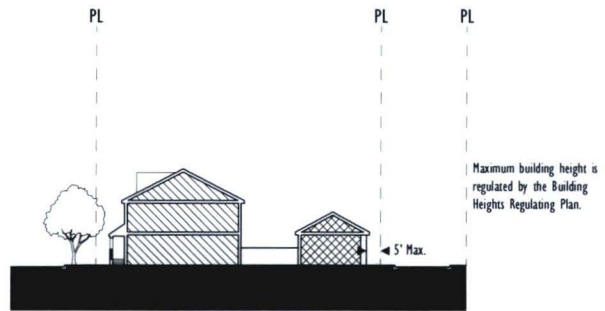
TOWNHOUSE STANDARDS:

Townhouses are an appropriate transitional building type between non-residential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located along the rear of the lot. This ensures better compatibility with the existing single family residential uses by having the building mass away from the single family residential.

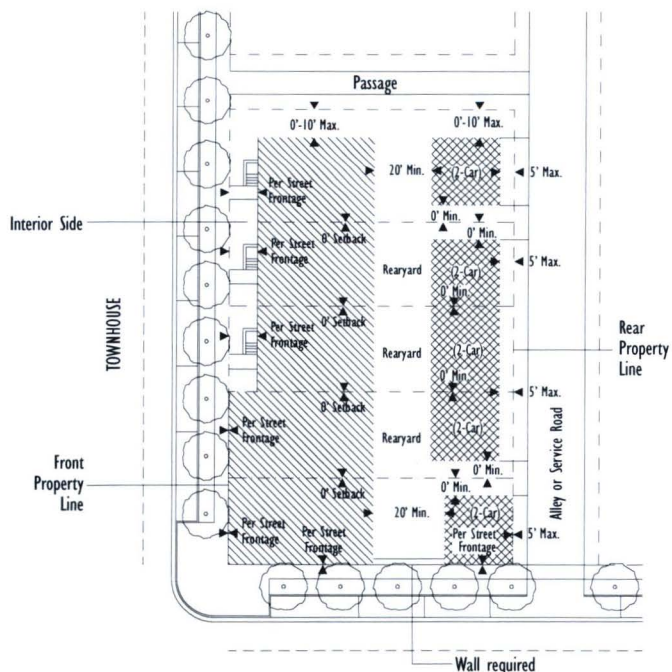
BUILDING MASSING



BUILDING CONFIGURATION



BUILDING SETBACKS



155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:
TOWNHOUSE BUILDING TYPE B

DEFINITION:

A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type B is distinguished by an attached garage thereby not providing a private rear yard.

- BUILDING LINE
- - - PROPERTY LINE
- ▨ ACTIVE USE
- ▩ PARKING AREA
- ⓐ LOT WIDTH
- ⓑ LOT DEPTH

LOT STANDARDS: MIN. MAX.

	MIN.	MAX.
a. Lot Width	25'	30'
b. Lot Depth	70'	N/A
c. Lot Area	1800 sf	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	0'	N/A

NOTES:

1. Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.
2. Except 10 feet when abutting a passageway.

PARKING STANDARDS:

The parking shall be accessed from the rear off an alley or service road. Parking may be fully or partially enclosed in a garage under the principal building. In no case, shall parking be permitted in the front yard.

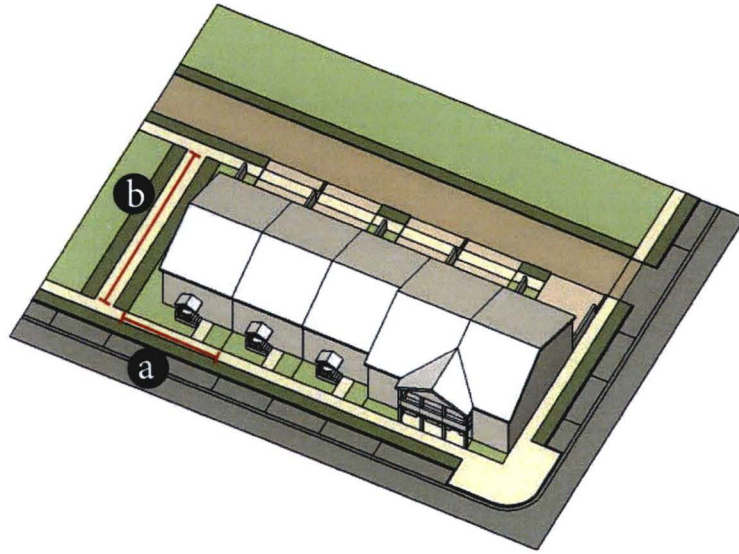
OPEN SPACE STANDARDS:

A minimum of 200 square feet of private open space shall be required and a rear yard shall not be required.

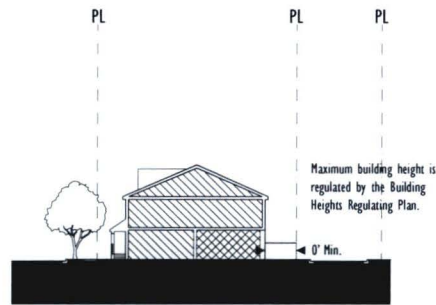
TOWNHOUSE STANDARDS:

Townhouses are an appropriate transitional building type between non-residential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located along the rear of the lot. This ensures better compatibility with the existing single family residential uses by having the building mass away from the single family residential.

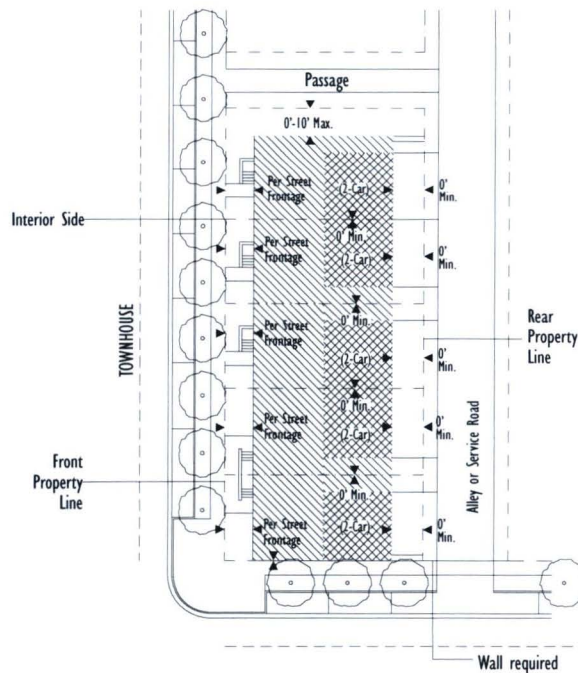
BUILDING MASSING



BUILDING CONFIGURATION



BUILDING SETBACKS



155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

ZERO-LOT LINE WITH ALLEY/SERVICE ROAD (SIDEYARD HOUSE AND COURTYARD HOUSE TYPE)

DEFINITION:

Sideyard House: a detached dwelling distinguished by the provision of an unenclosed porch on the side of the house. The side porch is screened from the view of the street by a wall or fence.

Courtyard House: A dwelling unit distinguished by the provision of an open-air courtyard or atrium. The courtyard is enclosed on at least three sides by habitable space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the courtyard.

- SY Sideyard
- CY Courtyard
- BUILDING LINE
- - - - PROPERTY LINE
- ▨ ACTIVE USE
- ▩ PARKING AREA

LOT STANDARDS:

	SY MIN.	CY MIN.	SY MAX.	CY MAX.
a. Lot Width	50'	40'	60'	50'
b. Lot Depth	80'		N/A	
c. Lot Area	5000sf	4000sf		N/A
d. Impervious Area	N/A	60%		70%
e. Pervious Area	30%			N/A
f. Interior Side Setback	0'/15' (1)	0'	0'/N/A	N/A
g. Rear Setback	0'		5'	

NOTES:

- One side shall be 0 feet and the other a minimum of 15 feet.
- Sideyards shall be required to provide a porch on the side a minimum 10 feet deep.

PARKING STANDARDS:

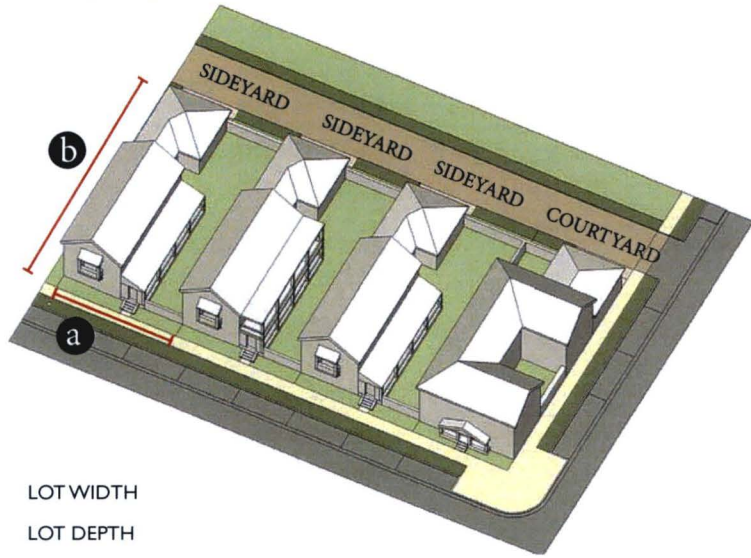
Parking shall be accessed from the rear off an alley or a service road. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport.

OPEN SPACE STANDARDS:

A minimum of 400 square feet of private open space shall be required in the form of a courtyard, sideyard or rear yard.

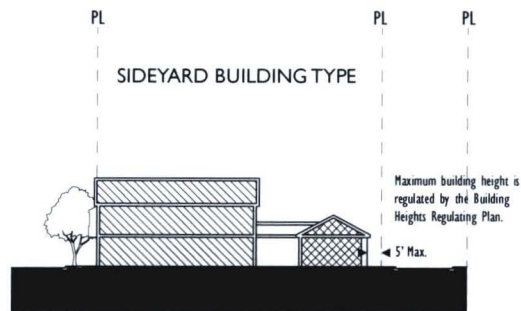
For Sideyard House Types only, The required sideyard shall be a minimum of 15 feet wide.

BUILDING MASSING

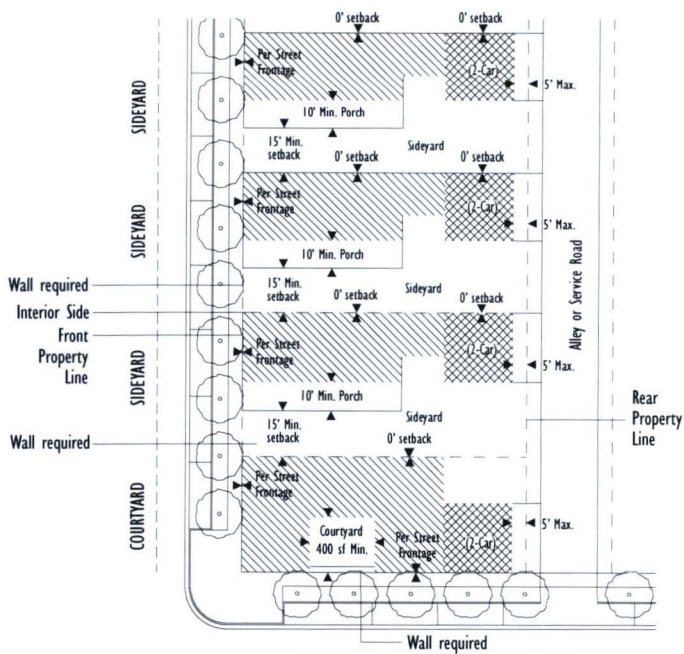


- a LOT WIDTH
- b LOT DEPTH

BUILDING CONFIGURATION



BUILDING SETBACKS



155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

ZERO-LOT LINE NO ALLEY/SERVICE ROAD (SIDEYARD HOUSE AND COURTYARD HOUSE TYPE)

DEFINITION:

Sideyard House: a detached dwelling distinguished by the provision of an unenclosed porch on the side of the house. The side porch is screened from the view of the street by a wall or fence.

Courtyard House: A dwelling unit distinguished by the provision of an open-air courtyard or atrium. The courtyard is enclosed on at least three sides by habitable space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the courtyard.

- SY Sideyard
- CY Courtyard
- BUILDING LINE
- - - - PROPERTY LINE
- ▨ ACTIVE USE
- ▩ PARKING AREA

LOT STANDARDS: SY MIN. CY SY MAX. CY

a. Lot Width	50' 40' 60' 50'
b. Lot Depth	80' N/A
c. Lot Area	5000sf 4000sf N/A
d. Impervious Area	N/A 60% 70%
e. Pervious Area	30% N/A
f. Interior Side Setback	0'/15' 0' 0' N/A (1)
g. Rear Setback	15'(2) N/A

NOTES:

- One side shall be 0 feet and the other a minimum of 15 feet.
- Except 30' minimum when abutting existing single family residential and an alley or service drive is not existing or proposed.
- Sideyards shall be required to provide a porch on the side a minimum 10 feet deep.

PARKING STANDARDS:

Parking shall be accessed from the street and fully enclosed in a garage attached to the principal building.

For Sideyard House Types only, one-car garages may be aligned with the principle structure or stepped back. Two-car garages shall be stepped back from the principle structure.

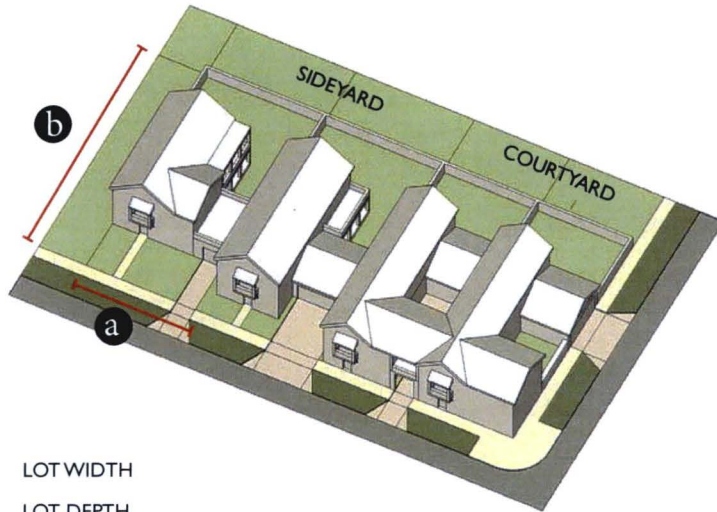
For Courtyard House Types, all garages shall be stepped back from the principle structure.

OPEN SPACE STANDARDS:

A minimum of 400 square feet of private open space shall be required in the form of a courtyard, sideyard or rear yard.

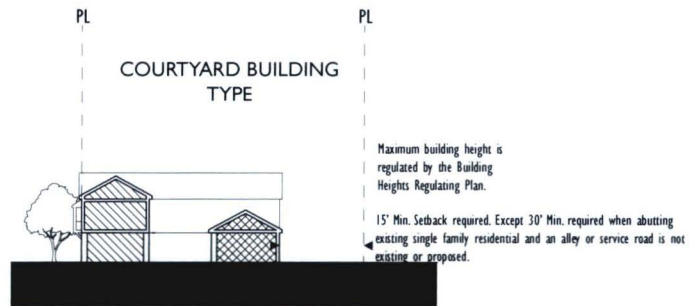
For Sideyard House Types only, The required sideyard shall be a minimum of 15 feet wide.

BUILDING MASSING

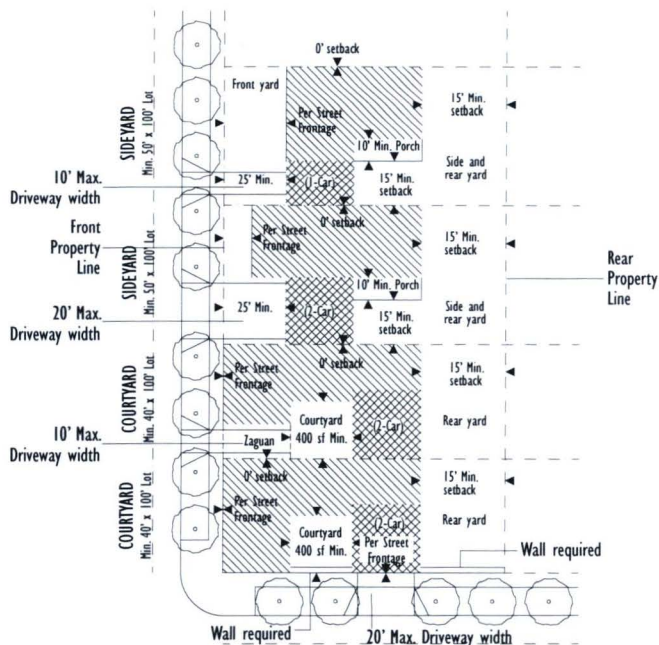


- a LOT WIDTH
- b LOT DEPTH

BUILDING CONFIGURATION



BUILDING SETBACKS



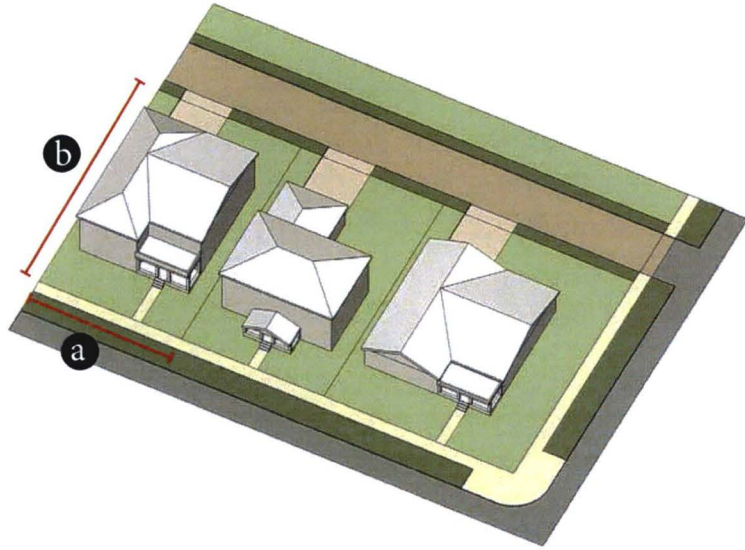
155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:
SINGLE FAMILY DWELLING TYPE WITH ALLEY/SERVICE ROAD

DEFINITION:

A single detached dwelling, other than a mobile home, containing a single dwelling unit.

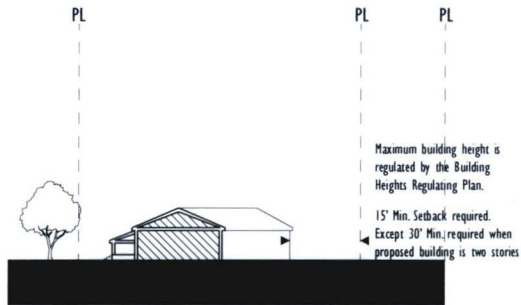
-  BUILDING LINE
-  PROPERTY LINE
-  ACTIVE USE
-  PARKING AREA
-  LOT WIDTH
-  LOT DEPTH

BUILDING MASSING



LOT STANDARDS:	MIN.	MAX.
a. Lot Width	50'	110'
b. Lot Depth	100'	N/A
c. Lot Area	5000 sf	N/A
d. Impervious Area	N/A	(1)
e. Pervious Area	30%	N/A
f. Interior Side Setback	7.5' (2)	N/A
g. Rear Setback	15' (3)	N/A

BUILDING CONFIGURATION



NOTES:

- For lots 12,000 sf or greater, the maximum lot coverage shall be 30%; For lots 5,000 sf - 12,000 sf, the maximum lot coverage shall be 40%.
- For lots 12,000 sf or greater, the interior side setback shall be a minimum of 18 feet.
- For lots 7,000 sf or greater, the rear setback shall be a minimum of 20 feet. In all cases, if the proposed building is 2 stories or more the rear setback shall be a minimum of 30 feet. Garages shall be setback a minimum of 25 feet from the rear property line.
- Front setbacks are determined based on the street frontage and as specified in each TO overlay district. In addition, for lots 12,000 sf or greater, the front and corner side setback shall be a minimum of 35 feet.

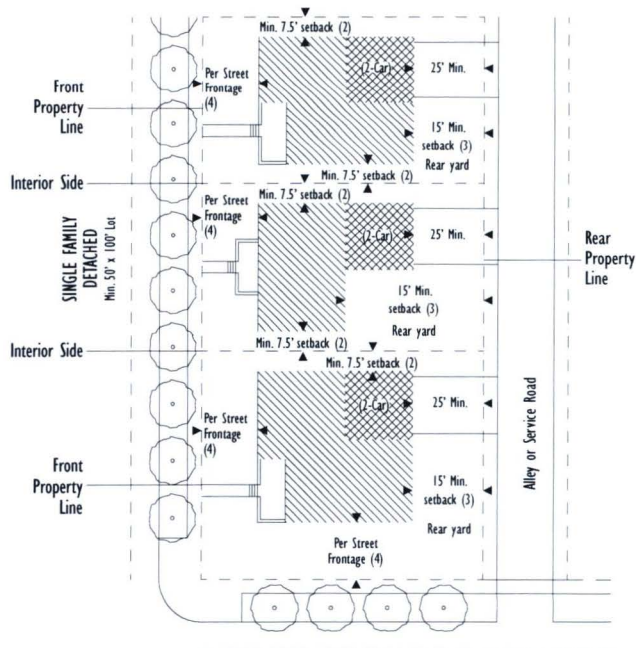
PARKING STANDARDS:

The parking shall be accessed from the rear off an alley or a service road. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport.

OPEN SPACE STANDARDS:

A minimum of 400 square feet of private open space shall be required in the form of a rear yard.

BUILDING SETBACKS



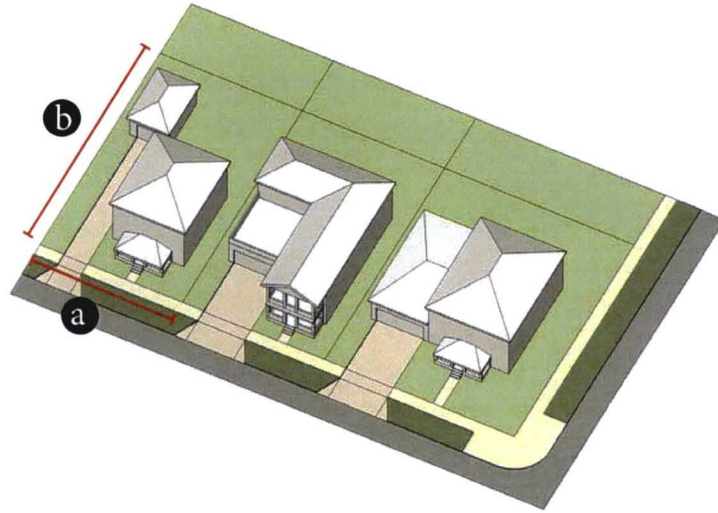
155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:
SINGLE FAMILY DWELLING TYPE NO ALLEY/SERVICE ROAD

DEFINITION:

A single detached dwelling, other than a mobile home, containing a single dwelling unit.

- BUILDING LINE
- - - PROPERTY LINE
- ▨ ACTIVE USE
- ▩ PARKING AREA
- Ⓐ LOT WIDTH
- Ⓑ LOT DEPTH

BUILDING MASSING



LOT STANDARDS: MIN. MAX.

	MIN.	MAX.
a. Lot Width	50'	110'
b. Lot Depth	100'	N/A
c. Lot Area	5000 sf	N/A
d. Impervious Area	N/A	(1)
e. Pervious Area	30%	N/A
f. Interior Side Setback	7.5' (2)	N/A
g. Rear Setback	15' (3)	N/A

NOTES:

- For lots 12,000 sf or greater, the maximum lot coverage shall be 30%; For lots 5,000 sf - 12,000 sf, the maximum lot coverage shall be 40%.
- For lots 12,000 sf or greater, the interior side setback shall be a minimum of 18 feet.
- For lots 7,000 sf or greater, the rear setback shall be a minimum of 20 feet. In all cases, if the proposed building is 2 stories or more the rear setback shall be a minimum of 30 feet.
- Front setbacks are determined based on the street frontage and as specified in each TO overlay district. In addition, for lots 12,000 sf or greater, the front and corner side setback shall be a minimum of 35 feet. Garages accessed off the front and corner side of the lot, shall be setback from the primary structure positioned along the building line.

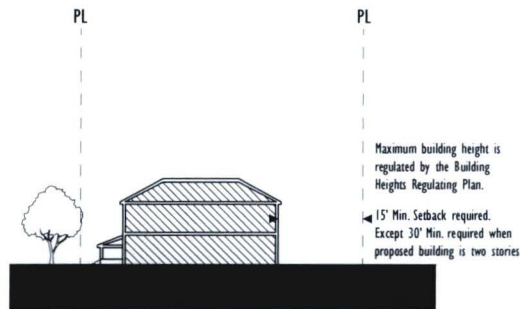
PARKING STANDARDS:

The parking shall be accessed off the street. Where provided, garages accessed off the street shall be setback a minimum of 25 feet from the front and street side property line. In addition, garages shall either be aligned with the principal structure or stepped back. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport.

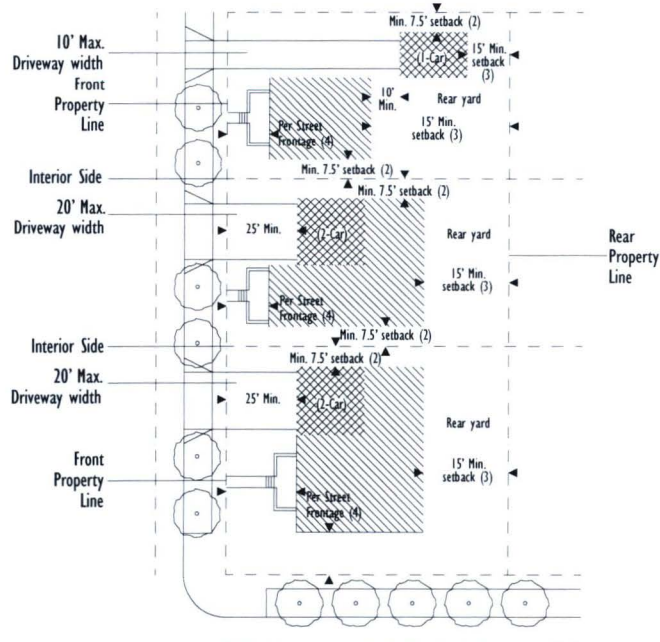
OPEN SPACE STANDARDS:

A minimum of 400 square feet of private open space shall be required in the form of a rear yard.

BUILDING CONFIGURATION



BUILDING SETBACKS

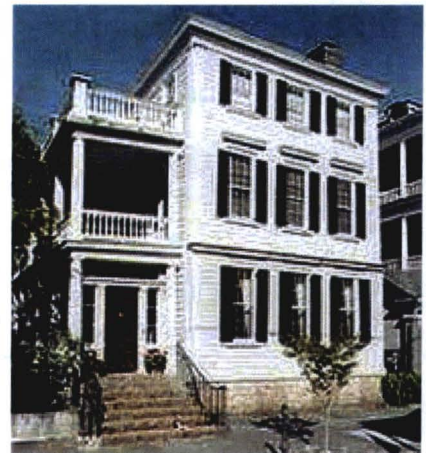
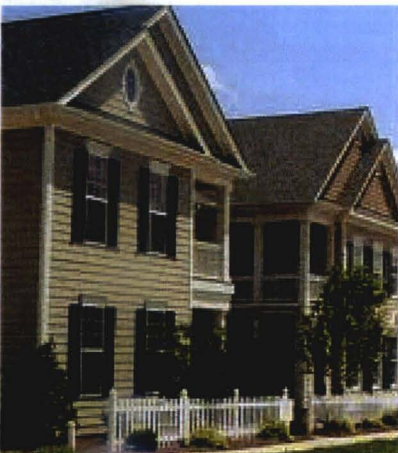


**155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:
ILLUSTRATIVE EXAMPLES**

TOWNHOUSE BUILDING TYPE



ZERO-LOT LINE (SIDEYARD HOUSE TYPE)



ZERO-LOT LINE (COURTYARD HOUSE TYPE)



ZERO-LOT LINE (COURTYARD HOUSE TYPE)



SINGLE FAMILY DWELLING TYPE



155.3708. DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT

A. Purpose

The Downtown Pompano Beach Overlay district (DPOD) is established and intended to encourage an urban form that promotes transit usage and pedestrian oriented development.

B. Applicability

1. General

a. These standards apply to all land within the Downtown Pompano Beach Overlay district (DPOD), as delineated on the Official Zoning Map.

b. These standards replace or supplement the use, intensity, dimensional, and development standards applicable to the underlying base district. If DPOD standards directly conflict with those governing an underlying base district, the DPOD standards shall govern. If land within the district is classified as one or more other overlay zoning districts, and DPOD standards directly conflict with those of the other overlay district(s), the more restrictive standard shall govern. If land within the district is classified as a planned development (PD) zoning district, the planned development district's regulations shall govern.

2. Exemptions

a. Permitted Auto-Oriented Uses

i. Irrespective of the standards applicable in Transit Oriented (TO) District or in the DPOD, the following auto-oriented uses and auto-oriented use categories shall be permitted in the DPOD, provided they shall only be permitted at locations that had a site plan approved for such use prior to January 1, 2013:

(A) Section 155.4202.D: Dwelling, Single Family. However single-family dwellings located in the RS Use Area (as designated on the Use Regulating Plan) are permitted uses,

(B) Section 155.4202.F: Dwelling, Two-Family,

(C) All use types included in use category Commercial: Boat and Marine Sales and Service Uses, Section 155.4215,

(D) All use types, including but not limited to Car Wash or Auto Detailing 155.4219.H, included in use category Commercial: Motor Vehicle Sales and Service Uses, Section 155.4219, and

(E) Section 155.4303.I: Drive-Through Service. However, the entire principal use associated with the Drive-Through Service shall also be considered as permitted.

ii. Until such time that the permitted auto-oriented use converts to a new principal use type, the permitted auto-oriented uses shall be exempt from compliance with all Transit Oriented (TO) and DPOD Standards.

iii. Until such time that the permitted auto-oriented use converts to a new principal use type, the permitted auto-oriented uses, including the structures and lots, shall be governed by the development standards for the previous Zoning District, including but not limited to all applicable Application Specific Review Procedures in Article 2, Use Standards in Article 4, Development Standards in Article 5, Nonconformities Standards in Article 7, and Interpretation Standards in Article 9.

b. Existing Structures and Lots used for Places of Worship

i. Structures and lots approved for use as a Place of Worship, including lots approved for off-street parking for a Place of Worship, prior to January 1, 2013 shall be exempt from compliance with all Transit Oriented (TO) and DPOD Standards until such time that the Place of Worship converts to a new principal use type.

ii. Until such time that the Place of Worship converts to a new principal use type, the structures and lots approved for a Place of Worship shall be governed by the development standards for the previous Zoning District, including but not limited to all applicable Application Specific Review Procedures in Article 2, Use Standards in Article 4, Development Standards in Article 5, Nonconformities Standards in Article 7, and Interpretation Standards in Article 9.

C. Regulating Plans, Diagrams and Standards

The DPOD is governed by a series of controlling plans called Regulating Plans and associated standards. The Regulating Plans demonstrate DPOD development standards in both words and diagrams, and include maps designating the locations where the various standards apply. Unless otherwise noted, all development shall be in compliance with the Regulating Plans. The Regulating Plans for the DPOD include the following:

I. ~~The Sub-areas Areas Regulating Plan (Specified in Part D), which divides the DPOD into three Sub-areas: Core, Center and Edge. The highest density and intensity within the DPOD shall be allocated to the Core Sub-area, a mixed-use area within the 1/4 mile (1,320 feet) radius of a transit station(s) or major transit stop(s). The densities and intensities shall then gradually decrease from the Core to the Center Sub-area~~

where mixed-uses are still permitted and then further decrease to the Edge Sub-area which is characterized by single uses, including low density residential.

2. The Building Heights Regulating Plan and Standards (Specified in Part E), which establishes the maximum building height.
3. The Density Regulating Plan and Standards (Specified in Part F), which establishes the minimum and maximum allowable residential density permitted.
4. The Building Typology and Placement Regulating Diagrams and Standards (Specified in Part G), which provide a schematic representation of the various building typologies, based on their sub-area. The diagrams demonstrate the required setbacks, lot standards, and profiles of structures. Not all building typologies are permitted in each sub-area.
5. The Use Regulating Plan and Standards (Specified in Part H), which delineates the areas where specified land uses and development of various types shall be permitted.
6. The Designated Open Space and Greenway System Regulating Plan and Standards (Specified in Part I), which designates open spaces and a greenway system, shall be shown in all development plans.
7. The Street Network Connectivity Regulating Plan and Standards (Specified in Part J), which shows the location of existing and new streets needed to create the prescribed network of streets within the DPOD. This Plan also establishes the hierarchy of the streets.

D. Sub-areas Regulating Plan

All new and existing development shall comply with the standards found within the Sub-Areas Regulating Plan.

E. Building Height Regulating Plan and Modified Height Standards.

1. Building Height Regulating Plan

All new and modifications to existing development shall comply with the standards found within the Building Height Regulating Plan. Table 155.3708.E.1.a provides a summary of the heights per sub-area. However since maximum building heights vary within the Core and Edge sub-areas, the Building Height Regulating Plan shall be referred to. In addition, the following shall apply:

- a. Areas intended for commercial uses on the ground floor of all non-residential and mixed-use buildings shall be a minimum of 12 feet in height; and
- b. Buildings higher than 6 stories shall be developed according to the Tower building type standards.

Table 155.3708.E.1 Maximum Permitted Height

Table 155.3708.E.1 Maximum Permitted Height	
Area	Maximum Height
Core	35 ft to 105 ft, depending on exact location. Refer to Height Regulating Plan.
Center	80 ft
Edge	35 ft to 55 ft, depending on exact location. Refer to Height Regulating Plan.

2. Height Bonus Options

In addition to the maximum building shown the Building Height Regulating Plan, properties within the DPOD may be eligible for a height bonus in accordance with Table 155.3708.E.2.1. In no case shall a property be permitted to utilize more than one height bonus.

TABLE 155.3708.E.2.1: Height Bonus Options

Note: This table is best viewed in PDF, click [HERE](#)

TABLE 155.3708.E.2.1: Height Bonus Options			
Bonus Option	Sub-Area	Height Bonus	Requirement
#1	Core and Center	24 ft.	Properties whose front lot line or street side lot line is directly abutting or located across a street from the designated public open space
#2	All	12 ft.	Buildings at the end of a street vista. The additional height/story shall occupy up to 15% of the floor area of

			the story immediately below.
#3	All	12 ft.	Properties located within the 1/4 mile radius (1,320 feet) of the BCT North East Transit Center, that provide public parking in accordance with the following: a. The minimum number of spaces required for off-street parking are provided using one or more of the Off-street Parking Alternatives; b. A minimum of 10% of the parking spaces are reserved for public parking. The 10% of parking spaces shall be calculated including the spaces required for the height bonus. c. A lease agreement with the City, at a rate established by the City, shall be recorded for a term not less than 50 years.
#4	All	12 ft.	All new non-residential, multi-family residential and mixed-use construction that provide public art using one or a combination of the following strategies: 1. A fee equal to 1 percent of the project's construction costs; 2. A piece of artwork valued at 1 percent of the project's construction costs. a. The artwork shall be accessible to the public and may be displayed in the building's common areas, public open spaces or areas along the street abutting the building. b. Public art proposed for public areas shall be required to receive approval from the City Commission.
#5	Core and Center	12 ft.	Development which achieves at least 28 points per Table 155.5802, Sustainable Development Options and Points.

3. Accessory Structures

- a. The height of all accessory structures and buildings, including colonnades, shall not exceed the height of the principal building.
 - i. Colonnades built to satisfy setback requirements shall be attached to the principal structure.
 - ii. Colonnades shall have a minimum unobstructed clear height of 10 feet and minimum clear width of 10 feet.
 - iii. In no case shall the depth of the colonnade exceed the colonnade's height.
 - iv. The finished floor elevation of the colonnade shall match the adjoining sidewalk.
- b. Attached accessory structures, including mechanical equipment, may be permitted to exceed the height of the principal building, in accordance with the standards of this code.

F. Density Regulating Plan and Modified Density Standards.

1. Density Regulating Plan

All new and existing development shall comply with the standards found within the Density Regulating Plan. The Density Regulating Plan separates the DPOD into twelve density areas. The density areas, along with their required minimum and maximum residential density are shown on the Density Regulating Plan and specified on the legend, in Table 155.3708.F.1 (Minimum and Maximum Residential Densities). Density Areas with an (OR) signifies the density area does not require residential units; rather residential density is optional. However, if residential units are developed they shall comply with the minimum and maximum residential density per net acre requirements. In order to incentivize development around public transportation, Density Areas that fall within the Transit Core Area boundary shall be required to provide the minimum density as specified in the Density Regulating Plan, where residential is required, and shall not be subject to a maximum number of dwelling units per acre. The maximum density for residential development within the Transit Core Area boundary shall be limited by only the building envelope, which is prescribed by the maximum permitted building height, tower floorplate sizes and building length. The maximum density for residential development outside of the Transit Core Area boundary shall be limited by both the maximum permitted density as specified in the Density Regulating Plan, and the building envelope, which is prescribed by maximum permitted building height, tower floorplate sizes, and building length.

TABLE 155.3708.F.1: Minimum and Maximum Residential Densities

Density Area	Residential Density per Acre Net	
	Minimum	Maximum
36 / 80	36	80

36 / 80 (OR)	36	80
36 / 60	36	60
36 / 60 (OR)	36	60
18 / 36	18	36
18 / 36 (OR)	18	36
12 / 18	12	18
12 / 18 (OR)	12	18
9 / 18	9	18
4 / 9	4	9
1 / 9	1	9
1 / 4	1	4
0 / 18 (OR)	0	18
0 / 60 (OR)	0	60
0 / 80 (OR)	0	80

2. Density Bonus Options

In addition to the maximum densities shown in Table 155.3708.F.1 found within the Density Regulating Plan, properties within the DPOD may be eligible for a density bonus in accordance with Table 155.3708.F.21. In no case shall a property be permitted to utilize more than one density bonus.

TABLE 155.3708.F.21: Density Bonus Options

Note: This table is best viewed in PDF, click [HERE](#)

TABLE 155.3708.F.2: Density Bonus Options			
Bonus Option	Sub-Area	Density Bonus	Requirement
#1	Core and Center	20 units/acre	Properties whose front lot line or street side lot line is directly abutting or located across a street from the designated public open space.
#2	All	10 units/acre	Properties located within the 1/4 mile radius (1,320 feet) of the BCT North East Transit Center, that provide public parking in accordance with the following: a. The minimum number of spaces required for off-street parking are provided using one or more of the Off-street Parking Alternatives; b. A minimum of 10% of the parking spaces are reserved for public parking. The 10% of parking spaces shall be calculated including the spaces required for the density bonus. c. A lease agreement with the City, at a rate established by the City, shall be recorded for a term not less than 50 years.
#3	All	10 units/acre	All new non-residential, multi-family residential and mixed-use construction that provide public art using one or a combination of the following strategies: 1. A fee equal to 1 percent of the project's construction costs; 2. A piece of artwork valued at 1 percent of the project's construction costs. a. The artwork shall be accessible to the public and may be displayed in the building's common areas, public open spaces or areas along the street abutting the building. b. Public art proposed for public areas shall be required to receive approval from the City Commission.
#4	Core and Center	10 units/acre	Development which achieves at least 28 points per Table 155.5802, Sustainable Development Options and Points.

G. Building Typology and Placement Regulating Diagrams and Modified Dimensional Standards.

G. Building Typology

Unlike other zoning districts, the DPOD is a form based district that includes a list of permitted building typologies. All new buildings shall conform to one of the permitted building typologies. The building typologies are demonstrated in the Building Typology and Placement Regulating Diagrams of the TO District, Section 155.3501.O.4. The Building Typology and Placement Regulating Diagrams provide a schematic representation of the various building typologies, based on their sub-area. The diagrams demonstrate the required setbacks, lot standards, and profiles of structures. Not all building typologies are permitted in each sub-area. (For instance, the Tower and Liner building typologies are considered the most intense and are not permitted in the Edge sub-area.) Existing buildings that do not fit a prescribed typology, shall follow the standards required for the Flex building typology. Buildings over six floors in height shall be designed in accordance with the tower building typology configuration and shall adhere to the Tower Regulations. below. The building typologies permitted in the DP Overlay District and their allowable sub-area locations are listed in Table 155.3708.G.I: Building Typologies and Sub-Area Locations demonstrated on the Sub-Areas/Building Heights Regulating Plan. The building typologies permitted in the DP Overlay District and their allowable sub-area locations are listed in Table 155.3708.G.I: Building Typologies and Sub-Area Locations.

a. Tower Regulations

i. Tower Floorplate Standard. For buildings greater than six stories in height, above the fifth floor, there shall be a maximum tower floorplate size. The floorplate size for a tower shall be calculated as an average of the total cumulative tower floorplate area of all levels divided by the number of tower stories. The maximum floorplate size is dependent upon the tower's primary use as follows:

(A) Office or Non-Residential – average of 35,000 square feet floorplate size for buildings with multiple towers and a 45,000 square feet maximum floorplate size for buildings with a single tower;

(B) Residential, Mixed-Use, or Hotel – average of 20,000 square feet floorplate size for buildings with multiple towers and a 32,500 square feet maximum floorplate size for buildings with a single tower.

ii. Tower Separation. For buildings greater than six stories in height, the minimum allowable horizontal distance between two or more towers shall be 60 feet.

iii. Tower Stepback. For buildings greater than six stories in height, the minimum stepback for the tower shall be ten feet from the podium along interior side and rear property lines only.

iv. Tower Orientation. Tower Orientation shall be along Designated Greenways and Open Spaces, where applicable. The placement of the tower shall be such that it is near, fronting or adjacent to a specified Designated Greenway and/or Open Space in order to provide a continuous strong edge to the public realm, creating defined public spaces and continuity in the urban context.

Table 155.3708.G.I: Building Typologies and Sub-Area Locations

Note: This table is best viewed in PDF, click [HERE](#)

Table 155.3708.G.I: Building Typologies and Sub-Area Locations			
Building Typology	Permitted in Sub-area		
	Core	Center	Edge
Tower	Yes	Yes	No
Liner	Yes	Yes	No
Courtyard Building	Yes	Yes	Yes
Flex	Yes	Yes	Yes
Townhouse	Yes	Yes	Yes
Zero Lot Line (Courtyard House with Alley)	No	Yes	Yes
Zero Lot Line (Sideyard House with Alley)	No	Yes	Yes
Zero Lot Line (Courtyard House without Alley)	No	No	Yes
Zero Lot Line (Sideyard House without Alley)	No	No	Yes
Detached Single Family with Alley	No	No	Yes
Detached Single Family without Alley	No	No	Yes

2. Setbacks

- a. The Interior Side and Rear Side setback standards demonstrated on the Building Typology and Placement Regulating Diagrams shall apply.
- b. Front and street side setbacks are determined based on the sub-area in which the building is located. Setbacks are determined based on the selected building typology and the sub-area location.
- ~~a.~~ Within the DPOD there are minimum and maximum setbacks. The distance between the minimum and maximum setbacks is called the Build-To Zone. Based on building typology and sub-area location, Table 155.3708.G.2.a lists the minimum and maximum setbacks and the percentage of the front and street side build-to zones that must include a principal building.

TABLE 155.3708.G.2.a: Minimum and Maximum Front and Street Side Setbacks

Sub-Area	Building Type	Minimum Setback ⁽¹⁾⁽²⁾	Maximum Setback ⁽²⁾	Minimum % of front and street side build-to zones that must contain a principal building
Core	Tower, Liner, Courtyard Building, Flex	0 feet	20 feet	90%
	Townhouse	0 feet	10 feet	90%
Center	Tower, Liner, Courtyard Building, Flex	0 feet	20 feet	80%
	Townhouse, Zero-Lot Line with Alley (Courtyard or Sideyard House)	0 feet	10 feet	Townhouse = 80% Courtyard House with Alley = 70% Sideyard House with Alley = 60%
Edge	Courtyard Building, Flex, Townhouse	10 feet	20 feet	Courtyard Building = 70% Flex = 50% Townhouse = 70%
	Zero-Lot Line with Alley (Courtyard or Sideyard House)	0 feet	10 feet	Courtyard House with Alley = 70% Sideyard House with Alley = 60%
	Zero-Lot Line without Alley (Courtyard or Sideyard House)	0 feet	25 feet	Courtyard House without Alley = 70% (Except a minimum of 50% shall be required when providing a two-car garage along the front. The garage shall not count towards the building frontage requirement. The two-car garage shall not be on the same building line as the building and shall be setback a minimum of 25' from the property line.) Sideyard House without Alley = 60% (Except a minimum of 50% shall be required when providing a two-car garage along the front. The garage shall not count towards the building frontage requirement. The two-car garage shall not be on the same building line as the building and shall be setback a minimum of 25' from the property line.)
	Detached SF with or without an Alley	15	25	40%
Note	<p>(1) <u>Setbacks shall be measured from the property lines.</u></p> <p>(2) <u>Refer to the Minimum Setbacks for Specific Streets (Table 155.3708.G.2.b) for additional front/street side setback requirements on specific streets.</u></p>			

- i. For purposes of the build-to zone, an attached colonnade shall be considered as a principal

- building.
- ii. For purposes of the build-to zone, in the Core and Center Sub-areas a forecourt shall be considered as a principal building. The building may be set back up to 25 feet to accommodate a forecourt.
- iii. Additional setback and/or easement may be required to accommodate the selected Street Development Regulating Diagram.
- iii.iv. — b. — In addition to the setbacks listed in Table 155.3708.G.2.a, properties abutting specific streets within the DPOD shall be required to provide a larger minimum setback. The minimum front and street side setbacks are required due to the narrow rights-of-ways and will result in necessary space to ensure a safe pedestrian access. Table 155.3708.G.2.b lists the minimum front and street side setbacks for properties abutting a specific street, regardless of building type of sub-area.

TABLE 155.3708.G.2.b: Minimum Setbacks for Specific Streets

TABLE 155.3708.G.2.b: Minimum Setbacks for Specific Streets	
Street Frontage	Minimum Front/Street Side Setback
Dr. Martin Luther King (MLK) Jr. Blvd.	6 feet
Dixie Highway	6 feet
NW 6th Avenue	6 feet
NW 7th Ave. (Between Atlantic Blvd. & MLK Blvd.)	6 feet

3. Lot Standards

— Lot standards, including but not limited to Lot Width and Lot Coverage, are determined based on the selected building typology and the sub-area location. Table 155.3708.G.3 lists the lot standards based on building typology and sub-area location. Lot standards, including but not limited to Lot Width and Lot Coverage, are determined based on the selected building typology. The lot standards are demonstrated on the Building Typology and Placement Regulating Diagrams.

- a. The Director of Development Services or his/her designee shall have the authority to adjust administratively the requirements for minimum lot depth and lot width, for up to 10 percent of the required measurement.

4. Minimum Unit Sizes for Residential Development

Floor area per dwelling unit, minimum (sq ft)	SF	950	
	2F	750	
	MF	Efficiency Units	450
		1 Bedroom	575
		2 Bedroom	850
		3 Bedroom	1,000
Additional Bedroom	100		

H. Use Regulating Plan and Modified Use Standards.

I. Use Regulating Plan

- a. All new and existing development shall comply with the standards found within the Use Regulating Plan and the Principal Uses Regulating Table. The Use Regulating Plan separates the DPOD into use areas. Table 155.3708.H.1.a lists the Use Areas with the requirements of Residential and Nonresidential Uses.

TABLE 155.3708.H.1.Aa: USE AREAS WITH REQUIREMENTS ON RESIDENTIAL AND NONRESIDENTIAL USES

Note: This table is best viewed in PDF, click [HERE](#)

TABLE 155.3708.H.1.A: USE AREAS WITH REQUIREMENTS ON RESIDENTIAL AND NONRESIDENTIAL USES		
USE AREA	RESIDENTIAL	NONRESIDENTIAL
MM-1: Mixed Use Main Street 1	For properties abutting Dr. Martin Luther King, (MLK) Jr. Blvd., Not Permitted on the portion of the 1st Floor fronting MLK For all properties, Optional on 2nd Floor For all properties, Required on 3rd Floor and above	For properties abutting Dr. Martin Luther King, (MLK) Jr. Blvd. Required on the portion of the 1st Floor fronting MLK For all properties, Optional on 2nd Floor For all properties, Not Permitted on 3rd Floor and above
MM-2: Mixed Use Main Street 2	Not Permitted on 1st Floor Optional on 2nd Floor and above	Required on 1st Floor Optional on 2nd Floor and above
MUR: Mixed Use Residential	For properties abutting Flagler Avenue, Not Permitted on 1st Floor For properties not abutting Flagler Avenue, Optional on 1st Floor For all properties, Optional on 2nd Floor For all properties, Required on 3rd Floor and above	For properties abutting Flagler Avenue, Required on 1st Floor For properties not abutting Flagler Avenue, Optional on 1st Floor For all properties, Optional on 2nd Floor For all properties, Not Permitted on 3rd Floor and above
MO: Mixed Use Optional	For properties abutting Flagler Avenue, Not Permitted on 1st Floor For properties not abutting Flagler Avenue, Optional on 1st Floor For all properties, Optional on all other Floors	For properties abutting Flagler Avenue, Required on 1st Floor For properties not abutting Flagler Avenue, Optional on 1st Floor For all properties, Optional on all other Floors
RM: Residential Multifamily	Required on all floors	Not Permitted
RS: Residential Single Family	Required on all floors	Not Permitted
MUCP: Mixed Use Commerce Park	Optional on all Floors	Required on all Floors
CC-1: Civic Campus 1	Not Permitted	Required on all floors
CC-2: Civic Campus 2	Optional on all Floors	Optional on all Floors
RO: Recreation / Open Space	Not Permitted	Required on all Floors
CF: Community Facilities	Not Permitted	Required on all Floors
PU: Public Utilities	Not Permitted	Required on all Floors
TR: Transit Facilities	Not Permitted	Required on all Floors

b. The Use Regulating Plan also depicts the location of the Historic Core and Historic Transition Areas, which have modified use standards listed in Table 155.3708.H.2.

2. Principal Uses Regulating Table

Table 155.3708.H.2 includes the principal uses permitted in the DPOD along with any required restrictions on such uses, for each of the use areas listed above. Principal uses not included in Table 155.3708.H.2. are not permitted in the DPOD. Principal uses in the DPOD shall be subject to the use-specific standards as provided for in Part 2, of Article 4, unless specifically noted otherwise in Section 155.3708.H.5 (Modified Use Standards).

3. Permitted Accessory Uses and Structures

Accessory Uses and Structures permitted in the underlying base zoning district (TO) shall be permitted in the DPOD. Accessory uses and structures in the DPOD shall be subject to the use-specific standards as provided for in Part 3, of Article 4.

4. Modified Use Standards

The following use-specific standards are modified for the DPOD:

- a. Medical offices hours of operations for treatment are limited to 7:00 a.m. until 7:00 p.m.
 - i. A personal services establishment whose principal services are massage therapy shall only be permitted provided it complies with the following standards:
 - (A) Hours of operations for treatment are limited to 7:00 a.m. until 7:00 p.m.
 - (B) Public access is limited to a storefront abutting a street.
 - (C) Special exception approval is required if the establishment is located less than 1,000 feet from

another personal services establishment whose principal services are massage therapy. For purposes of this subsection, the distance shall be measured from public entrances.

b. Community Center, Library, and Civic Centers owned or operated by the City or CRA are permitted to have accessory use of outdoor musical performances (located not totally and permanently enclosed within a building) and are exempt from the requirements to obtain a permit per City Code Section 132.26.

c. Civic Center shall be exempt from the requirement to be located on a lot with an area of at least five acres per Section 155.421 I.A.3.a (Civic Center).

d. Arena, stadium, or amphitheater shall be exempt from the requirement to be located on a lot with an area of at least five acres per Section 155.4217.B.3.a (Arena, stadium, or amphitheater).

e. Parking Deck or Garage (as a Principal Use) and Parking Lot (as a Principal Use) shall be owned or leased by the City or the CRA. The design of the Parking Deck or Garage or Parking Lot shall be in a manner that encourages pedestrian and transit usage.

f. When directly abutting MLK Boulevard, Dixie Highway, or Atlantic Boulevard, or located within the Historic Core Area, eating and drinking establishments with outdoor seating shall be exempt from the restriction on sound production or reproduction machine or device per Section 155.4303.V.3.a (Outdoor Seating, including Sidewalk Cafes (as accessory to an eating and drinking establishment).

g. When directly abutting MLK Boulevard, Dixie Highway, or Atlantic Boulevard, or located within the Historic Core Area, the below listed uses shall not be subject to Section 155.4501 (Separation Requirements for Alcoholic Beverage Establishments).

i. Bar or lounge (whether a principal use or an accessory use to a restaurant or hotel, and including any accessory outdoor seating);

ii. Brewpub (whether a principal use or an accessory use to a hotel, and including any accessory outdoor seating);

iii. Restaurant (whether a principal use or an accessory use to a hotel, and including any accessory outdoor seating);

iv. Specialty eating or drinking establishment (whether a principal use or an accessory use to a hotel, and including any accessory outdoor seating);

v. Hotel or motel; and

vi. Community Center, Library, and Civic Centers owned or operated by the City or CRA.

h. Brewpubs may be permitted to produce up to 930,000 gallons of fermented malt beverage annually, provided they comply with the following standards:

i. No more than 75% of the total gross floor area of the brewpub shall be used for the brewery function including, but not limited to, the brewhouse, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;

ii. At least 10% of the total gross floor area or 1,000 square feet whichever is greater, shall be used for an accessory commercial component (i.e., tasting room and retail showroom); and

iii. The brewery function shall be carried out so as to not allow the emission of objectionable or offensive odors or fumes in such concentration as to be readily perceptible at any point at or beyond the brewpub.

I. Designated Public Open Spaces and Greenway Systems Regulating Plan

The Designated Public Open Spaces and Greenway Systems Regulating Plan designates the approximate location of open spaces and a greenway system throughout the DP Overlay District. Within the DP Overlay District, there are dedicated public open spaces, a dedicated public greenway system, and private open spaces.

I. Designated Public Open Spaces

Designated public open spaces are largely devoted to natural landscaping and outdoor recreation, and tend to have few structures. Golf courses, golf driving ranges, cemeteries and mausoleums shall not be included in this category. Accessory uses may include clubhouses, statuary, fountains, maintenance facilities and concessions. Example use types include public greens, greenways, arboretums, botanical gardens, squares, plazas and community gardens. Designated public open spaces shall be subject to the following requirements:

a. The general location shall conform with the Designated Public Open Space Regulating Plan.

b. Designated public open spaces shall be provided at grade level.

c. Provided that all other parameters on the Regulating Plans are met and that an Individual/developer owns the entire designated public open space area and an adjacent area, the final location of the public open space may be proposed onto such adjacent area.

d. Designated public open spaces shall be shaded, and their ground surface shall be a combination of paving materials, lawn, or ground cover.

e. No replatting or other land subdivision shall divide property in such a way that the required designated public open space is avoided or its location changed.

f. Off-street parking shall not be required for designated public open spaces.

g. Fences, walls and hedges are permitted around the perimeter of a designated open space in accordance of Table 155.3708.I.I.g| 55.3501.L.2.b.

TABLE 155.3708.I.I.g: Fence, Walls, and Hedges around Designated Open Space

TABLE 155.3708.I.I.g: Fence, Walls, and Hedges around Designated Open Space			
Location	Type and Material	Height	Transparency
Around perimeter of designated open space	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron	Max. 48" ¹	Min. 75%
	Hedges and shrubs	Min. 24" ² at time of planting; Max. 48"	N/A

NOTES:
 1. Excluding decorative elements of posts and pillars not to exceed 6" in height.
 2. With spread at least 24 inches wide.

2. Designated Public Open Space Types

Designated Public Open Spaces shall be provided in the form of greens, plazas or squares, consistent with provisions in 155.3501.K.4.

a. Greens.

- i. Greens shall have more than 50% of their property lines abutting or across the street from residential uses.
- ii. Exclusive of dedicated rights-of-way, the maximum impervious area is 20%. The pervious areas shall consist primarily of turf, trees, and garden structures.

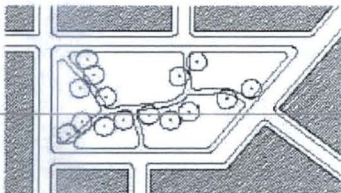


Figure 155.3708.I.2.a: Green

Figure 155.3708.I.2.a: Green

b. Plazas.

- i. Plazas shall have more than 50% of their property lines abutting or across the street from nonresidential uses.
- ii. Exclusive of dedicated rights-of-way, the minimum impervious area is 50% and the maximum impervious area is 75%. The pervious areas shall consist primarily of turf, trees that are regularly spaced, and garden structures. The impervious surfaces shall consist of paved areas, permanent architecture or water-oriented features.

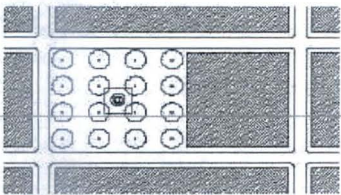


Figure 155.3708.I.2.b: Plaza

Figure 155.3708.I.2.b: Plaza

c. Squares.

- i. Squares shall be flanked by streets on at least three sides.

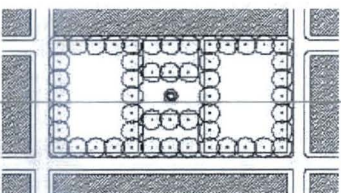


Figure 155.3708.I.2.c: Square

Figure 155.3708.I.2.c: Square

ii. Exclusive of dedicated rights-of-way, the maximum impervious area is 50%. The pervious areas shall consist primarily of turf and trees that are regularly spaced. The impervious surfaces shall consist of hard-surfaced walks.

3. Designated Publicly Accessible Greenway Systems

The designated public greenway system shall be consistent with the provisions in 155.3501.K.5, is meant to provide a visual and physical connection between the designated open spaces, as illustrated in the Designated Public Open Space and Greenway Systems Regulating Plan. The designated public greenway system shall ensure pedestrian connectivity by:

- a. Providing a tree specie that provides substantial shade along the street. Palm trees alone are not acceptable.
- b. Providing adequate street furnishings such as benches, bus shelters, drinking water fountains etc.
- c. Providing a street landscape plan illustrating a significant tree specie along the greenway that is distinguishably different from the other streets in terms of color, type and shape.
- d. At the time of planting, the trunk of the tree shall be a minimum of 15' clear height to the bottom of the canopy.

4. Private open spaces

a. Private open spaces shall be provided in the form of colonnades, courtyards, terraces, and lawns. Corridors, walkways, pedestrian passages, lobbies, parking courts, lakes, golf courses, and parking lot buffers shall not count towards the open space requirement.

b. Private open spaces shall be shaded, and their ground surface shall be a combination of paving materials, lawn, or ground cover.

J. Designated Street Network Connectivity Regulating Plan and Street Development Regulating Diagrams

The following standards are in addition to the TO District Street Standards found in Section 155.3501.H. The Street Network Connectivity Regulating Plan shows the location of existing and new streets needed to create the prescribed network of streets within the DPOD. This Plan also establishes the hierarchy of the streets. The Street Development Regulating Diagrams establish minimum standards for streets within the DPOD. The width of sidewalks, landscape strips etc. shall be as set forth in the Street Development Regulating Diagrams. In addition the following shall apply:

- 1. All streets shall be located according to the Street Network Connectivity Regulating Plan.
 - a. All Primary and Secondary Streets shall be required in the same general location as shown on the Street Network Connectivity Regulating Plan and may be modified with respect to alignment, provided that the final alignment is in keeping with the principles of good urban design. No Primary and Secondary Streets shall be deleted or otherwise vacated or removed.
 - b. Tertiary Streets and alleys shown on the Street Network Connectivity Regulating Plan are encouraged to promote connectivity and to conform to block length requirements. Tertiary streets and alleys may be modified or deleted.
- 2. The Director of Development Services shall approve the modification or deletion of tertiary streets and alleys provided the following conditions are satisfied:
 - a. The modification/deletion is reviewed and recommended by the CRA who shall review the proposed modification for compliance with good urban design principles.
 - b. The modification/deletion is reviewed and recommended by the Director of Public Works who shall review the proposed modification for traffic and safety issues.
 - c. The modification/deletion does not diminish the general size and location of an open space shown in the Designated Public Open Space and Greenway System Plan.
 - d. The modification/deletion maintains connectivity to the surrounding area.
 - e. The modification/deletion enhances pedestrian safety.
 - f. The modification/deletion is compatible with the surrounding area.
 - g. The modification/deletion allows for the appropriate use of private property.
 - h. The modification/deletion does not create block lengths that exceed the maximum allowed herein, thereby limiting walkability.

3. In the DPOD, the main streets shall be MLK Blvd. (from I-95 to Dixie Hwy.), Flagler Avenue (from NE 4th Street to NE 1st Street), NE 1st Avenue (from NE 4th Street to Atlantic Blvd.), NE 1st Street and NE 4th Street.

4. The design of new streets and modifications of existing streets shall comply with the following requirements:

- a. All streets and alleys shall connect to other streets or alleys. Cul-de-sacs, T-turnarounds, and

~~dead-end streets shall be prohibited.~~

~~b. All streets shall allow general public access. Privately built streets shall provide an approved plat restriction to allow general public access. No gates that impede through traffic are permitted along streets.~~

~~c. All sidewalks shall provide the following:~~

~~i. Minimum width of 5 feet;~~

~~ii. Minimum unobstructed area of 60 inches;~~

~~iii. Where a colonnade is required, free and clear use of a continuous unobstructed area of at least 60 inches within the colonnade; and~~

~~iv. No utility poles, fire hydrants or any other temporary or permanent structures within the unobstructed area.~~

~~d. The maximum distance between an alley and another intersecting alley or street shall be 300 feet, when the alley is the primary means of access for Fire.~~

~~2. 5. Utilities other than fire hydrants shall run underground.~~

~~Water mains shall not be permitted within alleys. All other utilities such as sanitary sewer and drainage may be permitted in alleys.~~

~~7. Service road access from the front property line shall be limited to 1 point of access for every 250 feet of frontage.~~

~~8. Curb and gutter shall be provided at all intersections and roadway edges in the Core and Center Sub-areas.~~

~~3. 9. Sharrows shall be permitted only on streets with no parking.~~

~~10. On-Street Lighting~~

~~On street lighting fixtures shall comply with the following standards:~~

~~a. Fixtures shall be of a pedestrian scale, with a maximum height of 17.5 feet and a maximum spacing between fixtures of 40 feet;~~

~~b. No cobra head lights are permitted; and~~

~~c. All lighting shall be weather and vandal resistant~~

K. Additional DPOD Standards

In addition to the Regulating Plans, the following standards apply to properties within the DPOD.

I. Reduced and Modified Off-street Parking Standards

a. Properties developed in full compliance with the Use Regulating Plan and the Density Regulating Plan are eligible for reduced parking. However in no case shall a property be permitted to utilize one of the following parking reductions and a parking reduction per Section 155.5102.K (Reduced Parking Requirements for Parking Demand Reduction Strategies) or per Table 155.5803.A: Sustainability Bonuses.

i. All developments, except single family detached dwellings and eating and drinking establishments, shall provide at least 80 percent of the minimum number of off-street parking spaces required per Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces.

ii. Eating and drinking establishments shall provide a minimum of six spaces per 1,000 sq ft of customer service area.

iii. Off-street parking is not required for non-residential uses with a maximum 10,000 sf gfa and whose primary pedestrian entrance is located within 800 feet of the BCT North East Transit Center.

iv. When directly abutting MLK Boulevard, or located within the Historic Core and Historic Transition Areas, locally designated historic buildings and existing commercial buildings located, shall not be required to provide parking in addition to that which exists.

v. Senior Housing

(A) Developments where all of the dwelling units are Senior Housing approved and/or funded by US HUD, the required off-street parking may be reduced to a minimum of one parking space per every dwelling unit.

(B) Developments where a portion of the dwelling units are Senior Housing approved and/or funded by US HUD, the required off-street parking may be reduced to a minimum of one parking space per every "Senior Housing" dwelling unit. The dwelling units that are not designated "Senior Housing" shall provide parking at the standard parking rate.

(C) The applicant shall submit plans which demonstrate how the remaining parking will be accommodated in the event that the Senior Housing dwelling units are converted to non-Senior Housing.

b. Excluding townhouse and zero lot lines building typologies, all multi-family developments which are located east of Dixie Highway and all mixed use developments which include a residential component which are located east of Dixie Highway shall provide all off-street parking spaces in enclosed parking garage structures. No surface level parking lots are permitted for these properties.

2. Modified Perimeter Buffer Standards

Development that is required to obtain Major Site Plan or Minor Site Plan approval shall provide a perimeter buffer to separate it from abutting property which that is a less intensive use or inconsistent use, including developed or vacant property in accordance with Table 155.5203.F.3 Required Buffer Types and Standards with the following modifications:

a. A Type A Buffer is required between a proposed multifamily dwelling and land designated as "RS: Residential Single Family" as designated on the Use Regulating Plan. However, if an alley is provided, the buffer may be reduced to five feet; and the location of the wall or semi-opaque fence and associated landscaping within the buffer will be at the discretion of the Development Services Director. Consideration will be given to the location of existing fencing, curb cuts, and existing development patterns.

b. A Type B Buffer is required between a proposed non-residential or mixed-use development and land designated as "RS: Residential Single Family" or "RM: Residential Multi-family" as designated on the Use Regulating Plan. However, if an alley is provided, the buffer may be reduced to five feet and the location of the wall or semi-opaque fence and associated landscaping within the buffer will be at the discretion of the Development Services Director. Consideration will be given to the location of existing fencing, curb cuts, and existing development patterns.

3. Fence and Wall Standards for RS and RM Use Areas

Irrespective of the prohibition on fences and walls in the underlying base (TO) zoning district, residential developments located within the RS and RM (as designated on the Use Regulating Plan) may install fences, walls, and hedges in accordance with the standards in Table 155.3708.I.4.

a. Figure 155.3708.K.3.a demonstrates the allowable fences, walls, and hedges for single family developments.

b. Figure 155.3708.K.3.b demonstrates the allowable fences, walls, and hedges for multifamily developments.

c. Regardless of the location of the building line, new fences, walls, and hedges shall line up with existing adjacent fences, walls, and hedges where feasible.

TABLE 155.3708.K.3: Fence, Walls, and Hedges in RS and RM

Note: This table is best viewed in PDF, click [HERE](#)

TABLE 155.3708.K.3: Fence, Walls, and Hedges in RS and RM			
Location	Type and Material	Height	Transparency
In front of the building line (BL): Along front (F), Street Side (S), and interior side (I) property lines	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron	Max. 48" ¹	Min. 75%
	Hedges and shrubs	Min. 24" ² at time of planting; Max. 48"	N/A
Behind the building line (BL): Along the building line (BL), interior side (I) and rear (R) property lines	Walls or Fences: Masonry, wood, electrostatic plated aluminum, wrought iron or chain link ³	Min. 48" ¹ Max. 72" ¹	N/A
	Hedges and shrubs	Min. 24" ² at time of planting; Max. 72"	N/A
Off-street parking areas along streets	Walls or Fences: Masonry, wood, electrostatic plated aluminum, wrought iron	Max. 36" ¹	Max. 25%
	Hedges and shrubs	Min. 24" ² at time of planting; Max. 36"	N/A

NOTES:

1. Excluding decorative elements of posts and pillars not to exceed 6" in height

2. With spread at least 24 inches wide.

3. Chain link fences shall only be permitted in single family areas. The chain link fence shall only be permitted along and behind the building line, along interior side and rear property lines.

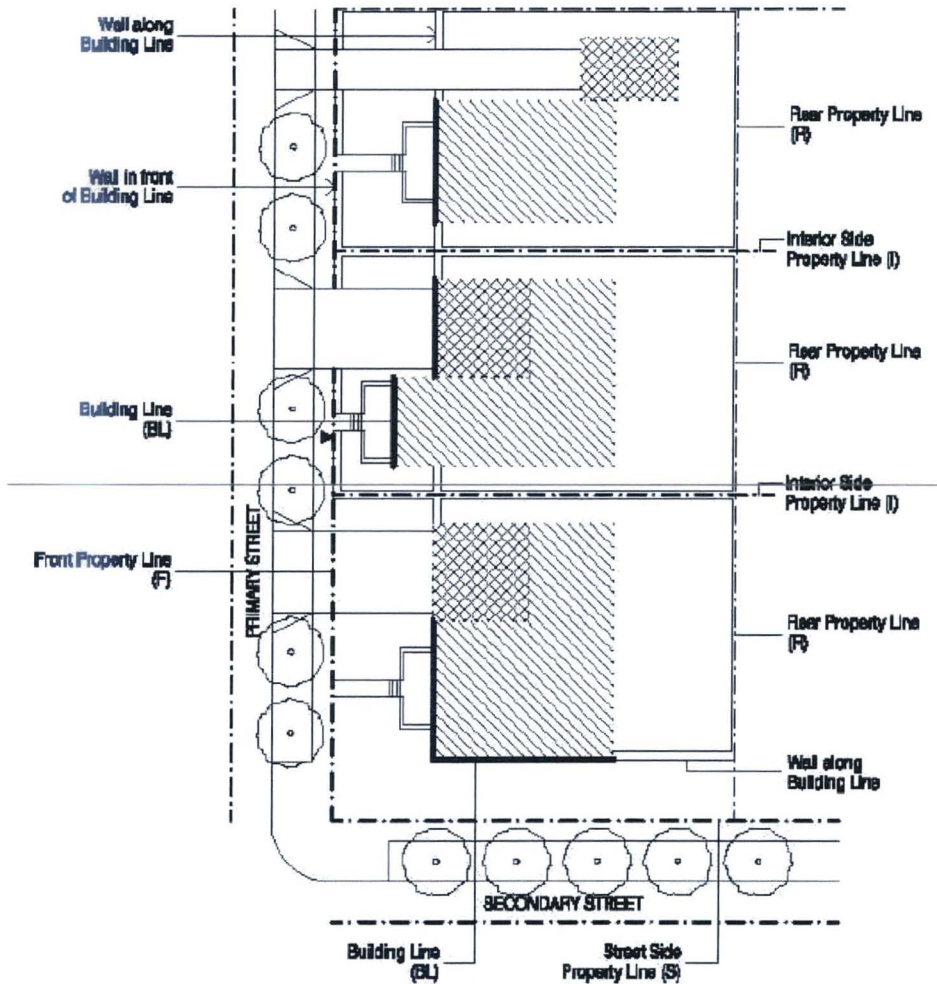


Figure 155.3708.K.3.a: Fences, Walls, and Hedges for Single-Family Developments

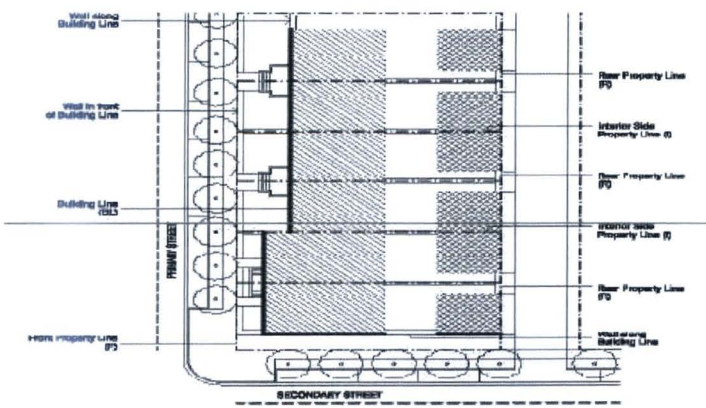


Figure 155.3708.K.3.b: Fences, Walls, and Hedges for Multifamily Developments

34. Additional Design Standards for Historic Core and Historic Transition Areas

All new or improved structures, site improvements, and appurtenances in the Historic Core and Historic Transition Areas (as depicted on the Use Regulating Plan) must comply with the design standards in this section.

a. Massing Restrictions for Historic Transition Area

In order to limit the impacts of massing on the Historic Core Area, the following massing restrictions are required for buildings within the Historic Transition Area:

- i. The maximum height of the pedestal of a building shall not exceed 60 feet.
- ii. The pedestal area shall not exceed 90% of the lot area .
- iii. The portion of a building located above 60 feet in height shall not exceed 80% of pedestal area and shall be setback a minimum of 20 feet from the front building line.

b. Site Plan Characteristics

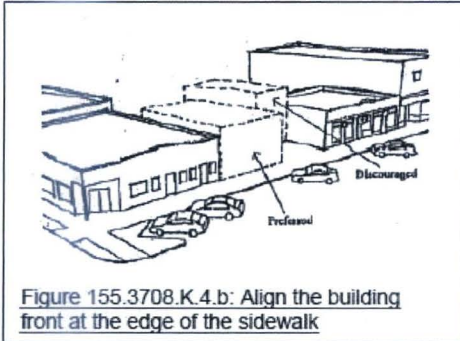


Figure 155.3708.K.4.b: Align the building front at the edge of the sidewalk

Most structures contribute to a strong "building wall" framing the public space of the street because they align at the front property line and are usually built out to the full width of the lot. Gaps between lots, if they occur, provide pedestrian access to an alley or through the block. These site plan characteristics of building to sidewalk should be preserved and maintained. Within the Historic Core and Historic Transition Areas the buildings fronts should be aligned at the sidewalk line, where feasible. (See Figure 155.3708.K.4.b)

c. Architectural Character

- i. Within the Historic Core Area the buildings are small in scale, two stories or less, and characteristic of various architectural styles including beaux arts, commercial mission and Mediterranean revival, art moderne, art deco, mid-century modern, and vernacular. While it is important that new buildings and alterations be compatible with the historic context, it is not necessary that they imitate older historic styles. New infill development in the Historic Core Area shall reinforce traditional development patterns and maintain the mass, scale, form, and ordering elements of the neighboring context.
- ii. The Historic Transition Area is intended to create a pedestrian-oriented, mixed-use environment in the periphery of the Historic Core Area and introduce residential uses while providing additional height for new development. The Historic Transition Area is not subject to maintaining the mass, scale and form of the neighboring context. New infill development in the Historic Transition Area shall reinforce traditional development patterns and maintain the ordering elements of the neighboring context.
- iii. In the Historic Core and Historic Transition Areas, the first floor height of all newly constructed buildings containing retail uses shall be at least 12 feet.
- iv. In the Historic Core and Historic Transition Areas, new interpretations of traditional building styles, drawing upon the fundamental similarities among the older buildings, are encouraged. This will allow infill to be viewed as a product of its own time, yet still compatible with its historic neighbors and a balance of old and new.

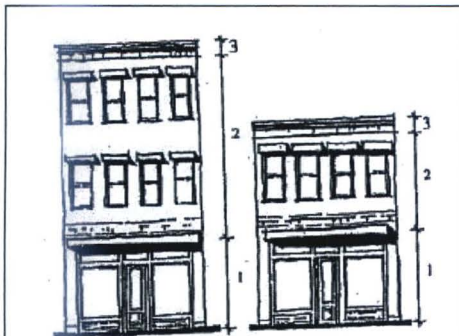


Figure 155.3708.K.4.c.v: The three basic elements that compose a traditional building: (1) base, (2) middle, and (3) cap. Interpreting this traditional composition in new buildings will help reinforce visual continuity of a block

Figure 155.3708.K.4.c.v: The three basic elements that compose a traditional building

- v. In the Historic Core and Historic Transition Areas, new buildings shall incorporate a base, middle, and a cap. Traditionally building facades were composed of these three basic elements. Maintaining this compositional system will help reinforce the visual continuity of the Historic Downtown Core Area. (See Figure 155.3708.K.4.c.v.) The three basic elements that compose a traditional building: (1) base, (2) middle, and (3) cap. Interpreting this traditional composition in new buildings will help reinforce visual continuity of a block.
- vi. In the Historic Core and Historic Transition Areas, new buildings shall maintain the alignment of horizontal facade elements of the block. Canopies, window headers, windowsills, moldings, cornices, parapets, signage cornices, and storefront sills are among the elements of a facade that may be aligned.
- vii. In the Historic Core and Historic Transition Areas, floor to floor heights should be similar to those seen historically. Windows in new construction should be similarly proportioned and of similar height and rhythm as those seen traditionally along the street.
- viii. In the Historic Core and Historic Transition Areas, roofs may be parapet, or sloped to a maximum pitch of 4 in 12.
- ix. In the Historic Core Area only, the established building scale shall be maintained and primary facades shall be in scale and aligned with surrounding historic buildings.
- x. In the Historic Core Area only, larger buildings shall be divided into modules scaled to buildings seen historically. The height and width of each module should be similar to the traditional height and width of the historical buildings of the surrounding context.

d. Materials

The following standards shall apply to both the Historic Core and Historic Transition Areas:

- i. Exterior building materials shall conform to the limited material palette used within the district, primarily stucco on concrete masonry, or brick. Use of foam moldings, faux-finishes, large expanses of featureless materials, highly reflective materials is inappropriate.
- ii. New materials shall be environmentally sustainable and relate to those used historically through scale, texture, finish, and detailing.
- iii. Stucco on concrete or terra cotta masonry was the traditional material and is preferred for new construction. This includes brick and natural stone finishes. Appropriate stucco finishes include dash, float, glacier, or California finish (as defined in the Plaster/Stucco Manual, 5th Edition, Portland Cement Association). Use of foam stucco moldings for spray applied veneer finishes is not appropriate.
- iv. Wood and metal were used for door, storefront, and window frames and should be used in new construction.
- v. If new materials are used, they shall appear similar in character to those used historically through detailing. Detailing should provide continuity through combined use of scale, proportion, texture or color.
- vi. Durability of new materials must be demonstrated for the hot-humid climate of Pompano Beach.
- vii. Non-corrosive metals, such as coated or anodized aluminum, or molybdenum stainless steel are appropriate.
- viii. Exterior wood shall be protected from the weather, or shall have a stained or painted finish.
- ix. Roofing materials shall be standing seam or batten metal, flat concrete tile, traditional barrel tile, or flat asphalt shingle, similar to those seen historically.

e. Canopies, Awnings, and Overhangs

The following standards shall apply to both the Historic Core and Historic Transition Areas:

- i. Canopies and awnings shall provide shade and rain protection over the sidewalk area, similar to those seen historically.
- ii. Canopies, awnings, or overhangs shall be demonstrated to achieve 40 percent shaded coverage of the ground floor building facade below the canopy between the hours 9:00 a.m. and 5:00 p.m. year-round.
- iii. Canopies, awnings, or overhangs shall reflect historical placement patterns and follow the length of the building along the street front.
- iv. Canopies, awnings, or overhangs shall be integrated into the design of the building to provide protection from rain to pedestrians within the sidewalk area.
- v. Canopies, awnings, or overhangs shall accentuate the character defining feature of a window or storefront.
- vi. Fabric awnings shall be simple shed types. Odd shaped, bullnose, and bubble awnings, and internally illuminated glowing awnings are inappropriate.
- vii. Illumination of canopies and overhangs should complement the canopy and not be a primary design feature, and should increase the safety of the environment by illuminating the pedestrian sidewalk area. Illumination under an awning to illuminate the pedestrian sidewalk area is acceptable; however, fixtures that shine through an awning and make it glow are not.
- f. Within the Historic Core Area only, the area between street trees may be paved with semi-permeable or

permeable pavers.

54. Affordable Housing

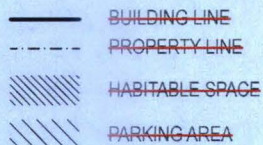
Until such time as the 15% affordable housing requirement is met based on 15% of the total residential entitlements within the DPOD as approved in Ordinance 2013-14, All new residential development in the DPOD which does not meet the definition of affordable housing per Code of Ordinances Chapter 154 (Planning), shall be required to implement the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the DPOD. ~~using 15% of the total units proposed in that development as the "base" upon which the affordable housing implementation strategy will be applied.~~ The City may apply to new housing projects one or a combination of the following affordable housing strategies, without limitation:

- a. A specific set-aside of all or a portion of the 15% base of the proposed units as vertically integrated affordable housing;
- b. Contribute, through in-lieu-of fees as set forth in the City Code of Ordinances Chapter 154 (Planning), ~~multiplied by the number of base units (15% of total units proposed in the project):~~
 - i. to programs that facilitate the purchase or renting of the existing affordable housing stock;
 - ii. to programs which facilitate the maintenance of the existing supply of affordable housing;
 - iii. to programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
 - iv. to other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the TO-DP that may arise including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; prevent homelessness; promote economic development; and promote transit amongst low-income populations.

SUB-DISTRICT: CORE / CENTER

DEFINITION:

a multi-level building organized around a central core where a part of the building is higher in proportion to its width and length.



LOT STANDARDS:	MIN.	MAX.
a. Lot Width	200'	250'
b. Lot Depth	200'	N/A
c. Lot Coverage	N/A	90%
d. Lot Area	N/A	N/A
e. Pervious Area	40%	N/A
f. Front Setback	0'±	20'
g. Corner Side Setback	0'±	20'
h. Interior Side Setback	0'	N/A
i. Rear Setback	0'±±	N/A

OPEN SPACE STANDARDS:

All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

BUILDING FRONTAGE STANDARDS:

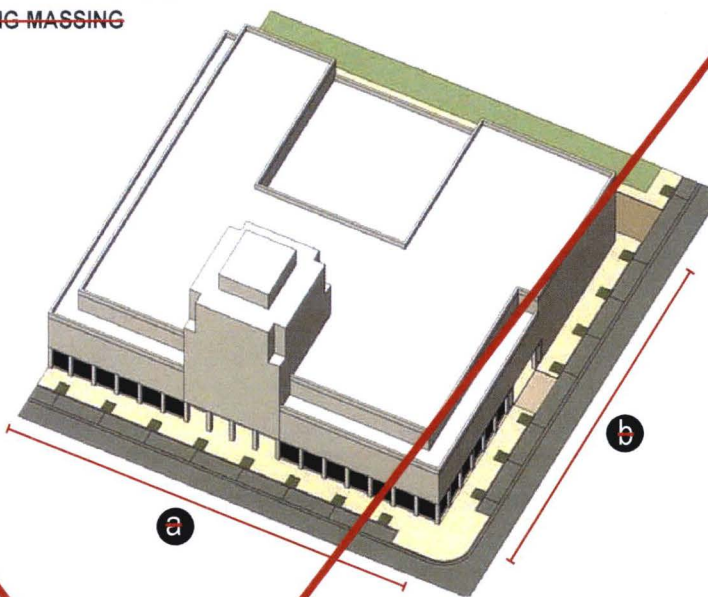
CORE: 90% Minimum
 CENTER: 80% Minimum

NOTES:

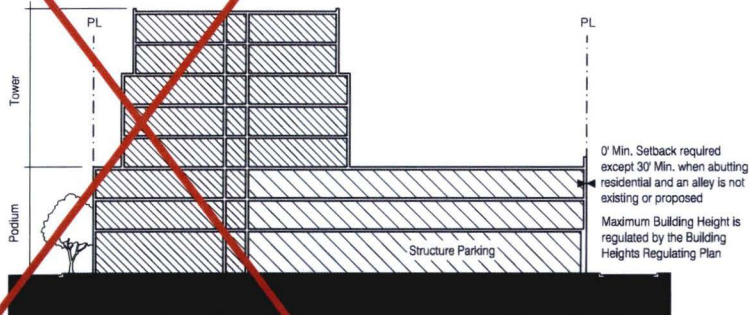
- ± Please refer to the setback table for additional front setback requirements on specific streets. Where a podium is provided, the setback shall be 0 feet.
- ±± Except 30' minimum when abutting residential and alley is not existing or proposed.

TOWER BUILDING TYPE

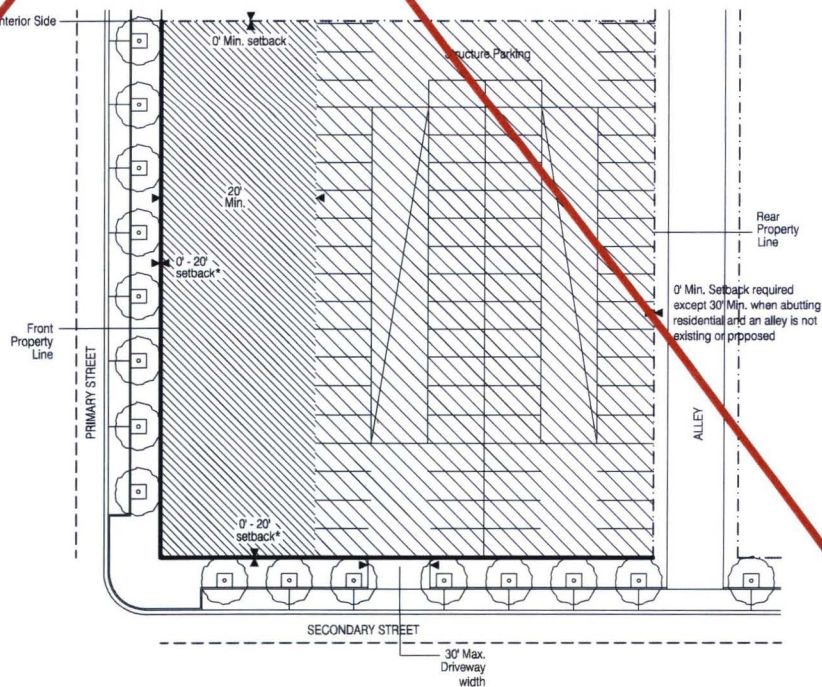
BUILDING MASSING



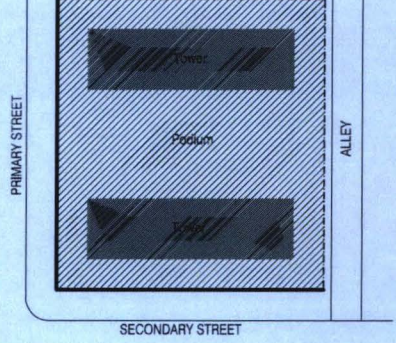
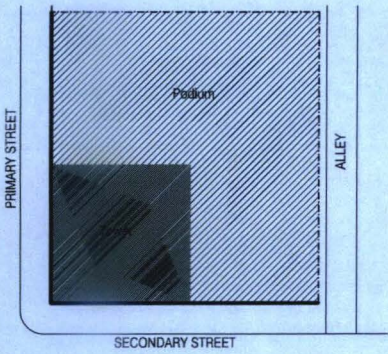
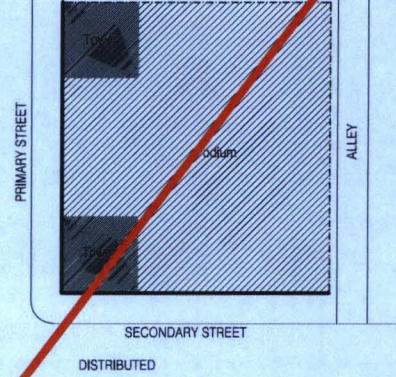
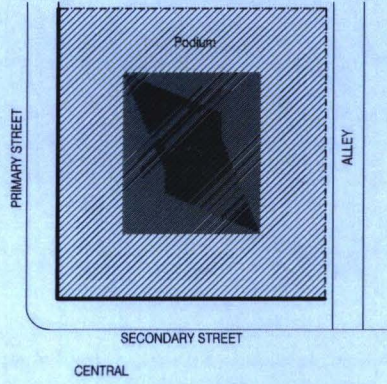
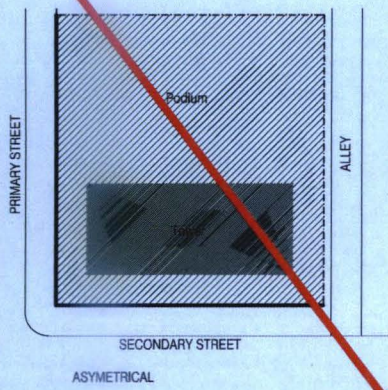
BUILDING CONFIGURATION



BUILDING SETBACKS



EXAMPLES OF SITE CONFIGURATION



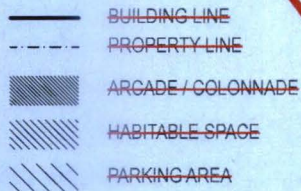
ILLUSTRATIVE EXAMPLES



SUB-DISTRICT: CORE / CENTER

DEFINITION:

A building that conceals a garage, or other faceless building, that is designed for occupancy.



LOT STANDARDS:

	MIN.	MAX.
a. Lot Width	125'	300'
b. Lot Depth	170'	N/A
c. Lot Coverage	N/A	90%
d. Lot Area	N/A	N/A
e. Pervious Area	10%	N/A
f. Front Setback	0' [±]	20'
g. Corner Side Setback	0' [±]	20'
h. Interior Side Setback	0'	N/A
i. Rear Setback	0' ^{***}	N/A

OPEN SPACE STANDARDS:

All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

BUILDING FRONTAGE STANDARDS:

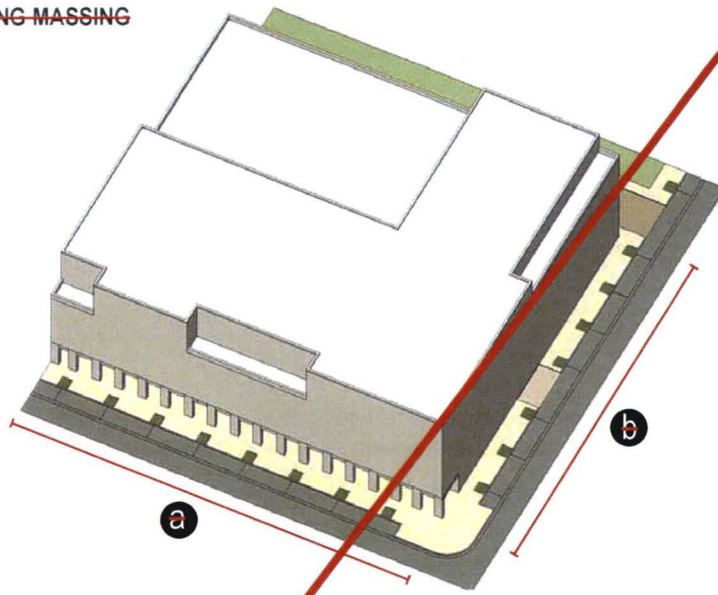
GORE: 90% Minimum
 CENTER: 80% Minimum

NOTES:

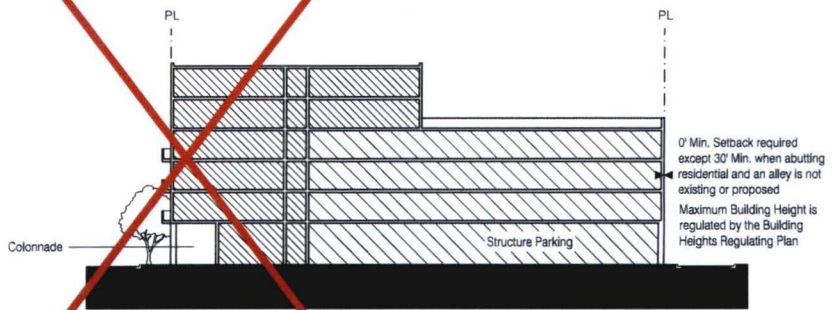
- [±] Please refer to the setback table for additional front setback requirements on specific streets.
- ^{**} Where a colonnade is provided, the setback shall be 0 feet.
- ^{***} Except 30' minimum when abutting residential and alley is not existing or proposed.

LINER BUILDING TYPE

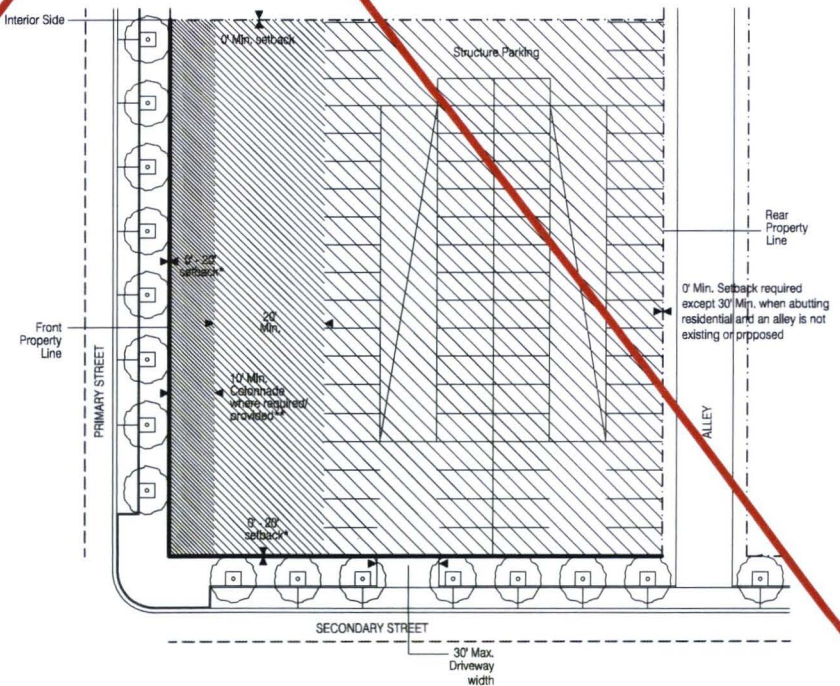
BUILDING MASSING



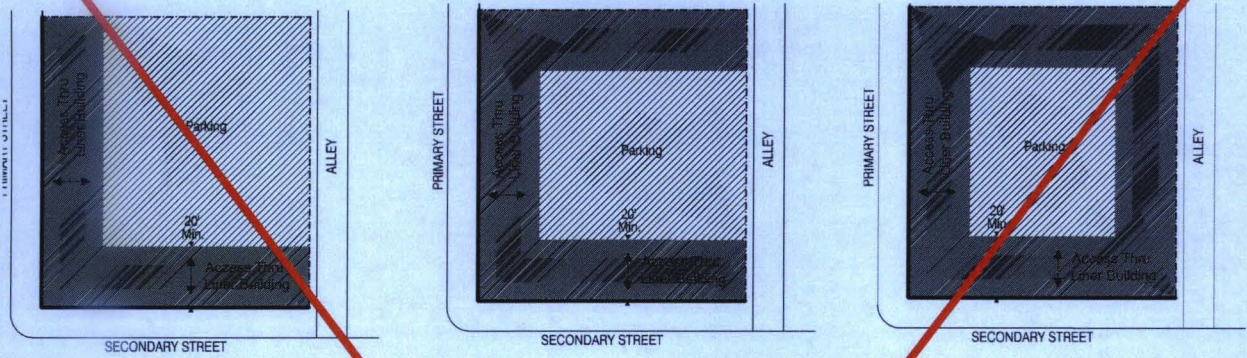
BUILDING CONFIGURATION



BUILDING SETBACKS



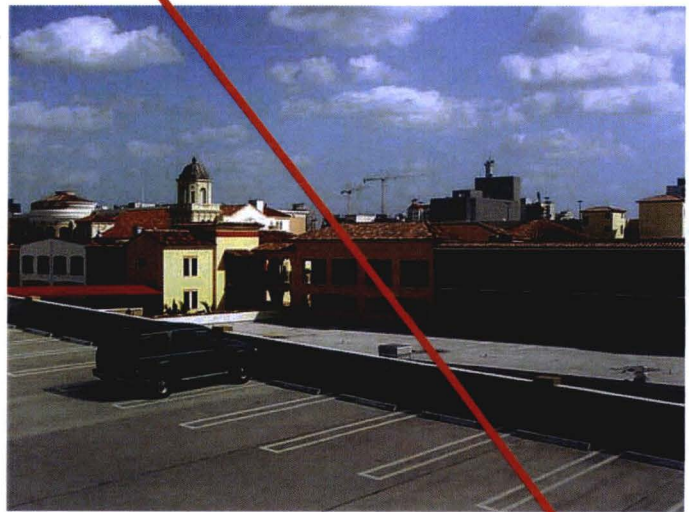
EXAMPLES OF SITE CONFIGURATION



ILLUSTRATIVE EXAMPLES



Liner buildings along Main Street in City Place

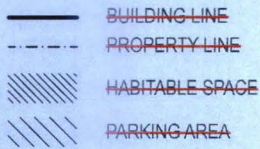


View from rear of lot showing parking garage structures lined along the street

SUB-DISTRICT: CORE / CENTER

DEFINITION:

a building type characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides.



LOT STANDARDS:	MIN.	MAX.
a. Lot Width	150'	200'
b. Lot Depth	160'	N/A
c. Lot Coverage	N/A	90%
d. Lot Area	N/A	N/A
e. Pervious Area	40%	N/A
f. Front Setback	0' ^{**}	20'
g. Corner Side Setback	0' ^{**}	20'
h. Interior Side Setback	0'	N/A
i. Rear Setback	0' ^{**}	N/A

OPEN SPACE STANDARDS:

All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 40% of the site for common, private open space.

BUILDING FRONTAGE STANDARDS:

GORE: 90% Minimum
 CENTER: 80% Minimum

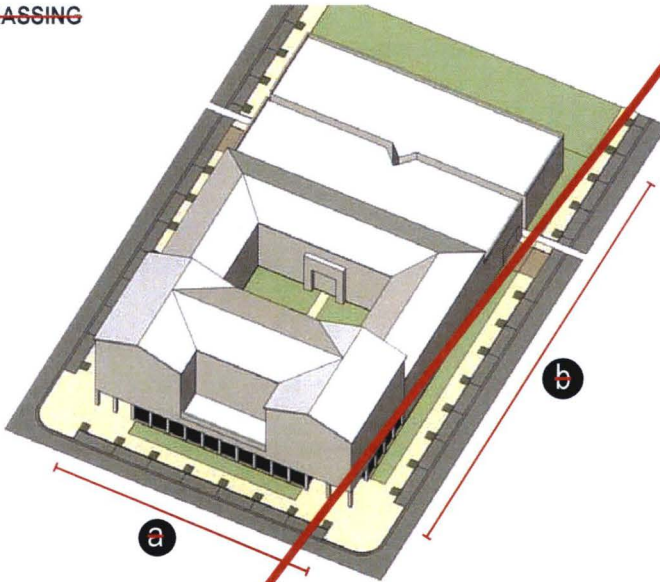
NOTES:

* Please refer to the setback table for additional front setback requirements on specific streets. Where a colonnade is provided, the setback shall be 0 feet.

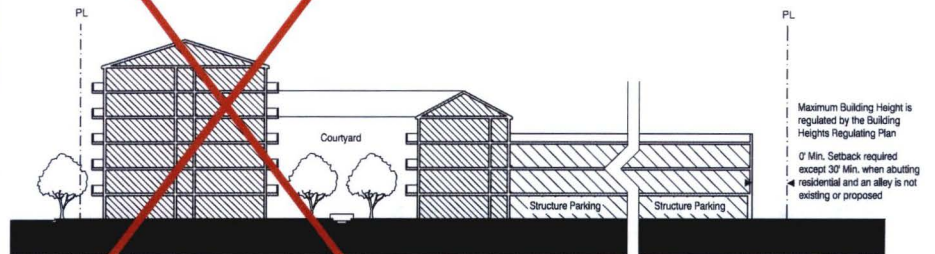
** Except 30' minimum when abutting residential and alley is not existing or proposed.

COURTYARD-BUILDING TYPE

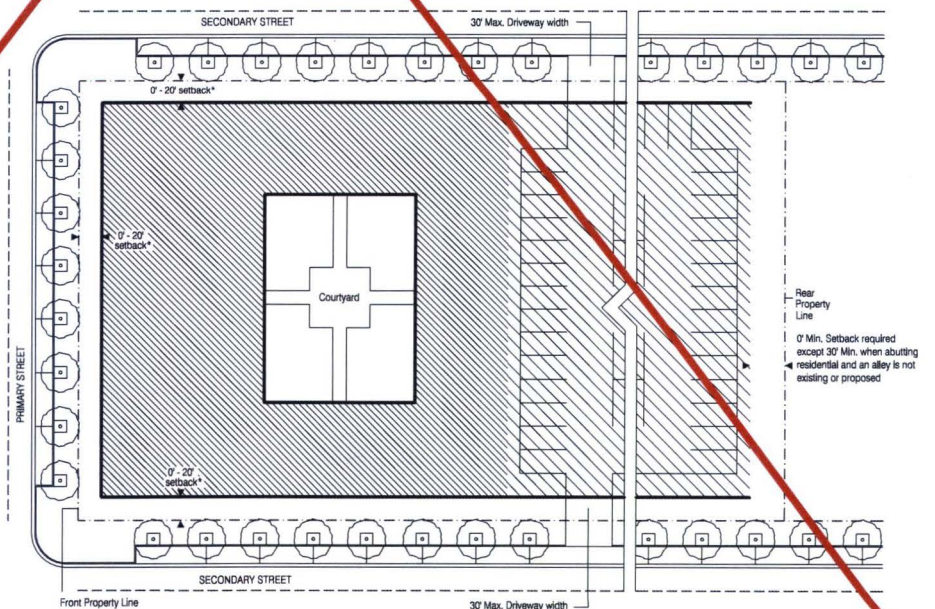
BUILDING MASSING



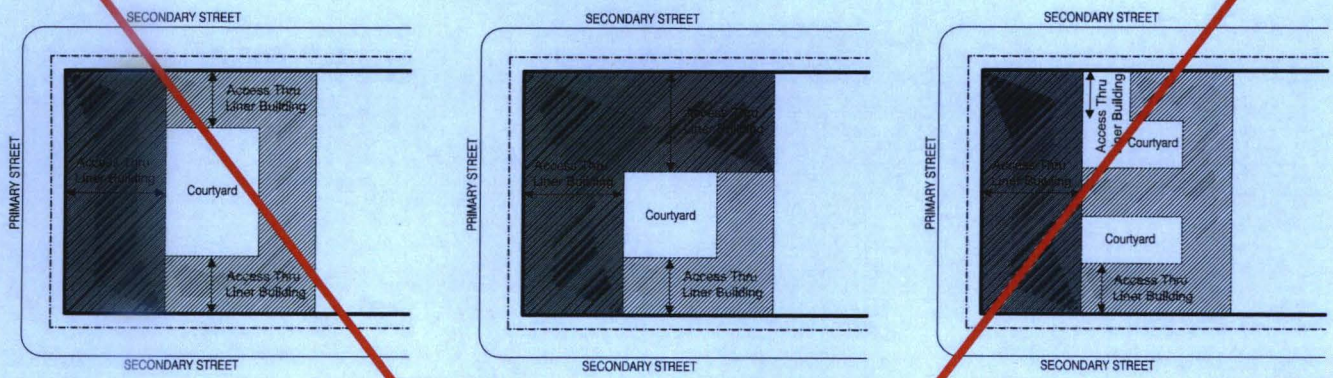
BUILDING CONFIGURATION



BUILDING SETBACKS



EXAMPLES OF SITE CONFIGURATION



ILLUSTRATIVE EXAMPLES

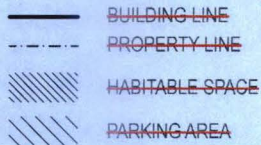


DOWNTOWN POMPANO BEACH OVERLAY DISTRICT: BUILDING PLACEMENT REGULATING DIAGRAMS

SUB-DISTRICT: EDGE

DEFINITION:

a building type characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides.



LOT STANDARDS:	MIN.	MAX.
a. Lot Width	160'	200'
b. Lot Depth	160'	N/A
c. Lot Coverage	N/A	80%
d. Lot Area	N/A	N/A
e. Pervious Area	40%	N/A
f. Front Setback	40' ^{**}	20'
g. Corner Side Setback	40' ^{**}	20'
h. Interior Side Setback	15' ^{**}	N/A
i. Rear Setback	15' ^{**}	N/A

OPEN SPACE STANDARDS:

All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

BUILDING FRONTAGE STANDARDS:

EDGE: 70% Minimum

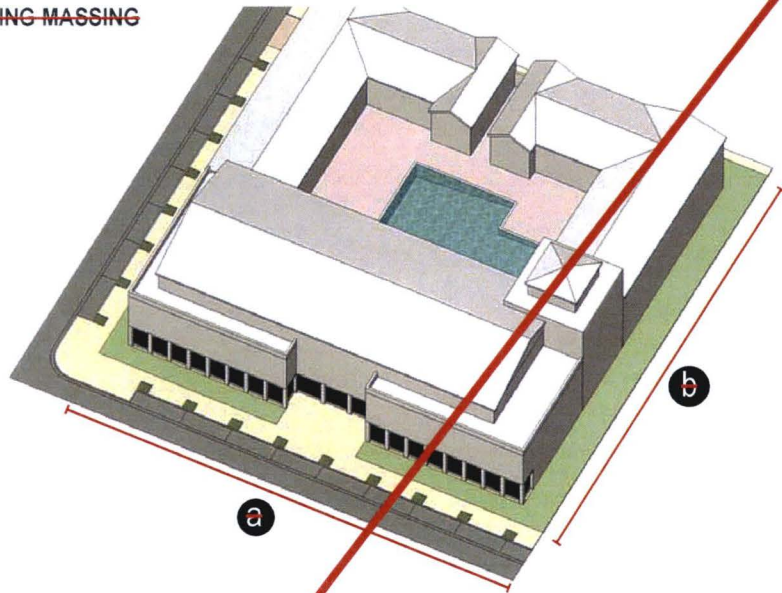
NOTES:

^{*} Please refer to the setback table for additional front setback requirements on specific streets. Where a colonnade is provided, the setback shall be 0 feet.

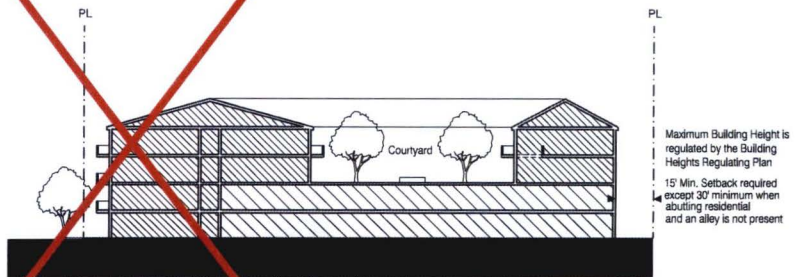
^{**} Except 30' minimum when abutting residential and alley is not existing or proposed.

COURTYARD-BUILDING TYPE

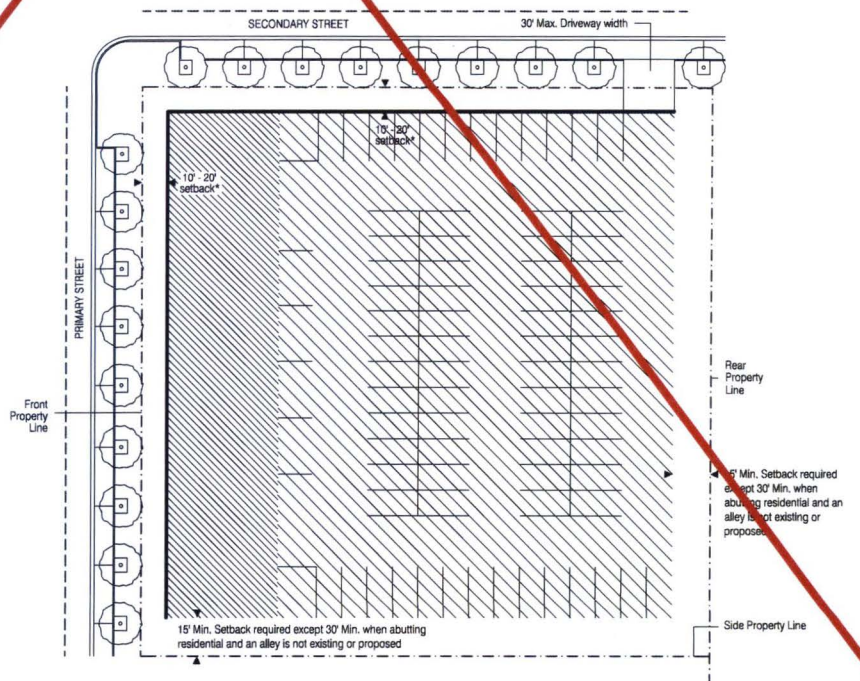
BUILDING MASSING



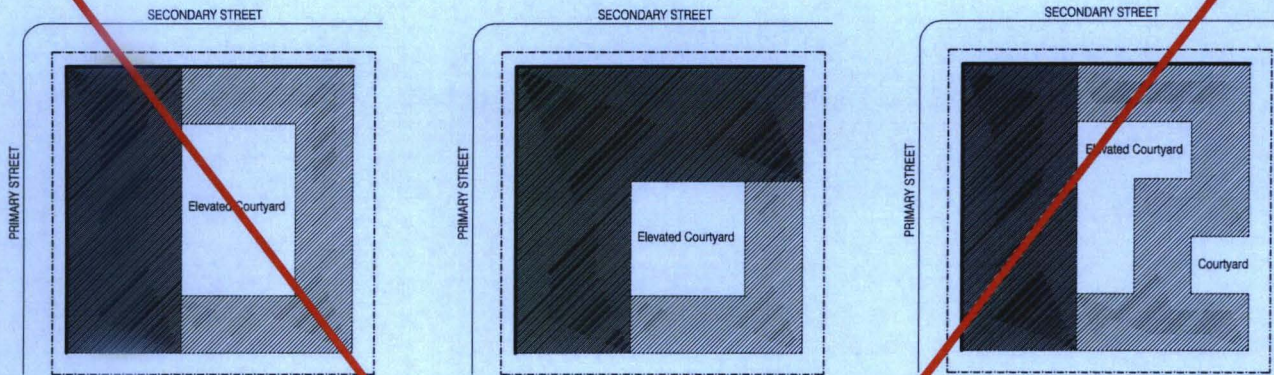
BUILDING CONFIGURATION



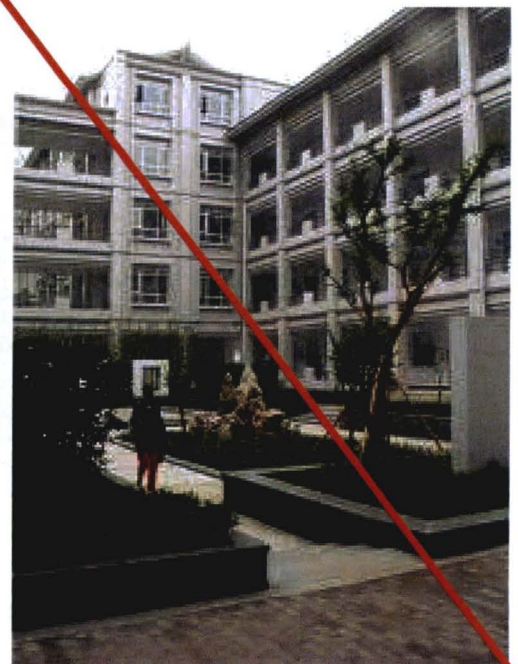
BUILDING SETBACKS



EXAMPLES OF SITE CONFIGURATION








ILLUSTRATIVE EXAMPLES



SUB-DISTRICT: CORE / CENTER

DEFINITION:

buildings designed to respond to changes of function in a flexible way. The flex building is able to accept different internal configurations and easily adapt to its surroundings.

-  BUILDING LINE
-  PROPERTY LINE
-  ARCADE / COLONNADE
-  HABITABLE SPACE
-  PARKING AREA

LOT STANDARDS:	MIN.	MAX.
a. Lot Width	75'	200'
b. Lot Depth	130'	N/A
c. Lot Coverage	N/A	90%
d. Lot Area	N/A	N/A
e. Pervious Area	40%	N/A
f. Front Setback	0' ^{**}	20'
g. Corner Side Setback	0' ^{**}	20'
h. Interior Side Setback	0'	N/A
i. Rear Setback	15' ^{****}	N/A

OPEN SPACE STANDARDS:

All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

BUILDING FRONTAGE STANDARDS:

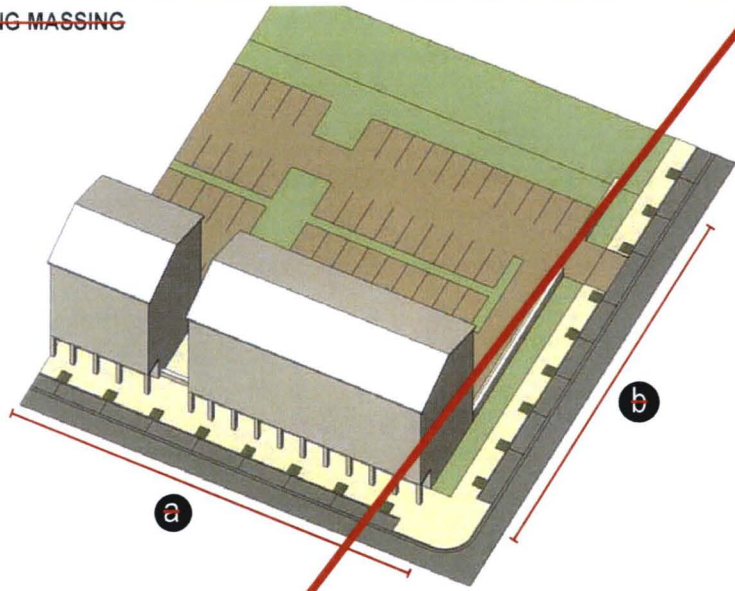
CORE: 90% Minimum
 CENTER: 80% Minimum

NOTES:

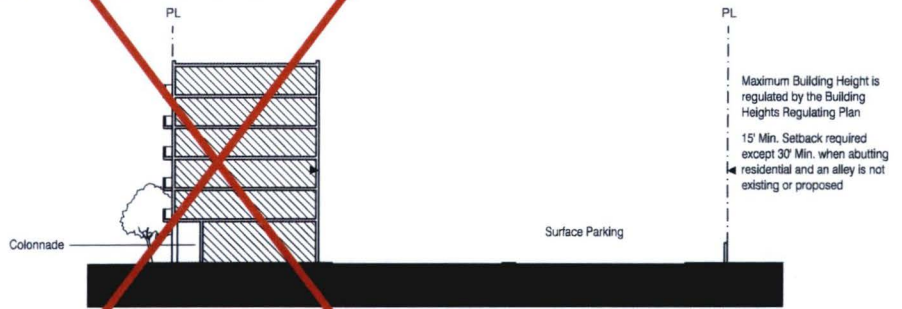
- * Please refer to the setback table for additional front setback requirements on specific streets.
- ** Where a colonnade is provided, the setback shall be 0 feet.
- *** When an alley is not existing or proposed.
- **** Except 15' minimum when abutting residential and alley is not existing or proposed.

FLEX-BUILDING TYPE

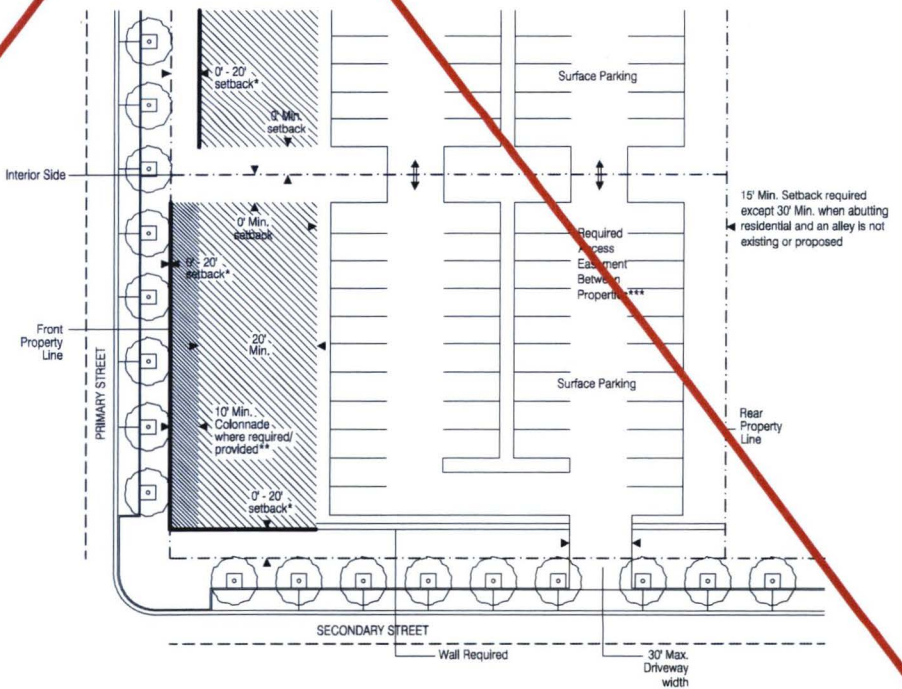
BUILDING MASSING



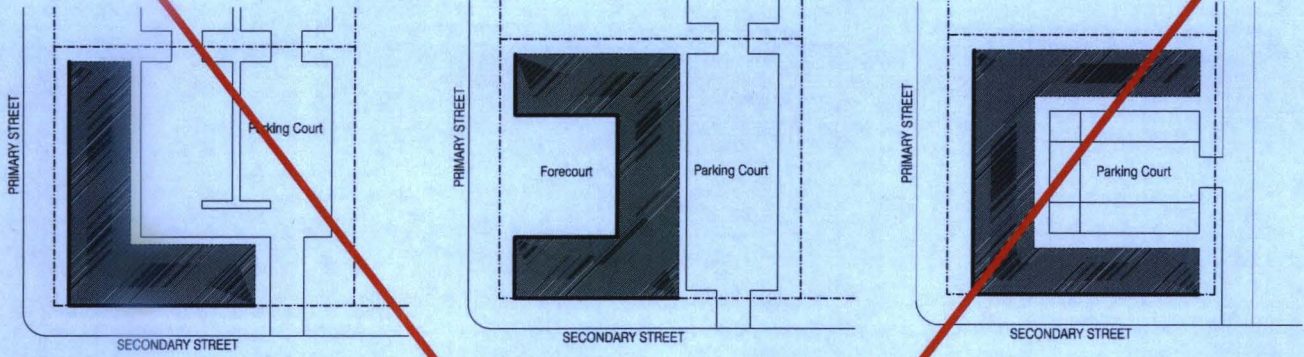
BUILDING CONFIGURATION



BUILDING SETBACKS



EXAMPLES OF SITE CONFIGURATION



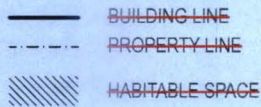
ILLUSTRATIVE EXAMPLES



SUB-DISTRICT: EDGE

DEFINITION:

buildings designed to respond to changes of function in a flexible way. The flex building is able to accept different internal configurations and easily adapt to its surroundings.



LOT STANDARDS:	MIN.	MAX.
a. Lot Width	75'	200'
b. Lot Depth	130'	N/A
c. Lot Coverage	N/A	80%
d. Lot Area	N/A	N/A
e. Pervious Area	40%	N/A
f. Front Setback	40' ^{**}	20'
g. Corner Side Setback	40' ^{**}	20'
h. Interior Side Setback	0'	N/A
i. Rear Setback	15' ^{***}	N/A

OPEN SPACE STANDARDS:

All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 40% of the site for common, private open space.

BUILDING FRONTAGE STANDARDS:

EDGE: 50% Minimum

NOTES:

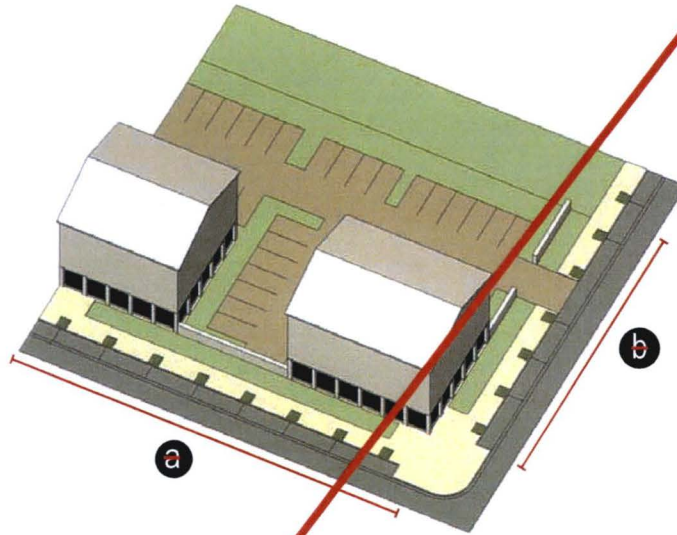
^{**} Please refer to the setback table for additional front setback requirements on specific streets. Where a colonnade is provided, the setback shall be 0 feet.

^{**} When an alley is not existing or proposed.

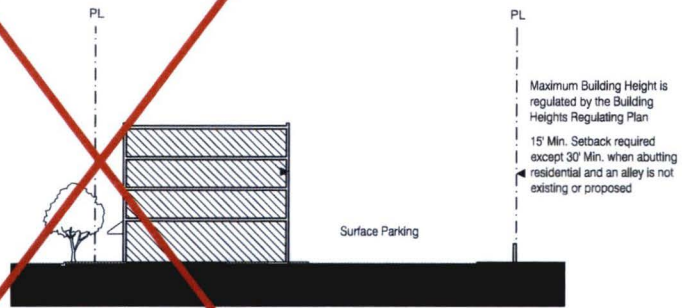
^{***} Except 30' minimum when abutting residential and alley is not existing or proposed.

FLEX BUILDING TYPE

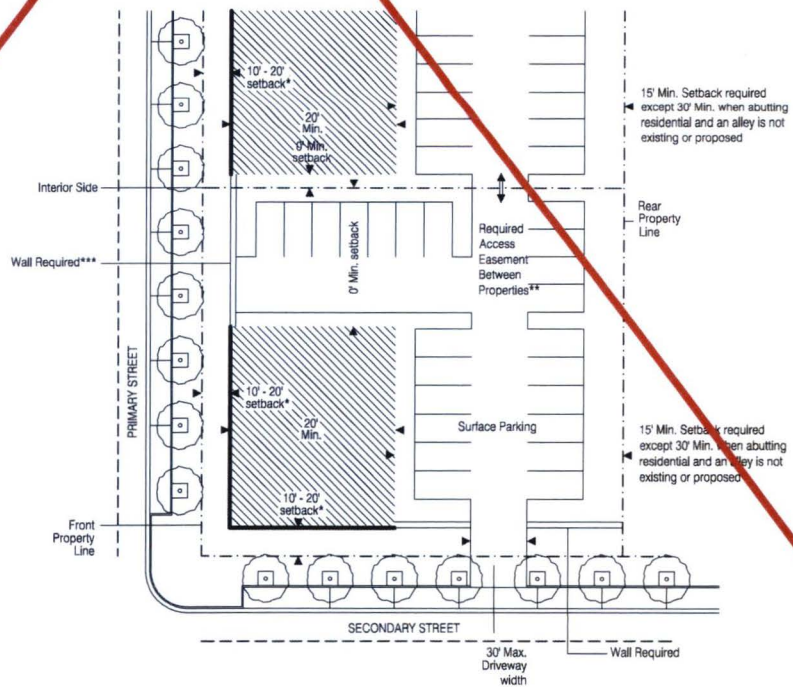
BUILDING MASSING



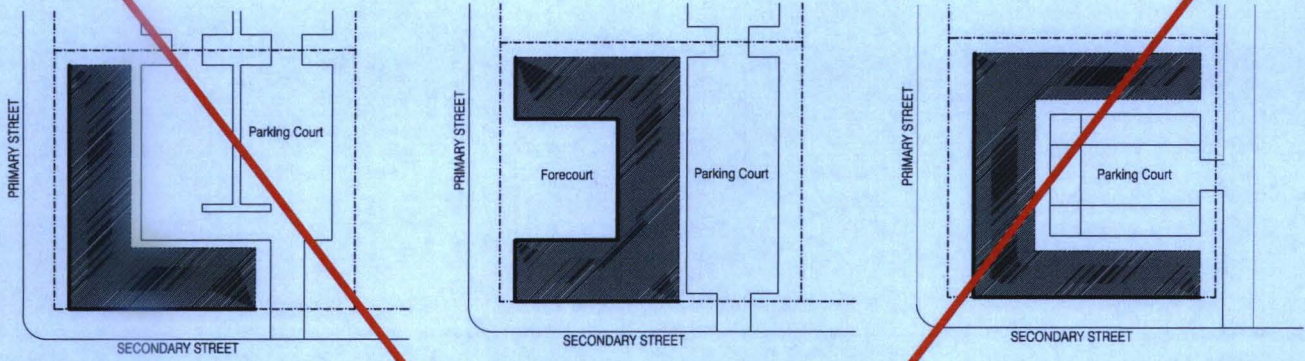
BUILDING CONFIGURATION



BUILDING SETBACKS



EXAMPLES OF SITE CONFIGURATION



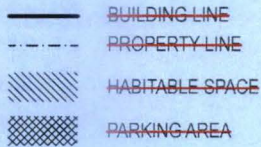
ILLUSTRATIVE EXAMPLES



SUB-DISTRICT: CORE / CENTER

DEFINITION:

a single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling.



LOT STANDARDS:	MIN.	MAX.
a. Lot Width	25'	30'
b. Lot Depth	70'	N/A
c. Lot Coverage	N/A	90%
d. Lot Area	4800-sf	N/A
e. Pervious Area	40%	N/A
f. Front Setback	0' ²	40'
g. Corner Side Setback	0' ²	40'
h. Interior Side Setback	0'	0'
i. Rear Setback	0'	5'

PARKING STANDARDS:

The parking shall be accessed from the rear off an alley.

OPEN SPACE STANDARDS:

In the Core Sub-district only a minimum of 200 square feet of private open space shall be required and a rear yard shall not be required. In the Center Sub-district a minimum of 400 square feet of private open space shall be required in the form of a rear yard.

BUILDING FRONTAGE STANDARDS:

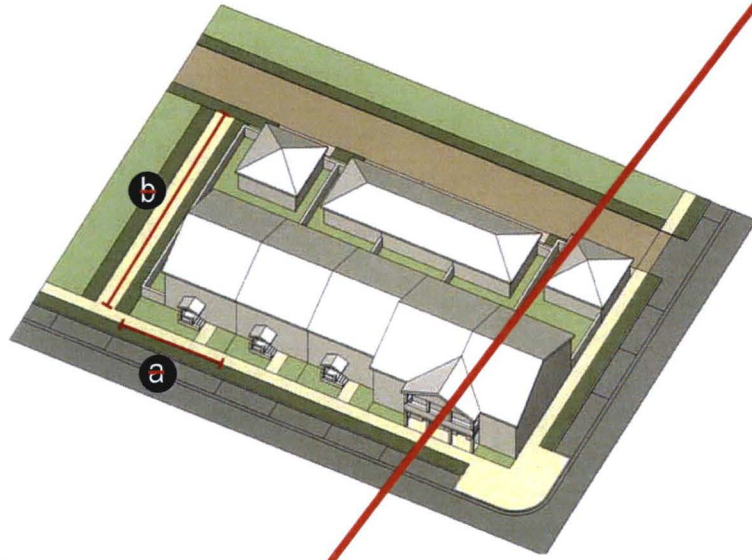
CORE: 90% Minimum
 CENTER: 80% Minimum

NOTES:

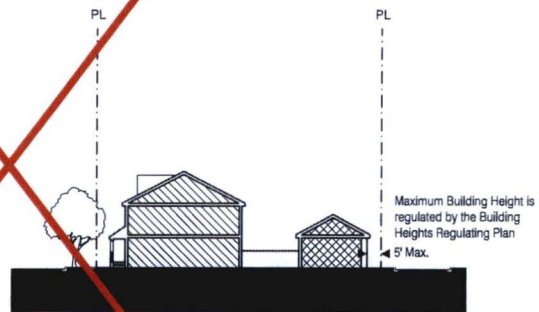
- ²Please refer to the setback table for front setback requirements on specific streets.
- 4-Townhouses shall provide a minimum of 15 feet between building groups and the length of a building group shall not exceed 240 feet.

TOWNHOUSE BUILDING TYPE

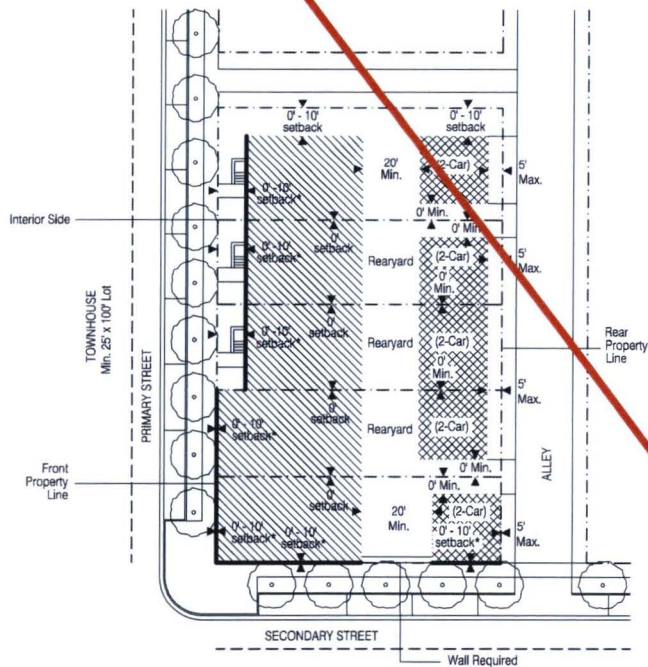
BUILDING MASSING



BUILDING CONFIGURATION



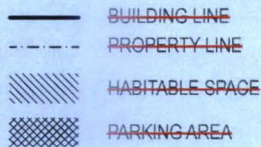
BUILDING SETBACKS



SUB-DISTRICT: EDGE

DEFINITION

a single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling.



LOT STANDARDS:	MIN.	MAX.
a. Lot Width	25'	30'
b. Lot Depth	70'	N/A
e. Lot Coverage	N/A	70%
d. Lot Area	4800 sf	N/A
e. Pervious Area	30%	N/A
f. Front Setback	40' ²	20'
g. Corner Side Setback	40' ²	20'
h. Interior Side Setback	0'	0'
i. Rear Setback	0'	5'

PARKING STANDARDS:

The parking shall be accessed from the rear off an alley.

OPEN SPACE STANDARDS:

In the Edge Sub-district a minimum of 400 square feet of private open space shall be required in the form of a rear yard.

BUILDING FRONTAGE STANDARDS:

EDGE: 70% Minimum

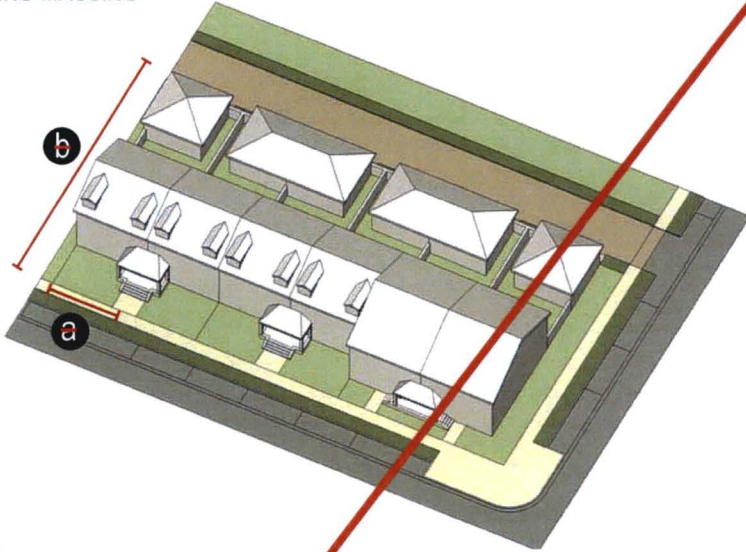
NOTES:

² Please refer to the setback table for front setback requirements on specific streets.

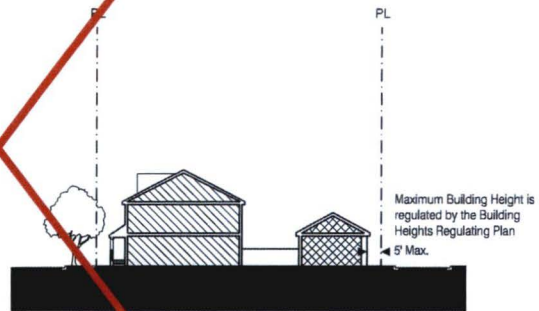
1. Townhouses shall provide a minimum of 15 feet between building groups and the length of a building group shall not exceed 240 feet.

TOWNHOUSE BUILDING TYPE

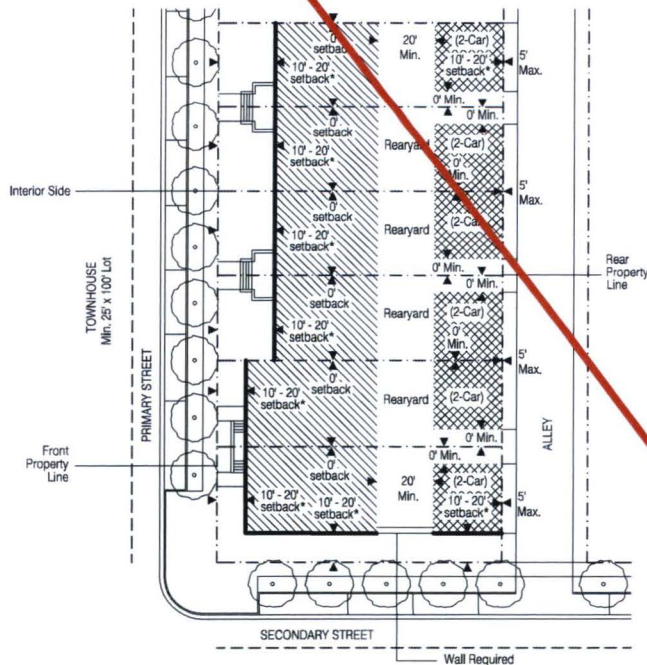
BUILDING MASSING



BUILDING CONFIGURATION



BUILDING SETBACKS



ZERO-LOT-LINE (SIDEYARD HOUSE AND COURTYARD HOUSE TYPE WITH ALLEY)

SUB-DISTRICT: CENTER / EDGE

DEFINITION:

Sideyard House: a detached dwelling distinguished by the provision of an uncovered porch on the side of the house. The side porch is screened from the view of the street by a wall or fence located within the build-to-zone.
Courtyard House: An attached dwelling unit distinguished by the provision of an open-air courtyard or atrium. The courtyard is enclosed on at least three sides by habitable space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the court.

- SY Sideyard
- CY Courtyard
- BUILDING LINE
- - - - PROPERTY LINE
- ▨ HABITABLE SPACE
- ▩ PARKING AREA

LOT STANDARDS:	SY	CY	SY	CY
	MIN.		MAX.	
a. Lot Width	50'	40'	60'	60'
b. Lot Depth	100'	100'	N/A	N/A
c. Lot Coverage	N/A	N/A	60%	70%
d. Lot Area	6000sf	4000sf		N/A
e. Pervious Area		30%		N/A
f. Front Setback	0'±	0'±	40'	40'
g. Corner Side Setback	0'±	0'±	40'	40'
h. Interior Side Setback	0'±15'	0'	0'	0'
i. Rear Setback	0'	0'	5'	5'

PARKING STANDARDS:

In the Center-Sub-district, parking shall be accessed from the rear off an alley.

OPEN SPACE STANDARDS:

In the Center/Edge Sub-district a minimum of 100 square feet of private open space shall be required in the form of a courtyard, sideyard or rear yard.

BUILDING FRONTAGE STANDARDS:

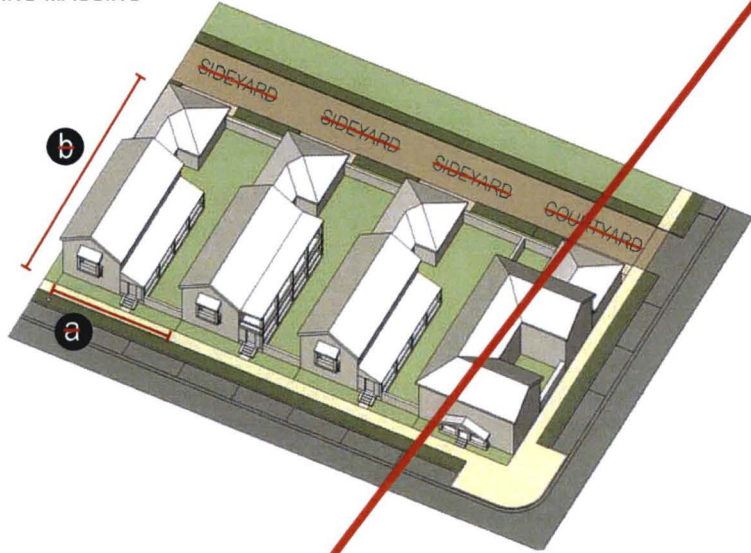
CENTER/EDGE: 60% Minimum (Sideyard)
 70% Minimum (Courtyard)

NOTES:

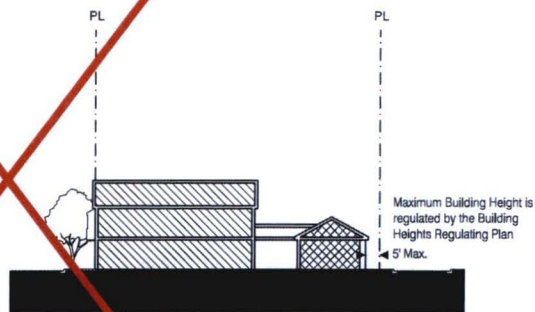
± Please refer to the setback table for front setback requirements on specific streets.

±± One side shall be 0 feet and the other a minimum of 15 feet.

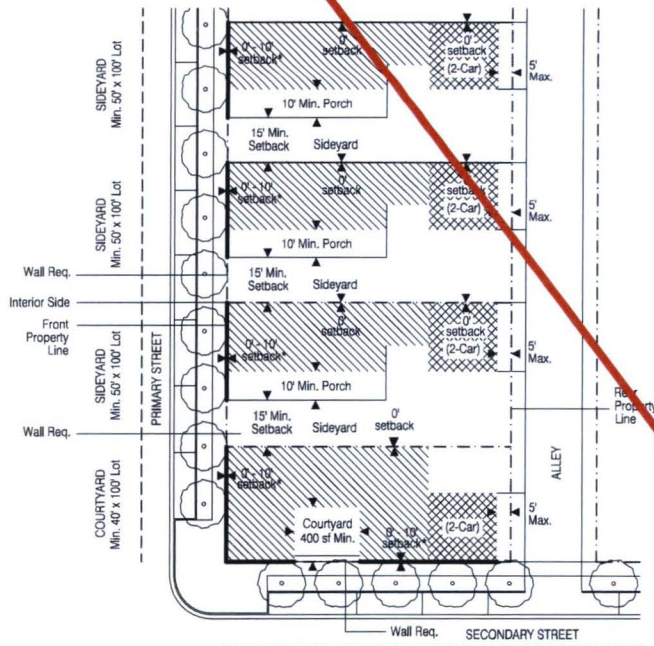
BUILDING MASSING



BUILDING CONFIGURATION SIDEYARD BUILDING TYPE



BUILDING SETBACKS



ZERO-LOT-LINE (SIDEYARD HOUSE AND COURTYARD HOUSE TYPE WITHOUT ALLEY)

SUB-DISTRICT: EDGE

DEFINITION:

Sideyard House: a detached dwelling distinguished by the provision of an uncovered porch on the side of the house. The side porch is screened from the view of the street by a wall or fence located within the build-to-zone.
Courtyard House: An attached dwelling unit distinguished by the provision of an open-air courtyard or atrium. The courtyard is enclosed on at least three sides by habitable space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the court.

- SY Sideyard
- CY Courtyard
- BUILDING LINE
- - - - PROPERTY LINE
- ▨ HABITABLE SPACE
- ▩ PARKING AREA

LOT STANDARDS:	SY		CY	
	MIN.	MAX.	MIN.	MAX.
a. Lot Width	50'	60'	40'	60'
b. Lot Depth	100'	N/A	100'	N/A
c. Lot Coverage	N/A	60%	N/A	70%
d. Lot Area	6000sf	N/A	4000sf	N/A
e. Pervious Area	30%	N/A		
f. Front Setback	0'*	25'	0'*	25'
g. Corner Side Setback	0'*	25'	0'*	25'
h. Interior Side Setback	0'/15'	0'	0'/	0'
i. Rear Setback	15'***	N/A	15'***	N/A

PARKING STANDARDS:

A Zaguan shall be utilized to provide access to the garage from the street in a Courtyard House. For Sideyard Houses the parking shall be accessed directly from the street.

OPEN SPACE STANDARDS:

In the Edge Sub-district a minimum of 400 square feet of private open space shall be required in the form of a courtyard, sideyard or rear yard.

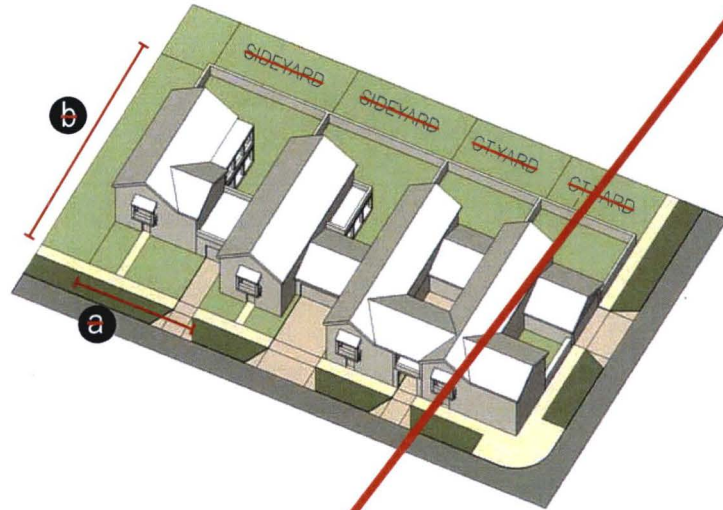
BUILDING FRONTAGE STANDARDS:

EDGE: 60% Min. (Sideyard) 70% Min. (Courtyard)
 Except a minimum of 50% shall be required when providing a two-car garage along the front. The garage shall not count towards the building frontage requirement. The two-car garage shall not be on the same building line as the building and shall be setback a minimum of 25' from the property line.

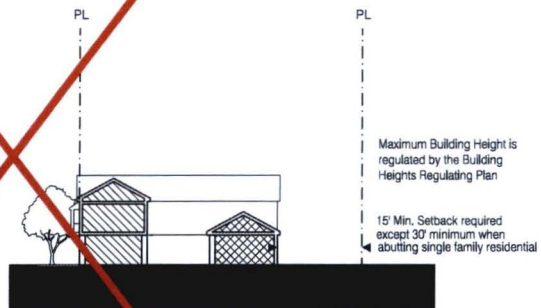
NOTES:

- * Please refer to the setback table for front setback requirements on specific streets.
- ** Except 30-foot minimum when abutting single family.
- *** One side shall be 0 feet and the other a minimum of 15 feet.

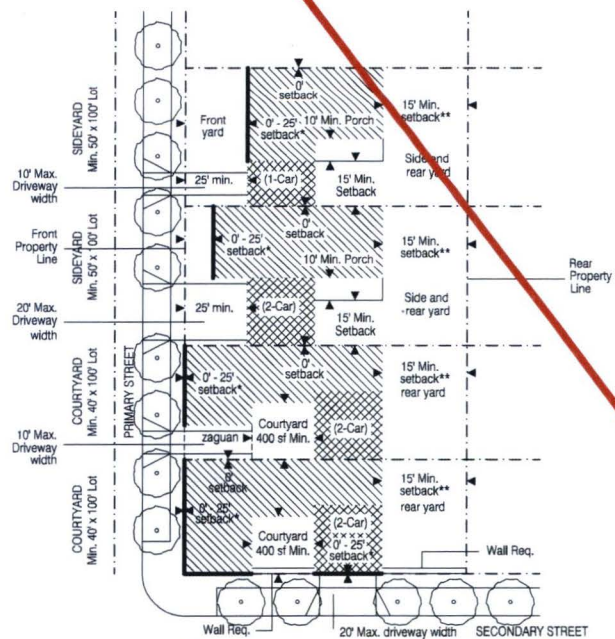
BUILDING MASSING



BUILDING CONFIGURATION COURTYARD-BUILDING TYPE



BUILDING SETBACKS

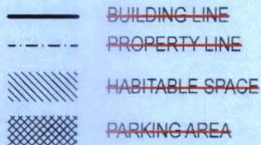


SINGLE FAMILY DWELLING TYPE (WITH ALLEY)

SUB-DISTRICT: EDGE

DEFINITION:

A single detached dwelling, other than a mobile home, containing a single dwelling unit.



LOT STANDARDS:	MIN.	MAX.
a. Lot Width	50'	440'
b. Lot Depth	400'	N/A
c. Lot Coverage	N/A	Note 1
d. Lot Area	5000-sf	N/A
e. Pervious Area	30%	N/A
f. Front Setback	45' ^{***}	25'
g. Corner Side Setback	45' ^{***}	25'
h. Interior Side Setback	7.5' ^{****}	N/A
i. Rear Setback	45' [*]	N/A

PARKING STANDARDS:

The parking shall be accessed from the rear off an alley.

OPEN SPACE STANDARDS:

A minimum of 400 square feet of private open space shall be required in the form of a rear yard.

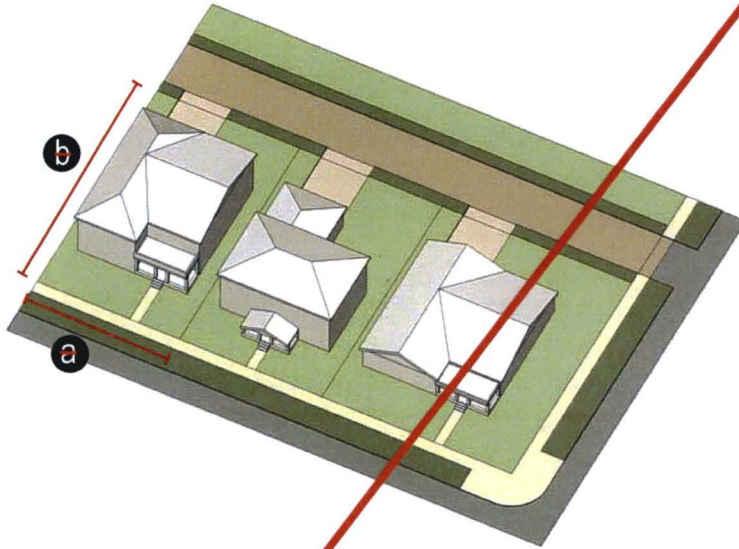
BUILDING FRONTAGE STANDARDS:

EDGE: 40% Minimum

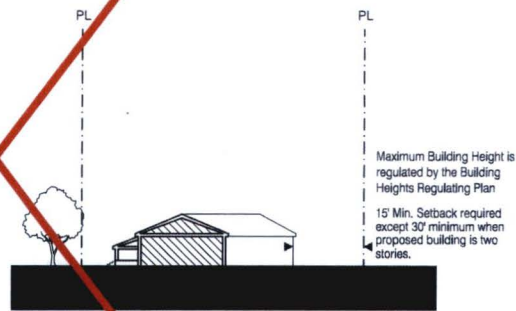
NOTES:

- ^{*} For lots 7,000-sf or greater, the rear setback shall be a minimum of 20 feet. In all cases, if the proposed building is 2 stories or more the rear setback shall be a minimum of 30 feet. Garages shall be setback a minimum of 25 feet from the rear lot line.
- ^{**} For lots 12,000-sf or greater, the front and corner side setback shall be a minimum of 35 feet.
- ^{***} For lots 12,000-sf or greater, the interior side setback shall be a minimum of 18 feet.
- ¹ For lots 12,000-sf or greater, the maximum lot coverage shall be 30%. For lots 5,000-sf - 12,000-sf, the maximum lot coverage shall be 40%.

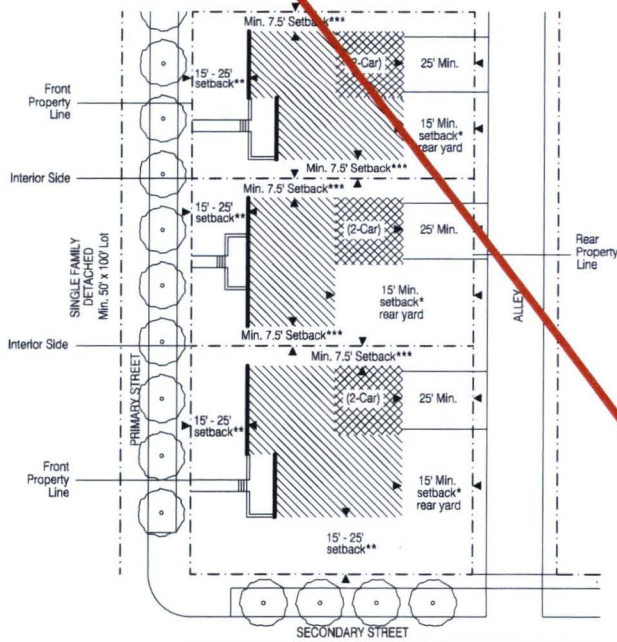
BUILDING MASSING



BUILDING CONFIGURATION



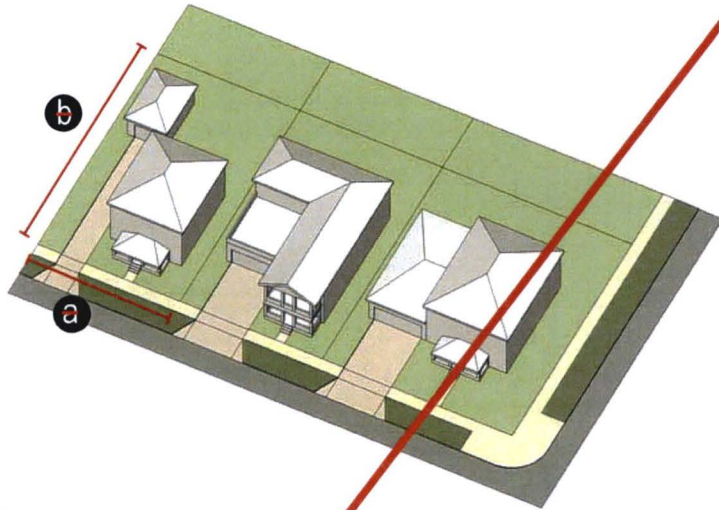
BUILDING SETBACKS



SUB-DISTRICT: EDGE

SINGLE FAMILY DWELLING TYPE (WITHOUT ALLEY)

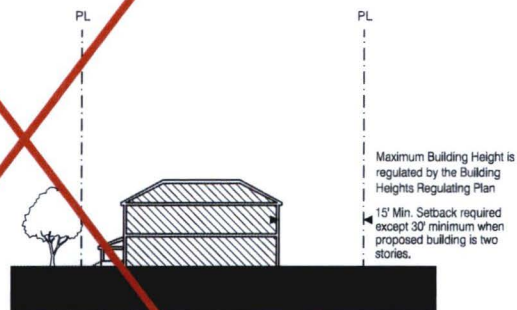
BUILDING MASSING



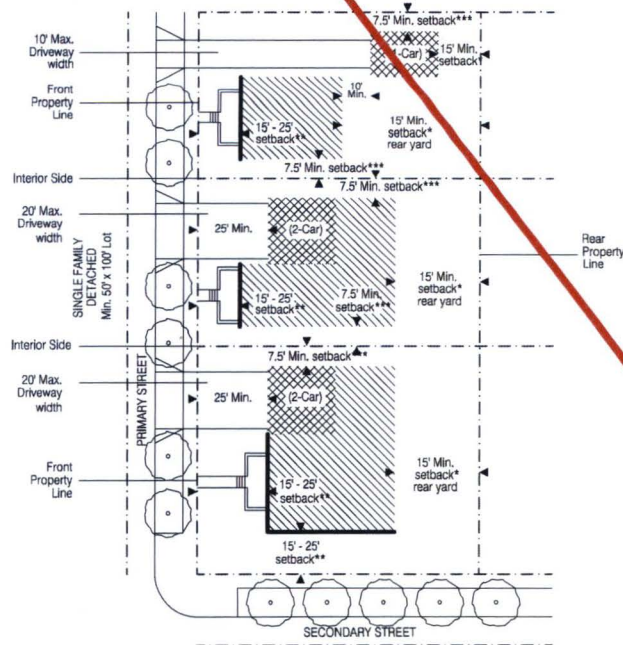
- BUILDING LINE
- PROPERTY LINE
- HABITABLE SPACE
- PARKING AREA

LOT STANDARDS:	MIN.	MAX.
a. Lot Width	50'	140'
b. Lot Depth	400'	N/A
c. Lot Coverage	N/A	Note 1
d. Lot Area	6000-sf	N/A
e. Pervious Area	30%	N/A
f. Front Setback	15' ^{**}	25'
g. Corner Side Setback	15' ^{**}	25'
h. Interior Side Setback	7.5' ^{***}	N/A
i. Rear Setback	15' ^{**}	N/A

BUILDING CONFIGURATION



BUILDING SETBACKS



OPEN SPACE STANDARDS:

In the Edge Sub-district a minimum of 400 square feet of private open space shall be required in the form of a rear yard.

BUILDING FRONTAGE STANDARDS:

EDGE: 40% Minimum

NOTES:

* For lots 7,000-sf or greater, the rear setback shall be a minimum of 20 feet. In all cases, if the proposed building is 2-stories or more the rear setback shall be a minimum of 30 feet.

** For lots 12,000-sf or greater, the front and corner side setback shall be a minimum of 35 feet. Garages shall be setback a minimum of 25 feet from the front lot line.

*** For lots 12,000-sf or greater, the interior side setback shall be a minimum of 18 feet.

1. For lots 12,000-sf or greater, the maximum lot coverage shall be 30%. For lots 5,000-sf - 12,000-sf, the maximum lot coverage shall be 40%.

ILLUSTRATIVE EXAMPLES

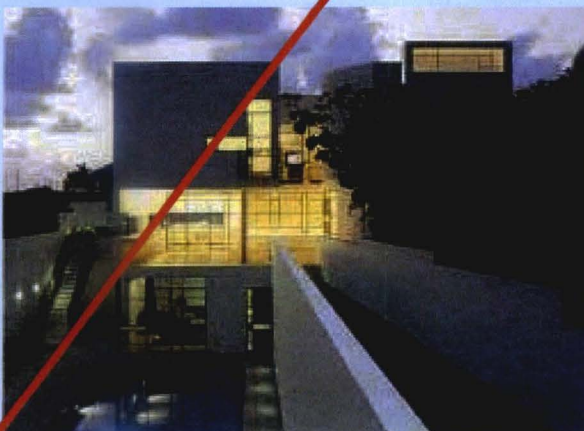
TOWNHOUSE BUILDING TYPE



ZERO-LOT LINE (SIDEYARD HOUSE TYPE)



ZERO-LOT LINE (COURTYARD HOUSE TYPE)



ZERO-LOT-LINE (COURTYARD HOUSE TYPE)



SINGLE FAMILY DWELLING TYPE



TABLE 155.3708.G.2.a: DPOD-SETBACKS

Area	Building Type	Setbacks (feet)								Setback-Notes	Minimum % of front and street side build-to-zones that must contain a principal building
		Frontl		Street Side		Interior Side		Rear			
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.		
		Build-to Zone		Build-to Zone		Build-to Zone		Build-to Zone			
Cere	Tower	0 (1,2)	20	0 (1,2)	20	0	N/A	0 (3)	N/A	#1—Refer to the Street Frontage list for additional front setback requirements on specific streets. #2—Where a 10 ft Minimum Colonnade is provided, the setback shall be 0 feet. #3—30 ft Min. required when abutting residential and no alley	90%
Cere	Liner	0 (1,2)	20	0 (1,2)	20	0	N/A	0 (3)	N/A	#1—Refer to the Street Frontage list for additional front setback requirements on specific streets. #2—Where a 10 ft Minimum Colonnade is provided, the setback shall be 0 feet. #3—30 ft Min. required when abutting residential and no alley	90%
Cere	Courtyard Building	0 (1,2)	20	0 (1,2)	20	0	N/A	0 (3)	N/A	#1—Refer to the Street Frontage list for additional front setback	90%

										requirements on specific streets. #2-Where a 10 ft Minimum Colonnade is provided, the setback shall be 0 feet. #3-30 ft Min. required when abutting residential and no alley	
Core	Flex	0 (1,2)	20	0 (1,2)	20	0	N/A	15 (3)	N/A	#1-Refer to the Street Frontage list for additional front setback requirements on specific streets. #2-Where a 10 ft Minimum Colonnade is provided, the setback shall be 0 feet. #3-30 ft Min. required when abutting residential and no alley	90%
Core	Townhouse	0 (1)	10	0 (1)	10	0	0	0	5	#1-Refer to the Street Frontage list for additional front setback requirements on specific streets.	90%
Center	Tower	0 (1,2)	20	0 (1,2)	20	0	N/A	0 (3)	N/A	#1-Refer to the Street Frontage list for additional front setback requirements on specific streets. #2-Where a 10 ft Minimum Colonnade is provided, the setback shall be 0 feet. #3-30 ft Min. required when abutting residential and no alley	80%
Center	Liner	0 (1,2)	20	0 (1,2)	20	0	N/A	0 (3)	N/A	#1-Refer to the Street Frontage list for additional	80%

											front setback requirements on specific streets. #2—Where a 10-ft Minimum Colonnade is provided, the setback shall be 0 feet. #3—30 ft Min. required when abutting residential and no alley	
Center	Courtyard Building	0 (1,2)	20	0 (1,2)	20	0	N/A	0 (3)	N/A	#1—Refer to the Street Frontage list for additional front setback requirements on specific streets. #2—Where a 10-ft Minimum Colonnade is provided, the setback shall be 0 feet. #3—30 ft Min. required when abutting residential and no alley	80%	
Center	Flex	0 (1,2)	20	0 (1,2)	20	0	N/A	15 (3)	N/A	#1—Refer to the Street Frontage list for additional front setback requirements on specific streets. #2—Where a 10-ft Minimum Colonnade is provided, the setback shall be 0 feet. #3—30 ft Min. required when abutting residential and no alley	80%	
Center	Townhouse	0 (1)	10	0 (1)	10	0	0	0	5	#1—Refer to the Street Frontage list for additional front setback requirements on specific streets.	80%	

Center	Zero-Lot Line (Courtyard House With Alley)	0 (1)	10	0 (1)	10	0/15 (2)	N/A	0	5	#1— Refer to the Street Frontage list for additional front setback requirements on specific streets. #2— One side shall be 0 feet and the other shall be a minimum of 15 ft.	70%
Center	Zero-Lot Line (Sideyard House With Alley)	0 (1)	10	0 (1)	10	0/15 (2)	N/A	0	5	#1— Refer to the Street Frontage list for additional front setback requirements on specific streets. #2— One side shall be 0 feet and the other shall be a minimum of 15 ft.	60%
Edge	Courtyard Building	10 (1,2)	20	10 (1,2)	20	15	N/A	15 (3)	N/A	#1— Refer to the Street Frontage list for additional front setback requirements on specific streets. #2— Where a 10 ft Minimum Colonnade is provided, the setback shall be 0 feet. #3— 30 ft Min. required when abutting residential and no alley	70%
Edge	Flex	10 (1,2)	20	10 (1,2)	20	0	N/A	15 (3)	N/A	#1— Refer to the Street Frontage list for additional front setback requirements on specific streets. #2— Where a 10 ft Minimum Colonnade is provided, the setback shall be 0 feet. #3— 30 ft Min. required when abutting residential and no alley	50%

Edge	Townhouse	10 (1)	20	10 (1)	20	0	0	0	5	#1 – Refer to the Street Frontage list for additional front setback requirements on specific streets.	70%
Edge	Zero-Lot Line (Courtyard House With Alley)	0 (1)	10	0 (1)	10	0/15 (2)	N/A	0	5	#1 – Refer to the Street Frontage list for additional front setback requirements on specific streets. #2 – One side shall be 0 feet and the other shall be a minimum of 15 ft.	70%
Edge	Zero-Lot Line (Courtyard House Without Alley)	0 (1)	25	0 (1)	25	0/15 (3)	N/A	15 (2)	N/A	#1 – Refer to the Street Frontage list for additional front setback requirements on specific streets. #2 – 30 ft Min. required when abutting single family #3 – One side shall be 0 ft and the other side shall be a minimum of 15 ft.	70% (Except a minimum of 50% shall be required when providing a two-car garage along the front. The garage shall not count towards the building frontage requirement. The two-car garage shall not be on the same building line as the building and shall be setback a minimum of 25' from the property line.)
Edge	Zero-Lot Line (Sideyard House With Alley)	0 (1)	10	0 (1)	10	0/15 (2)	N/A	0	5	#1 – Refer to the Street Frontage list for additional front setback requirements on specific streets. #2 – One side shall be 0 feet and the other shall be a minimum of 15 ft.	60%
Edge	Zero-Lot Line (Sideyard House Without Alley)	0 (1)	25	0 (1)	25	0/15 (3)	N/A	15 (2)	N/A	#1 – Refer to the Street Frontage list for additional front setback requirements on specific streets. #2 – 30 ft. Min. required when abutting single family	60% (Except a minimum of 50% shall be required when providing a two-car garage along the front. The garage shall not count towards the building frontage requirement. The two-car garage shall not be on the same building line as the building and shall be setback a minimum of 25' from the property line.)

											#3— One side shall be 0 ft and the other shall be a minimum of 15 ft.	
Edge	Detached SF With Alley	15 (1)(5)	25 (1)	15 (1)	25 (1)	7.5 (2)	N/A	15 (3,4)	N/A	<p>#1— For lots 12,000-sf or greater, the front and street side setback shall be a minimum of 35 feet.</p> <p>#2— For lots 12,000-sf or greater, the side setback shall be a minimum of 18 feet.</p> <p>#3— For lots 7,000-sf or greater, the rear setback shall be a minimum of 20 feet.</p> <p>#4— In all cases, if the proposed building is 2 stories or more the rear setback shall be a minimum of 30 feet.</p> <p>#5— Garages shall be setback a minimum of 25 feet from the front lot line.</p>	40%	
Edge	Detached SF Without Alley	15 (1)(5)	25 (1)	15 (1)	25 (1)	7.5 (2)	N/A	15 (3,4)	N/A	<p>#1— For lots 12,000-sf or greater, the front and street side setback shall be a minimum of 35 feet.</p> <p>#2— For lots 12,000-sf or greater, the side setback shall be a minimum of 18 feet.</p> <p>#3— For lots 7,000-sf or greater, the rear setback shall be a minimum of 20 feet.</p> <p>#4— In all cases, if the proposed building is 2 stories or more the rear setback shall be a minimum of 30 feet.</p>	40%	

										#5 Garages shall be setback a minimum of 25 feet from the front lot line.	
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TABLE 155.3708.G.3: DPOD LOT STANDARDS

Area	Building Type	Lot Standards							Open Space	Additional Notes
		Lot Width - FT		Lot Depth - FT		Lot Coverage	Lot Area - SF	Pervious Area		
		Min.	Max.	Min.	Max.	Max.	Min.	Min.		
Core	Tower	200	250	200	N/A	90%	N/A	10%	All multi-family residential, live-work units and mixed use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space	N/A
Core	Liner	125	300	170	N/A	90%	N/A	10%	All multi-family residential, live-work units and mixed use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space	N/A
Core	Courtyard Building	150	200	160	N/A	90%	N/A	10%	All multi-family residential, live-work units and mixed use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space	N/A
Core	Flex	75	200	130	N/A	90%	N/A	10%	All multi-family residential, live-work units and mixed use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space	N/A
Core	Townhouse	25	30	70	N/A	90%	1,800 sf	10%	Minimum of 200 sf of private open space shall be required and a rear yard shall not be required	Townhouses shall provide a minimum of 15 feet between building groups and the length of a building group shall not exceed 240 feet.
Center	Tower	200	250	200	N/A	90%	N/A	10%	All multi-family residential, live-work units and mixed use developments with residential dwellings shall reserve	N/A

									a minimum of 10% of the site for common, private open space	
Center	Liner	125	300	170	N/A	90%	N/A	10%	All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space	N/A
Center	Courtyard Building	150	200	160	N/A	90%	N/A	10%	All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space	N/A
Center	Flex	75	200	130	N/A	90%	N/A	10%	All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space	N/A
Center	Townhouse	25	30	70	N/A	90%	1,800 sf	10%	Minimum of 400 sf of private open space shall be required in the form of a rear yard.	Townhouses shall provide a minimum of 15 feet between building groups and the length of a building group shall not exceed 240 feet.
Center	Zero-Lot Line (Courtyard House With Alley)	40	50	100	N/A	70%	4,000 sf	30%	Minimum of 400 sf of private open space shall be required in the form of a courtyard, sideyard or rear yard.	N/A
Center	Zero-Lot Line (Sideyard House With Alley)	50	60	100	N/A	60%	5,000 sf	30%	Minimum of 400 sf of private open space shall be required in the form of a side yard. The required sideyard shall be a minimum of 15 ft wide.	N/A
Edge	Courtyard Building	150	200	160	250	80%	N/A	10%	All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space	N/A
Edge	Flex	75	200	130	N/A	80%	N/A	10%	All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve	N/A

									a minimum of 10% of the site for common, private open space	
Edge	Townhouse	25	30	70	N/A	70%	1,800 sf	30%	Minimum of 400 sf of private open space shall be required in the form of a rear yard.	N/A
Edge	Zero-Lot Line (Courtyard House With Alley)	40	50	100	N/A	70%	4,000 sf	30%	Minimum of 400 sf of private open space shall be required in the form of a courtyard, sideyard or rear yard.	N/A
Edge	Zero-Lot Line (Courtyard House Without Alley)	40	50	100	N/A	70%	4,000 sf	30%	Minimum of 400 sf of private open space shall be required in the form of a courtyard, sideyard or rear yard.	N/A
Edge	Zero-Lot Line (Sideyard House With Alley)	50	60	100	N/A	60%	5,000 sf	30%	Minimum of 400 sf of private open space shall be required in the form of a side yard. The required sideyard shall be a minimum of 15 ft wide.	N/A

155.3709. EAST OVERLAY DISTRICT (EOD)

A. Purpose

The East Overlay District (EOD) is established and intended to encourage an urban form that promotes transit usage and pedestrian oriented development in the area connecting the Downtown Pompano Beach Overlay District and the Atlantic Boulevard Overlay District. The purpose of the district standards is to stimulate economic revitalization, create a pedestrian-friendly environment and promote mixed-use development. It is also intended to help implement the Pompano Beach Transportation Corridor Study Transformation Plan and the Pompano Beach Community Redevelopment Plan for the East Pompano Beach Redevelopment District.

B. Applicability

1. General

- a. These standards apply to all land within the East Overlay District (EOD), as delineated on the Official Zoning Map.
- b. These standards replace or supplement the use, intensity, dimensional, and development standards applicable to the underlying base district. If EOD standards directly conflict with those governing an underlying base district, the EOD standards shall govern. If land within the district is classified as a planned development (PD) zoning district, the planned development district's regulations shall govern. New Planned Development Zoning Districts (PDs) shall not be permitted after the date of the adoption of this ordinance.

2. Existing Uses

a. Permitted Auto-Oriented Uses

- i. Notwithstanding the standards applicable in Transit Oriented (TO) District or in the EOD, the following auto-oriented/auto-centric uses and auto-oriented/auto-centric use categories shall be permitted in the EOD, provided they shall only be permitted at locations approved for such use prior to the date of the adoption of this ordinance:
 - (A) Section 155.4202.D: Dwelling, Single Family.
 - (B) Section 155.4202.F: Dwelling, Two-Family.
- ii. The permitted auto-oriented uses shall be exempt from compliance with all TO and EOD Standards and can be redeveloped as the same principal use.
- iii. Until such time that the permitted auto-oriented use converts to a new principal use, the permitted auto-oriented uses, including the structures and lots, shall be governed by the development standards for the previous Zoning District, including but not limited to all applicable Application Specific Review Procedures in Article 2, Use Standards in Article 4, Development Standards in Article 5, Nonconformities Standards in Article 7, and Interpretation Standards in Article 9.

b. Existing Structures and Lots used for Places of Worship

- i. Structures and lots approved for use as a Place of Worship, including lots approved for off-street parking for a Place of Worship, prior to the date of the adoption of this ordinance shall be exempt from compliance with all Transit Oriented (TO) and EOD Standards until such time that the Place of Worship converts to a new principal use type.
- ii. Until such time that the Place of Worship converts to a new principal use type, the structures and lots approved for a Place of Worship shall be governed by the development standards for the previous Zoning District, including but not limited to all applicable Application Specific Review Procedures in Article 2, Use Standards in Article 4, Development Standards in Article 5, Nonconformities Standards in Article 7, and Interpretation Standards in Article 9.
- c. Existing parks and recreational areas designated as PR in the Use-Areas/Density Regulating Plan shall be governed by the Parks and Recreation (PR) Zoning District regulations, Section 155.3502.

C. Regulating Plans

The Regulating Plans applied to the EOD are intended to govern development standards, designating the locations where the various standards apply. Unless otherwise noted, all development shall be in compliance with the Regulating Plans. The Regulating Plans for the EOD include the following:

- I. The Sub-Areas/Building Heights Regulating Plan, Diagram 155.3709.D (Specified in Part D)

2. The Use-Areas/Density Regulating Plan, Diagram 155.3709.E (Specified in Part E)
3. The Street Network Connectivity Regulating Plan, Diagram 155.3709.F.1 and the Street Development Regulating Diagrams, Diagram 155.3709.F.2 (Specified in Part F)
4. The Designated Publicly Accessible Open Space and Greenway System Regulating Plan, Diagram 155.3709.H (Specified in Part H)
5. The Building Typology and Placement Regulating Diagrams, Section 155.3501.O.4 (Specified in Part I)

D. Sub-Areas/Building Heights Regulating Plan

The Sub-Areas/Building Heights Regulating Plan is intended to delineate the areas where different types of development intensities are permitted in order to establish compatibility with the single-family neighborhoods.

1. Sub-area designations

The area where the most intense development is permitted is within the Core Sub-Area. The area where a transitional intensity is permitted is within the Center Sub-Area. The area where the least intensity is permitted is within the Edge Sub-Area.

2. Building height designations

All new and modifications to existing development shall comply with the building height standards found within the Sub-Areas/Building Heights Regulating Plan. When one property or parcel is regulated by two different height standards, the Sub-Areas/Building Heights Regulating Plan shall be referred to for the depth of each building height zone. In addition, the following shall apply:

- a. Areas intended for commercial uses on the ground floor of all non-residential and mixed-use buildings shall be a minimum of 12 feet in height; and
- b. Buildings higher than 6 stories shall be developed according to the Tower building type standards.

E. Use-Areas/Density Regulating Plan

The Use-Areas/Density Regulating Plan is intended to delineate the areas where different types of land uses and densities are permitted in order to establish compatibility with the single-family neighborhoods.

1. Use-area designations and standards

The designation of moderate- to high-intensity, compact, mixed-use, and pedestrian-oriented development, within walking distance of the commercial core and transit routes and facilities, is intended to provide a critical mass of housing and improve walkability of the district.

- a. The following is encouraged:
 - i. High-activity nonresidential uses such as retail shops and restaurants at street level along E Atlantic Blvd and Federal Hwy, to enable the appropriate natural surveillance of the public realm to ensure safety and activity along the corridors and create the sense of a vibrant and active urban center.
 - ii. A compatible transition between the district's commercial/mixed-use areas and lower-intensity residential neighborhoods and between the district and adjacent residential neighborhoods, where applicable.
- b. The following shall apply:
 - i. All new and existing development shall comply with the standards found within the Use-Areas/Density Regulating Plan and the Principal Uses Regulating Table 155.3709.E.2. The Use-Areas/Density Regulating Plan separates the EOD into use areas. Table 155.3709.E.1 lists the Use Areas and the requirements of Residential and Nonresidential Uses within the two mixed-use Use Areas (MM and MUR) of the EOD.

TABLE 155.3709.E.1: MIXED-USE USE AREAS WITH REQUIREMENTS FOR RESIDENTIAL AND NONRESIDENTIAL USES

Note: This table is best viewed in PDF

TABLE 155.3709.E.1: MIXED-USE USE AREAS WITH REQUIREMENTS FOR RESIDENTIAL AND NONRESIDENTIAL USES		
USE AREA	RESIDENTIAL	NONRESIDENTIAL
<u>MM: Mixed Use Main Street</u>	<u>For buildings abutting East Atlantic Blvd or Federal Highway. Not Permitted on the first 20-feet of depth on the 1st Floor fronting East Atlantic Blvd and US-1 except residential lobby entrances can be up to 50% of frontage, optional on 2nd floor and above.</u> <u>For portions of buildings not abutting East Atlantic Blvd or Federal Highway optional on 1st Floor and above.</u>	<u>For buildings abutting East Atlantic Blvd or Federal Highway.</u> <u>Required on the first 20-feet of depth on the 1st Floor fronting East Atlantic Blvd or Federal Highway, optional on 2nd floor and above.</u> <u>For portions of buildings not abutting East Atlantic Blvd and US-1, optional on 1st Floor and above.</u>
<u>MUR: Mixed Use Residential</u>	<u>Optional on 1st and 2nd Floor</u> <u>Required on 3rd Floor and above</u>	<u>Optional on 1st and 2nd Floor</u>

c. Principal Uses Regulating Table

Table 155.3709.E.2 includes the principal uses permitted in the EOD along with any required restrictions on such uses, for each of the use areas listed above. Principal uses not included in Table 155.3709.E.2 are not permitted in the EOD. Principal uses in the EOD shall be subject to the use-specific standards as provided for in Part 2, of Article 4, unless specifically noted otherwise in Section 155.3709.E.1.e (Modified Use Standards).

d. Permitted Accessory Uses and Structures

Accessory uses and structures in the EOD shall be subject to the use-specific standards as provided for in Part 3, of Article 4. The following accessory uses shall be allowed by right in the EOD:

- i. Walk-up window service as accessory to an eating or drinking establishment.
- ii. Outdoor display of merchandise for sale or rental as accessory to a retail sales and service use, in accordance with the standards in Section 155.4303.U, Outdoor Display of Merchandise, and the following:
 - a. Outdoor Display of Merchandise is permitted only on private property and private sidewalks.
- iii. Outdoor seating as accessory to an eating or drinking establishment (including sidewalk cafes), in accordance with the standards in Section 155.4303.V.

e. Modified Use Standards

The following use-specific standards are modified for the EOD:

- i. Community Center, Library, and Civic Centers owned or operated by the City or CRA are permitted to have accessory use of outdoor musical performances (located not totally and permanently enclosed within a building) and are exempt from the requirements to obtain a permit in accordance with City Code Section 132.26 (Outdoor Musical Performance).
- ii. Civic Centers shall be exempt from the requirement to be located on a lot with an area of at least five acres in accordance with Section 155.4211.A.3.a (Civic Center).
- iii. Arena, stadium, or amphitheater shall be exempt from the requirement to be located on a lot with an area of at least five acres in accordance with Section 155.4217.B.3.a (Arena, stadium, or amphitheater).
- iv. Parking Deck or Garage (as a Principal Use) shall be designed in a manner that encourages pedestrian and transit usage.
- v. In the Core Sub-Area, eating and drinking establishments with outdoor seating, fronting on Atlantic Blvd and Federal Hwy only, shall be exempt from the restriction on sound production or

- reproduction machine or device in accordance with Section 155.4303.V.3.a (Outdoor Seating, including Sidewalk Cafes (as accessory to an eating and drinking establishment)).
- vi. A consignment boutique shall only be permitted outside of the first 20-feet of depth of a building that fronts on Atlantic Boulevard or Federal Hwy.
 - vii. A medical office shall only be permitted provided it complies with the following standards:
 - a. Hours of operations open to the public for treatment are limited to 7:00 a.m. until 7:00 p.m.
 - b. Medical offices fronting on Atlantic Boulevard shall not have any space used for patient examination in the first 20-feet of depth of the building abutting Atlantic Boulevard.
 - viii. A personal services establishment whose principal services are massage therapy shall only be permitted provided it complies with the following standards:
 - a. Hours of operations for treatment are limited to 7:00 a.m. until 7:00 p.m.
 - b. Public access is limited to a storefront abutting a street.
 - c. Special exception approval is required if the establishment is located less than 1,000 feet from another personal services establishment whose principal services are massage therapy. For purposes of this subsection, the distance shall be measured from the pedestrian building entrances.
 - ix. Brewpubs may be permitted to produce up to 930,000 gallons of fermented malt beverage annually, provided they comply with the following standards:
 - a. No more than 75% of the total gross floor area of the brewpub shall be used for the brewery function including, but not limited to, the brew house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
 - b. At least 10% of the total gross floor area or 1,000 square feet whichever is greater, shall be used for an accessory commercial component (i.e., tasting room and retail showroom); and
 - c. The brewery function shall be carried out so as to not allow the emission of objectionable or offensive odors or fumes in such concentration as to be readily perceptible at any point at or beyond the brewpub.

2. Density area designations and standards

- a. All new and existing development shall comply with the standards found within the Use-Areas/Density Regulating Plan which separates the EOD into seven density areas.
- b. The density areas, along with their required minimum and maximum residential densities are shown on the Use-Areas/Density Regulating Plan. Density Areas with a minimum density of 0 signifies the density area does not require residential units; rather residential density is optional. However, if residential units are developed they shall comply with the minimum and maximum residential densities in accordance with the net acre requirement.
- c. Density Calculations:
 - i. Parcels with two or more density area designations shall determine the number of units permitted on the parcel by calculating the number of units permitted in each density area separately.
 - a. For example, a parcel has 10 acres of which 5 acres are in the MM(0-24) density area and 5 acres are in the MM(0-60) density area.

$$\begin{aligned} 5 \text{ acres} \times 24 \text{ units/acre} &= 120 \text{ units} \\ 5 \text{ acres} \times 60 \text{ units/acre} &= 300 \text{ units} \\ \text{Total units permitted} &= 420 \text{ units} \end{aligned}$$
 - ii. Development parcels with two or more density area designations shall unify for development purposes and may cluster units, provided:
 - a. the total number of units built does not exceed the total number of units permitted for each parcel (see the example above), and including eligible density bonuses;
 - b. the maximum permitted building height as shown in the Sub-Areas/Building Height Regulating Plan is not exceeded; and
- d. **Density Bonus Options**
In addition to the maximum densities demonstrated on the Use Areas/Density Regulating Plan, properties within the EOD may be eligible for a density bonus in accordance with Table 155.3709.E.3.

In no case shall a property be permitted to utilize a Density Bonus Option more than once, however, any combination of Options shall be permitted. In no case shall a property be permitted to exceed 150 dwelling units per acre.

TABLE 155.3709.E.3: Density Bonus Options

Bonus Option	Sub-Area	Density Bonus	Requirement
#1	Core and Center	20 units/acre	All new non-residential, multi-family residential and mixed-use construction that provide public art using one or a combination of the following strategies: <ol style="list-style-type: none"> 1. A fee equal to 1 percent of the project's construction costs or \$250,000 whichever is less; 2. A piece of artwork valued at 1 percent of the project's construction costs or a maximum of \$250,000, whichever is less. <ol style="list-style-type: none"> a. The artwork shall be accessible to the public and may be displayed in public open spaces or areas along the street abutting the building. b. Public art shall be required to receive a recommendation by the Public Art Committee and approval from the City Commission. c. Funds, or an appropriate bonding instrument, shall be placed in escrow at the time of building permit and will be held until the art is approved after installation.
#2	Core and Center	20 units/acre	Properties that provide a designated public open space or publically accessible open space a minimum of 4,800 square feet or a combination of up to three designated public open spaces or publicly accessible open space a total of 4,800 square feet.
#3	Core and Center	20 units/acre	Development which achieves at least 28 points in accordance with Table 155.5802, Sustainable Development Options and Points or is designated LEED Gold or Platinum.
#4	Core	10 units/acre	Properties that provide cross block connection through a pedestrian passage a minimum of 15 feet wide.
#5	Core	40 units/acre	Properties that provide public parking in accordance with the following: <ol style="list-style-type: none"> a. The minimum number of spaces required for off-street parking are provided using one or more of the Off-street Parking Alternatives; b. A minimum of 10% of the parking spaces are reserved for public parking. The 10% of parking spaces shall be calculated by multiplying the required spaces for the total units including any density bonuses x 10%. (Total required parking spaces X 0.1 = public parking spaces). c. A lease agreement with the City, at a rate established by the City, shall be recorded for a term not less than 50 years
#6	Core	20 units/acre	Properties that provide structured parking to accommodate 100% of the total required parking need for the development.
#7	Core	20 units/acre	Properties that provide a minimum of 25% of residential units as small studio or 1 bedroom units. This shall be units that are 600 square feet or less.

F. Street Network Connectivity Regulating Plan and Street Design Standards

The Street Network Connectivity Regulating Plan is intended to show the approximate location of existing and required new streets needed to create the prescribed network of streets within the EOD. This plan also establishes the hierarchy of the streets within the EOD. All streets shall be located according to the Street Network Connectivity Regulating Plan for the EOD. The intent of the Street Design Standards is to ensure that streets are improved based on street design parameters that enhance the streetscape and encourage walking and biking.

I. Modified Street Standards

The street standards specified in Section 155.3501.H shall apply except as modified herein:

- a. Only specific existing alleys and tertiary streets, as specified in the Street Network Connectivity Regulating Plan, may be deleted for the purpose of assembling parcels for development. All other existing and new alleys/service roads and tertiary streets shall be required and may be modified with respect to alignment only. In addition, the following shall apply:

- i. The vacation of SE 3rd Avenue shall only be permitted to occur if the proposed development to the east of the existing public park provides the following:
 - (A) Building frontage and active uses along the ground floor for the first 20-feet of depth of the building fronting the public park, Atlantic Boulevard and waterway;
 - (B) Vehicular access off a new alley/service road located on the east side of the proposed development;
 - (C) Public Parking: In addition to the minimum number of spaces required for off-street parking, the developer shall reserve a minimum of ten percent, of the required off-street parking spaces, for public parking to serve the patrons of the park. A lease agreement with the City, at a rate established by the City, shall be recorded for a term not less than 50 years; and
 - (D) Service access for the South Florida Water Management Facility along the waterway.

2. Street Development Regulating Diagrams

All streets shall be designed according to the typical street sections and standards specified in the Street Development Regulating Diagrams to the extent possible in coordination with the City Engineer. Streets not specifically mentioned shall follow one of the typical sections that corresponds with the width of the right-of-way, the Sub-Area the building is within, and whether the street is a designated Greenway.

G. Block Requirements.

The following standards for blocks shall apply to property with a minimum area of 2.3 acres (100,000 sq ft):

- a. The maximum length of a block in the EOD shall be 530 feet for properties east of US1 and 630 feet for properties west of US1.
- b. The maximum perimeter of a block in the EOD shall be 1,560 feet for properties east of US1 and 1,760 feet for properties west of US1.
- c. The Director of Development Services or his/her designee shall have the authority to adjust administratively the requirements for maximum block length and/or perimeter, for up to 10 percent of the required measurement.

H. The Designated Publicly Accessible Open Space and Greenway System Regulating Plan.

The Designated Publicly Accessible Open Space and Greenway System Regulating Plan is intended to locate existing public open spaces, the new designated publicly accessible greenway system, and the new designated publicly accessible waterway system which shall be shown in all development plans.

- 1. The intent of the waterfront promenade design standards is to ensure continuous public access and open space along the waterfront as a public amenity.

2. General Waterfront Design Standards for properties abutting the Intracoastal Waterway

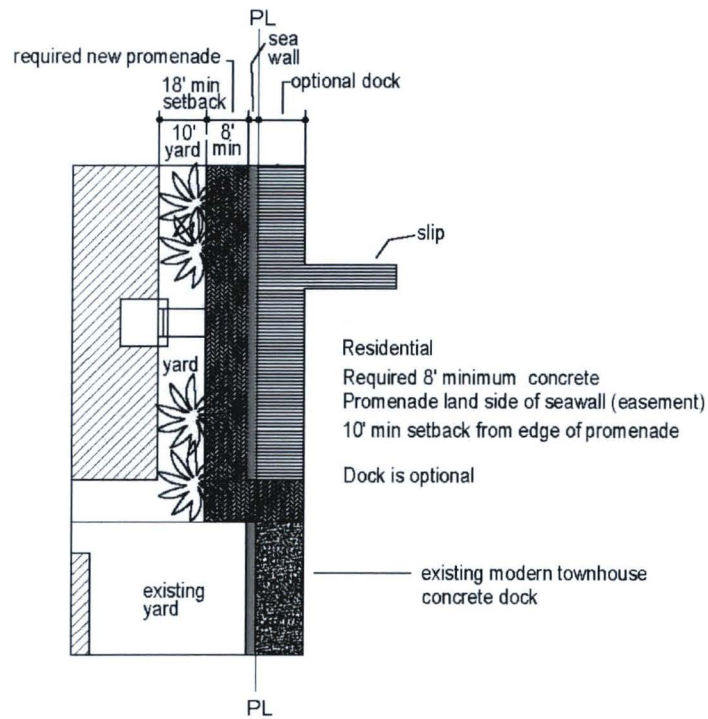
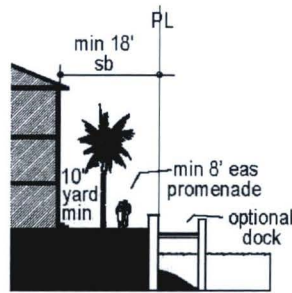
Development along the Intracoastal Waterway shall be required to provide the following:

- a. Pedestrian Passageway providing access to the waterfront and the nearest sidewalk adjacent to public right of way, where applicable;
- b. Wayfinding signage shall be provided that indicates the public access point from the public R.O.W., where applicable;
- c. Public access along waterfront promenade;
- d. Pervious pavement and/or heat reducing pavement;
- e. Shading, either via landscaping or canopies or both;
- f. Lighting, including the use of solar lighting within the promenade, where practical; and
- g. Pedestrian features such as benches and trash receptacles.

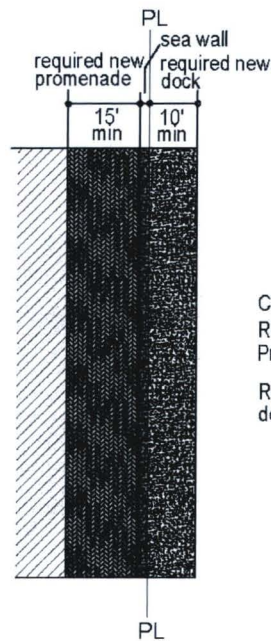
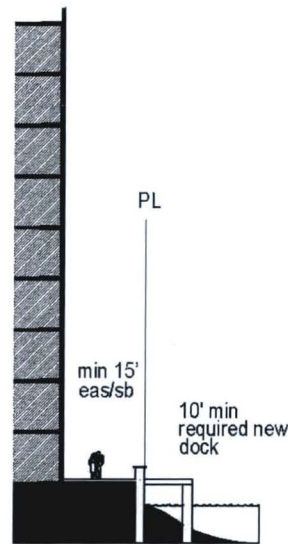
3. Specific Waterfront Promenade Design Standards

All waterfront promenades shall be designed according to the typical promenade sections and standards specified below.

- a. Residential Waterfront Promenade – The dedication and development of the residential waterfront promenade is applicable to any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 49 percent of the market value of the building or structure before the improvement or repair is started.



- i. An 8-foot easement shall be required on the waterfront, as redevelopment occurs, for the establishment of a concrete waterfront promenade along the land side of the seawall for residential development.
 - ii. The setback shall be a minimum of 18 feet from the waterfront property line.
 - iii. Docks are optional on the water side of the seawall and shall not be required to be publicly accessible.
 - iv. 100 percent of the easement/promenade shall be publicly accessible, clear and unobstructed for pedestrians.
 - v. Minimum building frontage (active-use) requirements for the first 20-feet of depth of the building fronting the promenade are 90% in the Core, 80% in the Center, and 70% in the Edge Sub-Area.
- b. Commercial/Mixed-Use Waterfront Promenade



Commercial and Mixed Use
 Required 15' minimum concrete
 Promenade land side of seawall
 Required 10' minimum concrete
 dock waterside side of seawall

-
- i. A 15-foot setback/easement shall be required from the waterfront property line, as redevelopment occurs, for the establishment of a concrete waterfront promenade along the land side of the seawall for commercial and/or mixed-use development.
 - ii. A 10-foot concrete dock shall be required on the water side of the sea wall.
 - iii. 100 percent of the easement/promenade and docks shall be publicly accessible, clear and unobstructed for pedestrians.
 - iv. Minimum building frontage (active-use) requirements for the first 20-feet of depth of the building fronting the promenade are 90% in the Core, 80% in the Center, and 70% in the Edge Sub-Area
-

I. Building Typology and Placement Regulating Diagrams and Modified Dimensional Standards

1. Building Typology

All new buildings shall conform to one of the permitted building typologies. The building typologies are demonstrated in the Building Placement Regulating Diagrams of the TO District, Section 155.3501.O.4 Building Placement Regulating Diagrams provide a schematic representation of the various building typologies, based on their sub-area. The diagrams demonstrate the required setbacks, lot standards, and profiles of structures. Not all building typologies are permitted in every sub-area of the EOD. (For instance, the Tower and Liner building typologies are considered the most intense and are not permitted in the Edge Sub-area.) Existing buildings that do not fit a prescribed typology shall follow the standards required for the Flex building typology. The building typologies permitted in the EOD and their allowable sub-area locations are demonstrated on the Sub-Areas/Building Heights Regulating Plan.

2. Setbacks and Building Frontage

The Interior Side and Rear Side setback standards demonstrated on the Building Typology and Placement Regulating Diagrams shall apply. In addition, the following shall also apply in the EOD:

- a. Front and street side setbacks are determined based on the sub-area in which the building is located and the streetscape associated with the property as demonstrated on the Street Development Regulating Diagrams.

Table 155.3709.I.2.a: Minimum and Maximum Front and Street Side Setbacks (1)

	<u>Minimum Setback (2)</u>	<u>Maximum Setback (2)</u>	<u>Exception</u> <u>See Street Sections for additional information on exceptions and specific and typical street designs.</u>
Core	<u>0 feet</u>	<u>20 feet</u>	<ol style="list-style-type: none"> 1. <u>In addition to the minimum setback, buildings along Atlantic Blvd (Section A, B, or C) and Federal Hwy (Section D), where indicated on the Sub-Area/Building Heights Plan, shall provide a 20 foot stepback of the building above the 5th floor</u> 2. <u>Federal Highway (Section D): 5-foot minimum setback, as an easement, may be required to accommodate expansion of the sidewalk.</u> 3. <u>Atlantic Blvd (Section A): Either a 5-foot setback (with a 5-foot dedication) or 10-foot setback (with no dedication) is required.</u> 4. <u>Intersection with turning lane (Section T-8): 5-foot minimum setback, as an easement, may be required to accommodate expansion of the sidewalk.</u> 5. <u>50' ROW (Section H or T-3): 1-foot setback, as an easement, may be required to accommodate on-street parking.</u>
Center	<u>0 feet</u>	<u>20 feet</u>	<ol style="list-style-type: none"> 1. <u>Federal Highway (Section D): 5-foot minimum setback, as an easement, may be required to accommodate expansion of the sidewalk.</u> 2. <u>Intersection with turning lane (Section T-8): 5-foot minimum setback, as an easement, may be required to accommodate expansion of the sidewalk.</u> 3. <u>50' ROW: 1-foot (Section H or T-3) to 5-foot (Section J) setback, as an easement, may be required to accommodate on-street parking.</u>
Edge	<u>10 feet</u>	<u>30 feet</u>	<ol style="list-style-type: none"> 1. <u>Intersection with turning lane (Section T-8): 5-foot minimum setback, as an easement, may be required to accommodate expansion of the sidewalk.</u> 2. <u>50'ROW (Section H or T-3): 1-foot setback, as an easement, may be required to accommodate on-street parking.</u>

Note

- (1) Setbacks shall be measured from the property lines.
- (2) Minimum and Maximum Setback shall be as specified plus the dimension necessary for the exception.

- b. The percentage of building frontage required is determined based on the sub-area in which the building is located and the street type the building fronts, and shown in Table 155.3709.I.2.b.
 - i. All buildings shall provide a minimum percentage of active use along the front and street side building frontages.
 - ii. Building facades along Alley/Service Drives shall not be required to provide a minimum percentage of building frontage or active use.

Table 155.3709.I.2.b: Minimum Building Frontage (Active Use) Percentage per Street Type

	Primary	Secondary	Tertiary
Core	90%	80%	70%
Center	80%	70%	60%
Edge	70%	60%	50%

3. Tower Regulations

The tower regulations demonstrated on the Building Typology and Placement Regulating Diagram shall apply. In addition, the following shall also apply in the EOD:

- a. For properties with buildings greater than 6 stories in height that are abutting Atlantic Boulevard between NE 19th Avenue and NE 25th Avenue, the minimum stepback for the tower along the front and street side property lines shall be 20 feet from the face of the podium. The stepback shall begin above the fifth floor only, for all other properties abutting Atlantic Boulevard, there shall be no minimum stepback for the tower.
- b. For properties with buildings greater than 6 stories in height that are abutting US1 between NE 4th Street and SE 4th Street, the minimum stepback for the tower along the front and street side property lines shall be 20 feet from the face of the podium. The stepback shall begin above the fifth floor only, for all other properties abutting US1, there shall be no minimum stepback for the tower.

4. Lot Standards

Lot standards, including but not limited to Lot Width and Lot Coverage, are determined based on the selected building typology. The lot standards are demonstrated on the Building Typology and Placement Regulating Diagrams.

- a. The Director of Development Services or his/her designee shall have the authority to adjust administratively the requirements for minimum lot depth and lot width, for up to 10 percent of the required measurement.

5. Minimum Unit Sizes for Residential Development

Table 155.3709.I.5: Minimum Unit Sizes for Residential Development		
<u>Floor area per dwelling unit, minimum (square feet)</u>		
SF		950
MF	Efficiency Units	450
	1 Bedroom	575
	2 Bedroom	750
	3 Bedroom	850

6. **Additional EOD Standards**

In addition to the Regulating Plans, the following standards apply to properties within the EOD.

a. **Reduced and/or Modified Off-Street Parking Standards**

- i. Properties developed in full compliance with the Use-Areas/Density Regulating Plan and the Density Regulating Plan are eligible for reduced parking. However in no case shall a property be permitted to utilize one of the following parking reductions and a parking reduction found in Section 155.5102.K (Reduced Parking Requirements for Parking Demand Reduction Strategies) or Table 155.5803.A: Sustainability Bonuses.
 - i. Multifamily Dwellings in the Core and Center Sub-area: No off-street parking spaces are required for any multifamily dwellings that are constructed by, or have a valid building permit as of, the adoption date of this ordinance. Multifamily dwellings permitted thereafter shall provide a minimum of one off-street parking space per unit or one off-street parking space per 1,000 square feet of gross floor area or fraction there-of, whichever is greater.
 - ii. Multifamily Dwellings in the Edge Sub-area shall refer to Table 155.5102.D.1: Minimum Number of Off-Street Parking Spaces for parking requirement.
 - iii. Selected Off-street Parking Reductions for Retail Sales and Service Uses, Eating and Drinking Establishments, Professional Office, or Hotel Uses Constructed by or Having a Valid Building Permit as of January 4, 2021.
 - (A) Retail Sales and Service Use: Off-Street parking is reduced only for the following.
 - (1) No additional off-street parking spaces are required for a change in use of an existing building.
 - (2) Eating and Drinking Establishments: Off-street parking is reduced as follows:
 - (1) No additional off-street parking spaces are required for a change in use of an existing building.
 - (2) One parking space per eight persons of maximum occupancy capacity of customer service area is required for a new principal or accessory structure located on property greater than one acre.
 - (3) New principal or accessory structures located on property one acre or less shall refer to Table 155.5102.D.1: Minimum Number of Off-Street Parking Spaces for parking requirement.
 - (4) The above reductions in (1) and (2) are not applicable to nightclub or hall for hire.
 - (C) Professional Office Use: No additional off-street parking spaces are required for a change in use of an existing building.
 - (D) Hotel Use: Off-street parking is reduced as follows:
 - (1) No additional off-street parking spaces are required for a change in use of an existing building.
 - iii. Selected Off-street Parking Reductions for Residential Uses Vertically Integrated within a Mixed-Use Development Constructed by or Having a Valid Building Permit as of January 4, 2021.
 - (A) For purposes of this subsection, Mixed Use Development shall mean developments that vertically integrate residential uses with retail sales and service uses, professional office uses, bar or lounges, brewpubs, restaurants, or specialty eating or drinking establishments.
 - (B) The off-street parking requirement for the residential use is reduced as follows:
 - (1) No additional off-street parking spaces are required for a change in use of an existing building.
 - iv. No Nonconforming Site Feature

The temporary waiver of off-street parking requirements provided in subsections i and ii above shall not be deemed to create any nonconforming site feature with respect to the lack of parking spaces that otherwise would have been required of a development during the waiver period.

7. Modified Perimeter Buffer Standards

Development that is required to obtain Major Site Plan or Minor Site Plan approval shall provide a perimeter buffer to separate it from abutting property that is a less intensive use or inconsistent use, including developed or vacant property in accordance with Table 155.5203.F.3 Required Buffer Types and Standards with the following modifications:

- b. A Type B Buffer is required between a proposed non-residential or mixed-use development and land designated as "RS: Residential Single Family" or "RM: Residential Multi-family." However, if an alley/service road is provided, the buffer may be reduced to five feet and the location of the wall or semi-opaque fence and associated landscaping within the buffer will be at the discretion of the Development Services Director. Consideration will be given to the location of existing fencing, curb cuts, and existing development patterns.

8. Modified Residential Compatibility Standards

Residential compatibility standards throughout the TO and EOD supersede the residential compatibility standards found in 155.5604 which do not apply.

J. Traffic Analysis Requirements

The traffic study requirements shall be based on trip generation thresholds. The traffic study requirements are as follows:

1. If the proposed development is expected to generate less than 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street, a traffic study is not required unless the City determines that a traffic study is necessary due to special circumstances. If the proposed development is expected to generate more than 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street, then a traffic study is required. Cost recovery fees will be charged to the Applicant for evaluation of the required traffic analyses.
 - a. Prior to initiating a traffic study, the applicant's traffic engineer must schedule a methodology meeting with the City and the City's consultant to determine:
 - Study time periods and intersections
 - Data to be collected
 - Methodology for trip generation, trip generation factors, trip distribution, and growth rate
 - Programmed roadway improvements and committed developments to be considered in the study
 - Traffic analysis software/level of service standards and analysis factors to be utilized in the analyses and any other pertinent analyses to be included on site-specific basis (entry gate, queueing, neighborhood impact, etc.)
 - The results of this meeting should be summarized in a memorandum by the applicant's traffic engineer to be submitted to the City for review and approval prior to initiating the traffic study.
 - b. A traffic study prepared and signed and sealed by a licensed professional engineer should include:
 1. Cover Page
 2. Executive Summary
 3. Table of Contents
 4. Introduction including:
 - Development details including location, uses and size, build out year
 - Project location map/figure
 - Reference to a site plan to be included in an Appendix
 - Reference to approved methodology memorandum to be included in an Appendix
 5. Project Traffic

- Description of project access and access diagram (to scale) depicting ingress and egress access for the site and internal circulation routes.
- Trip generation calculations
- Description of trip distribution and assignment procedures including distribution and assignment figures. Note that assignment must account for neighborhood streets.

6. Data Collection

7. Existing Conditions including existing volume figure

8. Future Background Conditions (buildout year without project) including background volume figure

9. Future Total Conditions (buildout year with project) including total volume figure

10. Capacity Analyses

11. Intersection Approach Queueing

12. Mitigation Strategies (if necessary)

13. Maneuverability analyses for loading areas/parking garages (if necessary)

14. Consistency with any adopted City neighborhood protection and enhancement plans

15. Bicycle and pedestrian facility inventory in the surrounding area

16. Any other items to be included per the approved methodology

17. Conclusions

K Affordable Housing

The ETOC land use plan amendment created 2,399 new residential units and a minimum of 15% of those units (360 units) are required to be affordable or to contribute to the implementation of the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the City.

The City may apply to new housing projects one or a combination of the following affordable housing strategies, without limitation:

1. Each residential development may be required to set aside a minimum of 15% of their proposed units as affordable housing to provide all or a portion of the required 360 affordable housing units as vertically integrated affordable housing; or
2. Until such time as all 360 affordable housing units have been provided, each residential development shall contribute in-lieu-of fees per Code of Ordinances, Chapter 154 (Planning). These funds will be used to promote one or more of the following:
 - programs that facilitate the purchase or renting of the existing affordable housing stock;
 - programs which facilitate the maintenance of the existing supply of affordable housing;
 - programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
 - other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the City that may arise, including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; prevent homelessness; promote economic development; and promote transit amongst low- income populations.

LEGEND

Diagram 155.3709.D. Sub-Areas/Building Heights Regulating Plan

CORE		MAX 105 FEET FOR COMMERCIAL MAX 50 FEET FOR RESIDENTIAL AND MIXED USE
		Proportions greater than 6 stories in height, with frontage along Federal Hwy and Atlantic Blvd where allowed, the minimum tower setback along the front and street side property lines shall be 20 feet from the podium (above the 5th floor only).
CENTER		MAX 80 FEET
		MAX 55 FEET
EDGE		MAX 35 FEET
		BUILDINGS SHALL CONFORM TO MAX HEIGHT STANDARDS

Notes:

- (A) Types B for corner setbacks on the ground floor of all non-residential and non-office buildings shall be a minimum of 12 feet in height, and
- (B) Buildings below street level shall be developed according to all Tower building type standards.

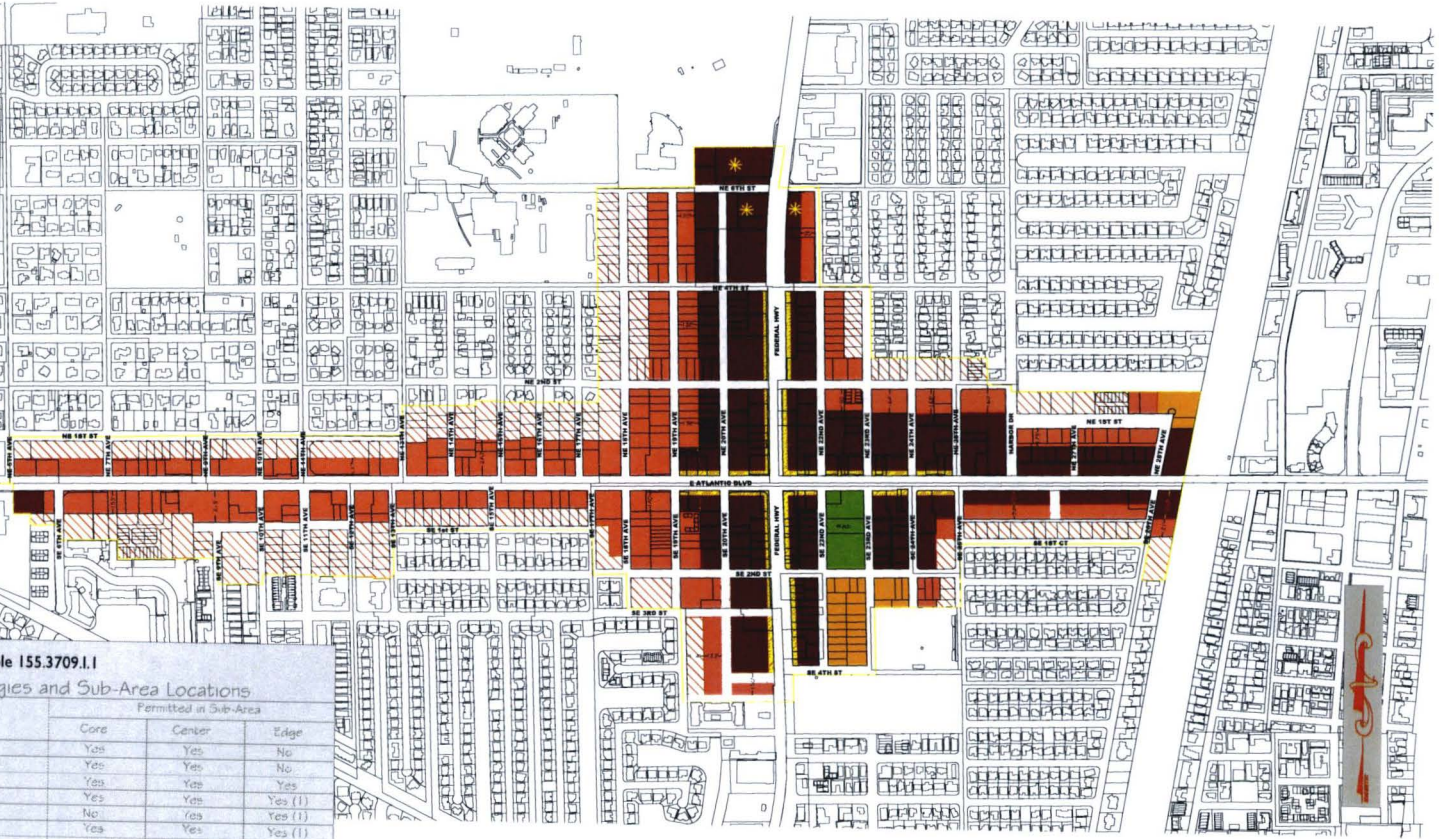


Table 155.3709.I.1

Building Typologies and Sub-Area Locations

Building Typology	Permitted in Sub-Area		
	Core	Center	Edge
Tower	Yes	Yes	No
Linear	Yes	Yes	No
Courtyard Building Type A and B	Yes	Yes	Yes
Plex	Yes	Yes	Yes (1)
Townhouse Type A	No	Yes	Yes (1)
Townhouse Type B	Yes	Yes	Yes (1)
Zero Lot Line (with Alley/Service Road)	No	Yes	Yes (1)
Zero Lot Line (without Alley/Service Road)	No	No	Yes (1)(2)
Detached Single Family (with Alley/Service Road)	No	No	No
Detached Single Family (without Alley/Service Road)	No	No	No

Notes: (1) In RM24 use areas located between NE 18th and NE 19th Ave (between NE 2nd Street and East Atlantic Blvd), the building typologies permitted for new developments shall be Townhouse, or Zero Lot Line only. Except for Zero Lot Line Building Types, the proposed new development shall have a minimum of 200 feet of frontage along the street.
 (2) Not permitted if rear access from an alley/service road is possible.

LEGEND

Diagram 155.3709.E Use-Areas/Density Regulating Plan

MM (9-24)	MIXED-USE MAIN STREET (D.R.) OPTIONAL RESIDENTIAL (MIN. 0 UNITS/ACRE NET, MAX 24 UNITS/ACRE NET BY RIGHT)
MM (7-60)	MIXED-USE MAIN STREET (D.R.) OPTIONAL RESIDENTIAL (MIN. 0 UNITS/ACRE NET, MAX 60 UNITS/ACRE NET BY RIGHT)
MM (0-30)	MIXED-USE MAIN STREET (D.R.) OPTIONAL RESIDENTIAL (MIN. 0 UNITS/ACRE NET, MAX 30 UNITS/ACRE NET BY RIGHT)
MUR (36-60)	MIXED-USE RESIDENTIAL (R.R.) RESIDENTIAL REQUIRED (MIN. 36 UNITS / ACRE NET, MAX 60 UNITS / ACRE NET BY RIGHT)
MUR (36-90)	MIXED-USE RESIDENTIAL (R.R.) RESIDENTIAL REQUIRED (MIN. 36 UNITS/ACRE NET, MAX 90 UNITS/ACRE NET BY RIGHT)
RM24 (7-24)	MULTI-FAMILY RESIDENTIAL (R.F.) RESIDENTIAL REQUIRED (MIN. 7 UNITS/ACRE NET, MAX 24 UNITS/ACRE NET BY RIGHT)
RM36 (7-36)	MULTI-FAMILY RESIDENTIAL (R.F.) RESIDENTIAL REQUIRED (MIN. 7 UNITS/ACRE NET, MAX 36 UNITS/ACRE NET BY RIGHT)
P.R.	PARKS AND RECREATION ZONING
	CORE SUB-AREA
	CENTER SUB-AREA

NOTE: Provisions within the Core and Center Sub-Areas may be subject to a density bonus as provided in Section 155.3709.E.1.

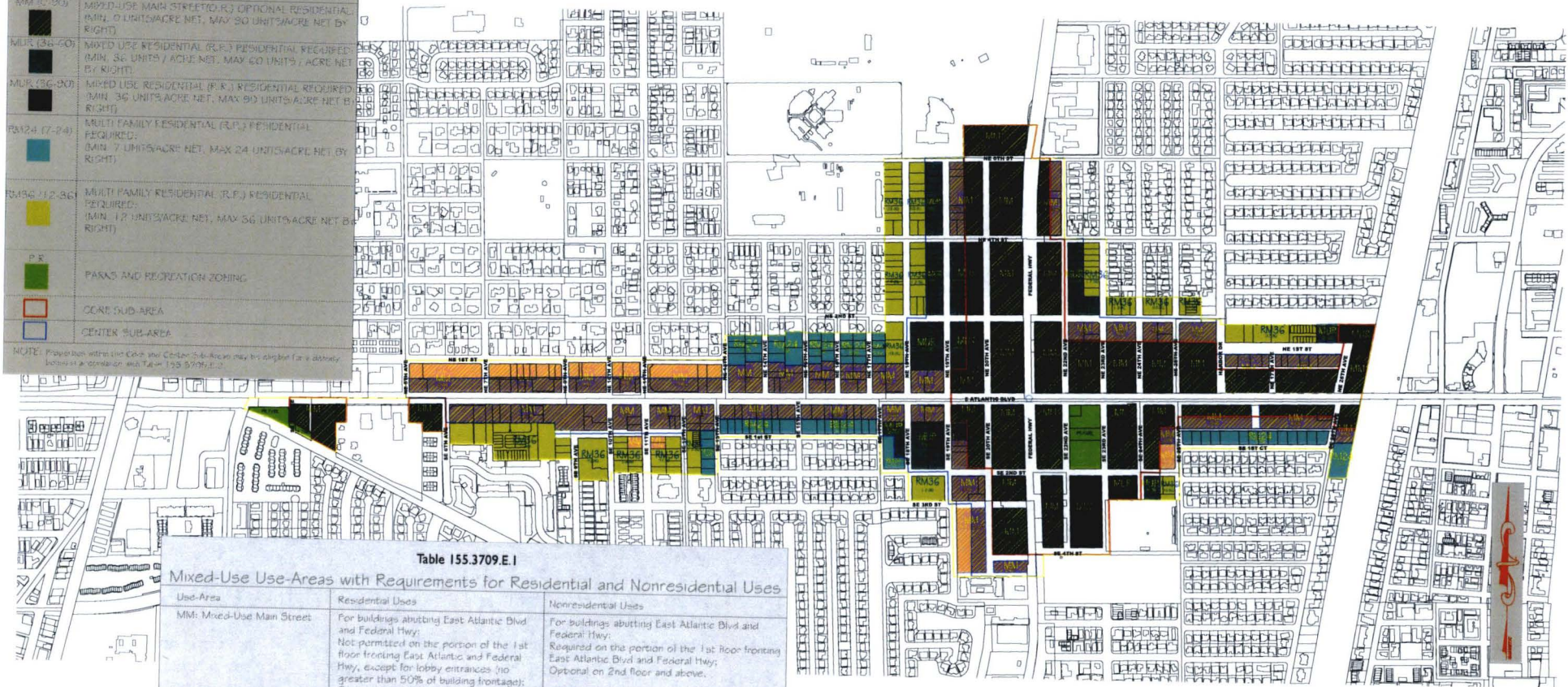


Table 155.3709.E.1











Mixed-Use Use-Areas with Requirements for Residential and Nonresidential Uses

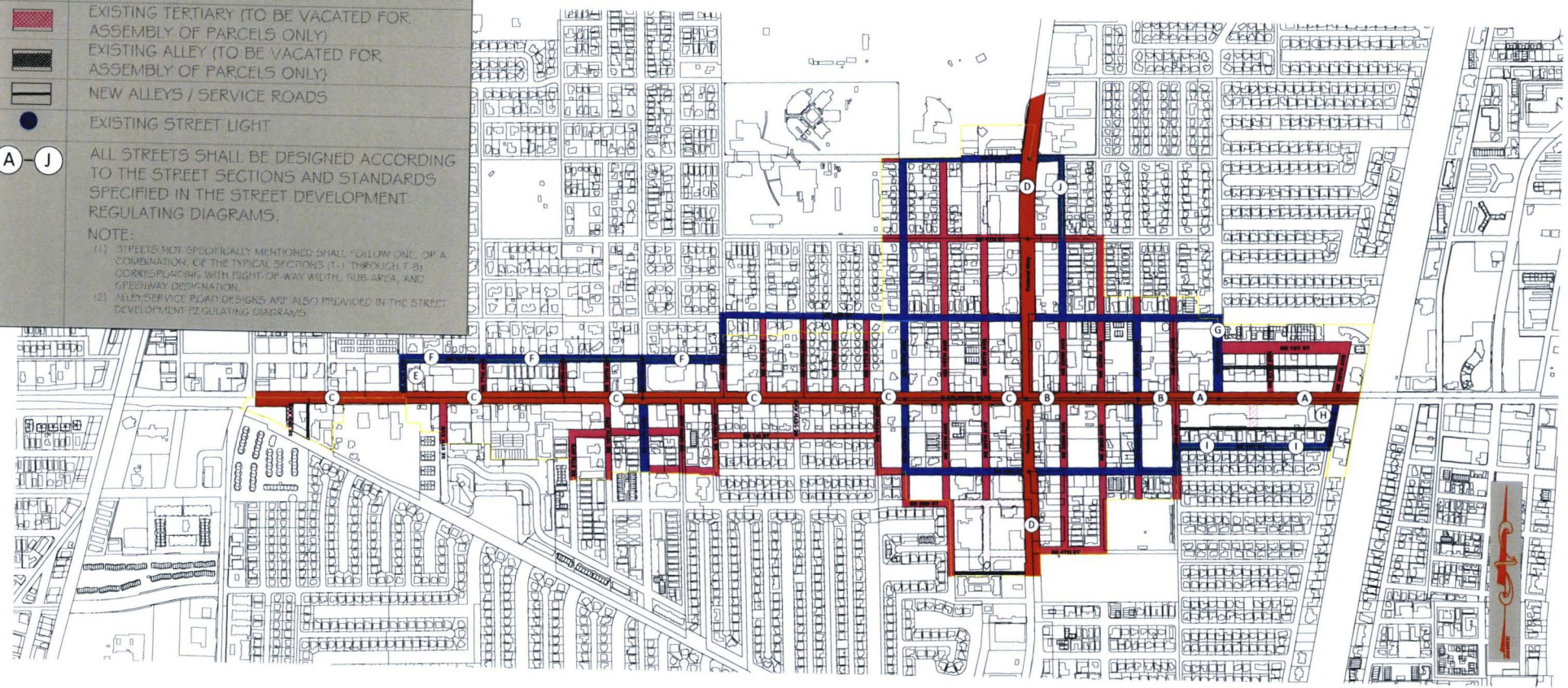
Use-Area	Residential Uses	Nonresidential Uses
MM: Mixed-Use Main Street	For buildings abutting East Atlantic Blvd and Federal Hwy; Not permitted on the portion of the 1st floor fronting East Atlantic and Federal Hwy, except for lobby entrances (no greater than 50% of building frontage); Optional on 2nd floor and above. For portions of building not abutting East Atlantic Blvd and Federal Hwy; Optional on 1st floor and above.	For buildings abutting East Atlantic Blvd and Federal Hwy; Required on the portion of the 1st floor fronting East Atlantic Blvd and Federal Hwy; Optional on 2nd floor and above. For portions of buildings not abutting East Atlantic Blvd and Federal Hwy; Optional on 1st floor and above.
MUR: Mixed-Use Residential	Optional on 1st and 2nd Floor, Required on 3rd floor and above.	Optional on 1st and 2nd floor.

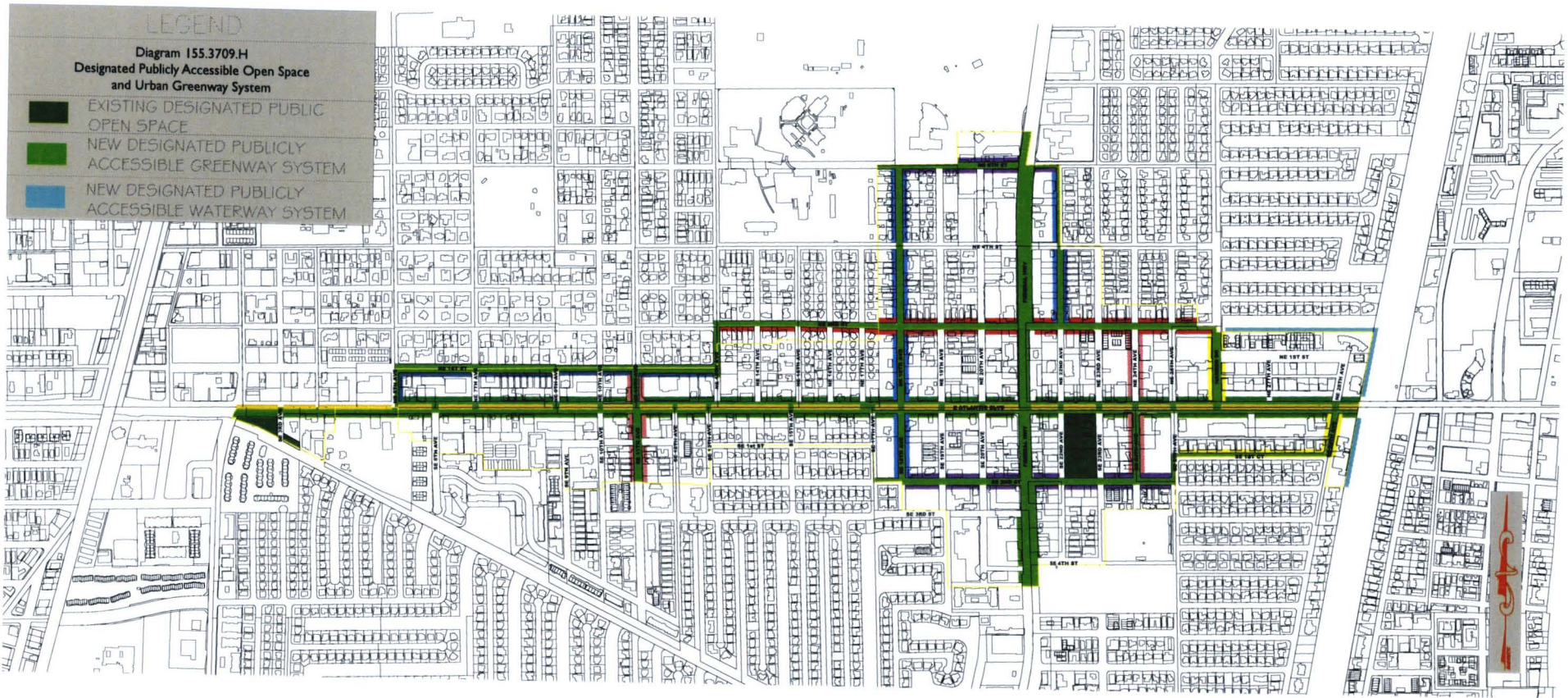
Note: (1) In RM24 use areas located between NE 18th and NE 13th Ave (between NE 2nd Street and East Atlantic Blvd), the building typologies permitted for new developments shall be Townhouses, or Zero Lot Line only. Except for Zero Lot Line Building Types, the proposed new development shall have a minimum of 230 feet of frontage along the street.

LEGEND

Diagram 155.3709.F1 Street Network Connectivity Regulating Plan

	EXISTING PRIMARY STREET
	EXISTING SECONDARY STREET
	EXISTING TERTIARY STREET
	NEW TERTIARY STREET
	EXISTING TERTIARY (TO BE VACATED FOR ASSEMBLY OF PARCELS ONLY)
	EXISTING ALLEY (TO BE VACATED FOR ASSEMBLY OF PARCELS ONLY)
	NEW ALLEYS / SERVICE ROADS
	EXISTING STREET LIGHT
 	ALL STREETS SHALL BE DESIGNED ACCORDING TO THE STREET SECTIONS AND STANDARDS SPECIFIED IN THE STREET DEVELOPMENT REGULATING DIAGRAMS.
NOTE:	
(1) STREETS NOT SPECIFICALLY MENTIONED SHALL FOLLOW ONE OF A COMBINATION OF THE TYPICAL SECTIONS (1-1 THROUGH 1-2) CORRESPONDING WITH RIGHT-OF-WAY WIDTH, SUB-AREA, AND GREENWAY DESIGNATION.	
(2) ALLEY/SERVICE ROAD DESIGNS ARE ALSO PROVIDED IN THE STREET DEVELOPMENT REGULATING DIAGRAMS.	





GREENWAYS FLOWERING TREES LEGEND:

- | | |
|---|---|
|  LIVE OAK (QUERCUS VIRGINIANA) |  APPLE BLOSSOM SHOWER TREE (CASSIA JAVANICA) |
|  YELLOW POINCIANA (PELTOPHORUM PTEROCARPUM) |  GOLDEN TRUMPET (TABEBUIA CHRYSOTRICHA) |
|  SILVER TRUMPET (TABEBUIA CARAIBA) |  PURPLE TRUMPET (TABEBUIA IMPETIGINOSA) |
|  GOLDEN SHOWER TREE (CASSIA FISTULA) |  ROYAL POINCIANA (DELONIX REGIA) |

TABLE 155.3709.E.2: PRINCIPAL USES REGULATING TABLE

P = PERMITTED S = SPECIAL EXCEPTION BLANK = NOT PERMITTED I = 2nd Floor Only if multistory building fronting Federal Highway or Atlantic in the Core sub-area 2 = In Core sub-area only east of 20th Avenue 3= Except If directly abutting or across the street from an RM or RS use-area/zoning district. 4 = Maximum 30,000 sf 5 = Except for residential lobby entrances (no greater than 50% of building frontage),the first 20-feet of depth fronting on Federal Highway and Atlantic must be nonresidential active use. 6 = See modified use standards in 155.3709.E.1.e.

Use Types		Use Areas (EOD)						
		MM		MUR		RM24	RM36	RO
		1st & 2nd Floors	3rd Floor & above	1st & 2nd Floors	3rd Floor & above			
RESIDENTIAL USES								
Single Family Res. (155.4202)	Dwelling, Single-family (provided they shall only be permitted at locations that had a site plan approved for such use prior to the date of adoption of this code.)							
Household Living Uses (155.4202)	Dwelling, live/work	P	P	P	P			
	Dwelling, multifamily	P(5)	P	P	P	P	P	
	Dwelling, single-family (zero lot line)			P	P	P		
	Dwelling, mixed-use	P(5)	P	P	P			
Group Living Uses (155.4203)	Community residential home, 6 or less			P	P	P	P	
	Community residential home, 7-14			P	P	P	P	
	Continuing care retirement community			P	P	P	P	
	Assisted living facility			P	P			
	Rooming or boarding house			S	S	S	S	
INSTITUTIONAL USES								
Communication uses	Newspaper or magazine publishing	P	P	P				
	Radio or television station	S	S	S				
	Telecommunications facility, collocated on existing structure other than telecommunications tower	P	P	P	P	P	P	P
Community Service Uses (155.4205)	Community center (6)							
	Library (6)							
	Museum	P	P	P				

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Use Types		Use Areas (EOD)						
		MM		MUR		RM24	RM36	RO
		1st & 2nd Floors	3rd Floor & above	1st & 2nd Floors	3rd Floor & above			
	Senior center							
	Youth center							
Day Care (155.4206)	Adult Day Care Uses	P(I)	P	P				
	Child Care Facility	P(I)	P	P				
Educational Uses (155.4207)	College or university							
	School, elementary							
	School, high	P	P	P				
	School, middle							
	Specialty arts School							
	Vocational or trade school							
Government Uses (155.4208)	Courthouse facility							
	Fire or EMS station							
	Government administrative offices	P	P	P				
	Police station							
	Post office							
Health Care Uses (155.4209)	Medical Office (6)	P	P	P				
	Urgent Care Facility 24 hours (6)	S	S	S				
	Nursing home facility	P	P	P	P			
Open Space Uses (155.4210)	Arboretum or botanical garden	P		P		P	P	P
	Community garden	P		P		P	P	P
	Park or Plaza	P		P		P	P	P
Other Institutional	Civic center (6)	S(I)	S	S				

TABLE 155.3709.E.2: PRINCIPAL USES REGULATING TABLE

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Use Types		Use Areas (EOD)						
		MM		MUR		RM24	RM36	RO
		1st & 2nd Floors	3rd Floor & above	1st & 2nd Floors	3rd Floor & above			
Uses (155.4211)	Lodge or club	P(I)	P	P				
	Place of worship	P(I)	P	P		S	S	
Transporation Uses (155.4212)	Transporation Passenger Station / Terminal	P	P	P				
Utility Uses (155.4213)	Utility use, minor	P	P	P	P	P	P	P
COMMERCIAL USES								
Animal Care Uses (155.4214)	Animal Grooming	P	P	P				
	Pet Shop	P	P	P				
	Veterinary hospital or clinic	P	P	P				
Boat and Marine Sales and Service Uses (155.4215)	Boat or marine parts sales without installation	P	P	P				
	Boat sales and rental	P	P	P				
	Docking facility, commercial fishing boat	P	P					
	Docking facility, recreational boat	P	P					
	Marina	P	P					
	Yacht club	P	P					
Business Support Service (155.4216)	Business Service Center	P	P	P				
	Conference or Training Center	P	P	P				
	Employment agency	P(I)	P	P				
	Telephone call Center	P(I)	P	P				
	Parcel Services	P	P	P				

TABLE 155.3709.E.2: PRINCIPAL USES REGULATING TABLE

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Use Types		Use Areas (EOD)						
		MM		MUR		RM24	RM36	RO
		1st & 2nd Floors	3rd Floor & above	1st & 2nd Floors	3rd Floor & above			
	Travel Agency	P	P	P				
Comm. or Membership Rec. (155.4217)	Amusement Arcade	P	P	P				P
	Arena, Stadium or Amphitheatre (6)							S
	Auditorium or Theatre	P	P	P				
	Bowling Alley or Skating Rink	P	P	P				
	Motion Picture theater	P	P	P				
	Raquet Sports facility	P	P	P				P
	Other Indoor Commercial or Membership Recreation/Entertainment Use	P	P	P				
Eating and Drinking Establishments (155.4218)	Bar or lounge	P(3)	P(3)	P(2)				
	Brewpub (6)	P(3)	P(3)	P(2)				
	Hall for Hire	P(3)	P(3)	P(2)				
	Nightclub	P(3)	P(3)	P(2)				
	Restaurant	P	P	P				P
	Specialty eating or drinking establishment	P	P	P				P
Motor Vehicle Sales and Service Uses (155.4219)	Parking Deck or Garage (As a Principal Use) (6)	P	P	P	P			
	Parking Lot (As a Principal Use)	P	P	P	P			
Office Uses (155.4220)	Professional Office	P	P	P				
	Contractor's Office	P(1)	P	P				
Retail / Personal Services (155.4221)	Art, music, dance studio	P	P	P				
	Bank or financial institution	P(1)	P	P				

TABLE 155.3709.E.2: PRINCIPAL USES REGULATING TABLE

P = PERMITTED S = SPECIAL EXCEPTION BLANK = NOT PERMITTED I = 2nd Floor Only if multistory building fronting Federal Highway or Atlantic in the Core sub-area 2 = In Core sub-area only east of 20th Avenue 3= Except If directly abutting or across the street from an RM or RS use-area/zoning district. 4 = Maximum 30,000 sf 5 = Except for residential lobby entrances (no greater than 50% of building frontage),the first 20-feet of depth fronting on Federal Highway and Atlantic must be nonresidential active use. 6 = See modified use standards in 155.3709.E.1.e.

Use Types		Use Areas (EOD)						
		MM		MUR		RM24	RM36	RO
		1st & 2nd Floors	3rd Floor & above	1st & 2nd Floors	3rd Floor & above			
Retail / Personal Services (155.4221)	Dry cleaning or laundry drop-off establishment	P	P	P				
	Funeral home or mortuary			P				
	Laundromat			P				
	Personal and household goods repair establishment	P	P	P				
	Personal services establishment (6)	P	P	P				
Retail / Retail Sales (155.4222)	Antique store	P	P	P				
	Art gallery	P	P	P				
	Beer or Wine Store, Specialty	P	P	P				
	Book or media shop	P	P	P				
	Consignment boutique (6)	P	P	P				
	Drug store or pharmacy	P	P	P				
	Farmers' market	P	P	P				
	Grocery store	P	P	P				
	Home and building supply center	P(4)	P(4)	P(4)				
	Other retail sales establishment	P	P	P				
	Indoor mall or marketplace	P	P	P				
Visitor Accomodation Uses (155.4225)	Condo Hotel	P	P	P	P			
	Bed and Breakfast inn	P	P	P		P	P	
	Hotel or Motel	P	P	P				
Industrial Services Uses	Repair of scientific or professional instruments	P	P	P				

TABLE 155.3709.E.2: PRINCIPAL USES REGULATING TABLE

P = PERMITTED S = SPECIAL EXCEPTION BLANK = NOT PERMITTED I = 2nd Floor Only if multistory building fronting Federal Highway or Atlantic in the Core sub-area 2 = In Core sub-area only east of 20th Avenue 3= Except If directly abutting or across the street from an RM or RS use-area/zoning district. 4 = Maximum 30,000 sf 5 = Except for residential lobby entrances (no greater than 50% of building frontage),the first 20-feet of depth fronting on Federal Highway and Atlantic must be nonresidential active use. 6 = See modified use standards in 155.3709.E.1.e.

Use Types	Use Areas (EOD)						
	MM		MUR		RM24	RM36	RO
	1st & 2nd Floors	3rd Floor & above	1st & 2nd Floors	3rd Floor & above			

ACCESSORY USES

A= Permitted Accessory Use T= Temporary Use Allowed with a Major Temporary Use Permit

t= Temporary use Allowed with a Minor Temporary Use Permit I= Interim use allowed with an Interim Use Permit

Accessory Dwelling Units								
Automated teller machines	A	A	A					
Bike rack	A	A	A	A	A	A	A	A
Canopy, vehicular use	A	A	A					
Clothesline (as accessory to residential uses)								
Clubhouse	A	A	A	A	A	A		
Dock	A	A	A		A	A		A
Drop-in childcare	A	A	A					
Electrical vehicle level 1 or 2 charging station	A	A	A	A	A	A	A	A
Electrical vehicle level 3charging station	A	A	A	A	A	A	A	A
Family childcare home					A			
Family childcare home, large					A	A		
Fence or Wall	A	A	A	A	A	A	A	A
Garage or carport	A	A	A	A	A	A	A	A
Greenhouse	A	A	A	A	A	A	A	A
Green roof	A	A	A	A	A	A	A	A
Home-based business	A	A	A	A	A	A	A	A
Outdoor display of merchandise	A		A					

TABLE 155.3709.E.2: PRINCIPAL USES REGULATING TABLE

P = PERMITTED S = SPECIAL EXCEPTION BLANK = NOT PERMITTED I = 2nd Floor Only if multistory building fronting Federal Highway or Atlantic in the Core sub-area 2 = In Core sub-area only east of 20th Avenue 3= Except If directly abutting or across the street from an RM or RS use-area/zoning district. 4 = Maximum 30,000 sf 5 = Except for residential lobby entrances (no greater than 50% of building frontage),the first 20-feet of depth fronting on Federal Highway and Atlantic must be nonresidential active use. 6 = See modified use standards in 155.3709.E.1.e.

Use Types	Use Areas (EOD)						
	MM		MUR		RM24	RM36	RO
	1st & 2nd Floors	3rd Floor & above	1st & 2nd Floors	3rd Floor & above			
Outdoor seating including sidewalk cafes (as an accessory to eating and drinking establishments)	A		A				A
Parking and storage of motor vehicles, recreation vehicles, boats, airboats, or trailers in residential districts					A	A	
Parking and storage of commercial vehicles in residential districts					A	A	
Rain water cistern or barrel	A	A	A	A	A	A	A
Retail sales (as an accessory use)							A
Satelite Dish	A	A	A	A	A	A	A
Small Wind Energy System	A	A	A	A	A	A	A
Solar energy collection system	A	A	A	A	A	A	A
Storage shed					A	A	A
Swimming pool or spa or hot tub	A	A	A	A	A	A	A
Television or radio antenna	A	A	A	A	A	A	A
Dormitory (as accessory to education use)		A		A			
Mechanical Equipment and similar features	A	A	A	A	A	A	A
Uncovered porches, decks, patios, terraces, or walkways	A	A	A	A	A	A	A
Flagpoles	A	A	A	A	A	A	A
Lighting fivtures, projecting or freestanding	A	A	A	A	A	A	A
Gazebo	A	A	A	A	A	A	A
Screened enclosures with screened roof	A	A	A	A	A	A	A

TABLE 155.3709.E.2: PRINCIPAL USES REGULATING TABLE

P = PERMITTED S = SPECIAL EXCEPTION BLANK = NOT PERMITTED I = 2nd Floor Only if multistory building fronting Federal Highway or Atlantic in the Core sub-area 2 = In Core sub-area only east of 20th Avenue 3= Except If directly abutting or across the street from an RM or RS use-area/zoning district. 4 = Maximum 30,000 sf 5 = Except for residential lobby entrances (no greater than 50% of building frontage),the first 20-feet of depth fronting on Federal Highway and Atlantic must be nonresidential active use. 6 = See modified use standards in 155.3709.E.1.e.

Use Types		Use Areas (EOD)						
		MM		MUR		RM24	RM36	RO
		1st & 2nd Floors	3rd Floor & above	1st & 2nd Floors	3rd Floor & above			
	Eating and drinking establishments (as an accessory use)	A	A	A	A			A
	Bandshell and outdoor stage							A
TEMPORARY USES AND STRUCTURES								
	Farmers' market (as a temporary use)	T		T				T
	Temporary portable storage units					t	t	
	Temporary use of an accessory structure as a principal dwelling after a catastrophe			t		t	t	
	Interim commercial use	I	I	I				

EAST OVERLAY DISTRICT - 155.3709.F2

STREET DEVELOPMENT REGULATING DIAGRAMS

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

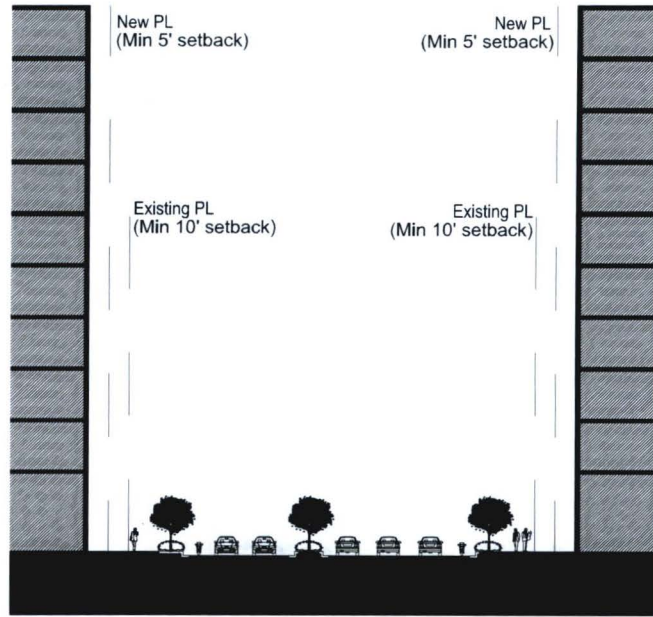
A. Atlantic Blvd. (East of 25th Ave)

KEY:

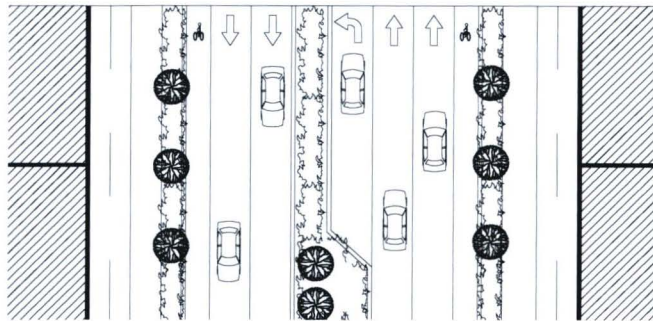
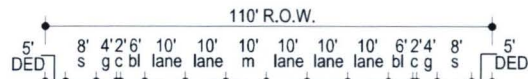
- tg: tree grate
- m: median
- bl: bike lane
- g: landscape strip
- lane(s): lane(s)
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Primary Street, Greenway
Sub-District	Core
Traffic Lanes	4
Parking Lanes	0
Bike Lanes	6' in each direction
Walkway Type	8' concrete sidewalk on both sides of the street
Landscape Type	6' continuous landscape strip
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	20' Minimum, 10' with turning lane

Notes

1. A 5' dedication shall only be required if the roadway remains in the County's Traffic Ways Plan and the minimum right-of-way is required to be 110' by the County.
2. If a 5' dedication is not required the minimum setback shall be 10' from the existing right-of-way line.

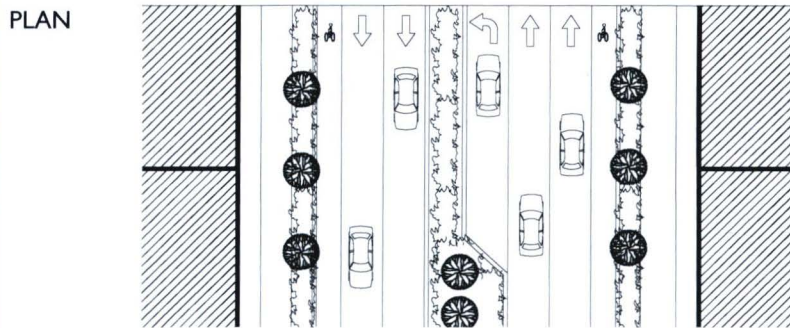
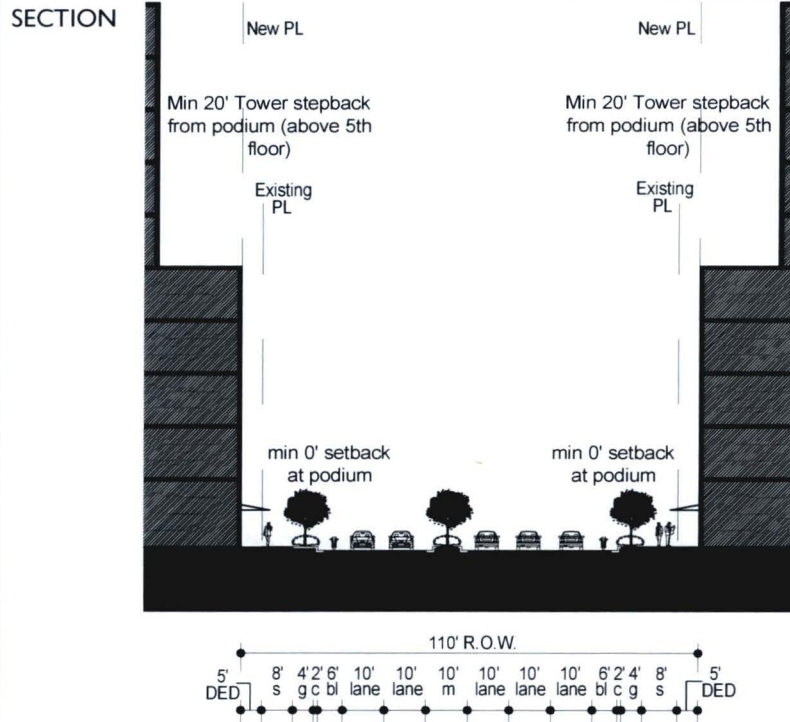
DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

B. Atlantic Blvd. (Federal Hwy to 25th Ave)

KEY:

- tg: tree grate
- m: median
- bl: bike lane
- g: grass
- lane: lane
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way



Street Type	Primary Street, Greenway
Sub-District	Core
Traffic Lanes	4
Parking Lanes	0 ⁽³⁾
Bike Lanes	6' in each direction
Walkway Type	8'-6" concrete sidewalk on north side / 7'-6" concrete sidewalk on south side
Landscape Type	6' continuous landscape strip
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	20' Minimum, 10' with turning lane

Notes

1. A 5' dedication shall only be required if the roadway remains in the County's Traffic Ways Plan and the minimum right-of-way is required to be 110' by the County.
2. If a 5' dedication is not required the minimum setback shall be 0' from the existing right-of-way line.
3. Full block redevelopment shall be required to provide on street parking along Atlantic Blvd.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

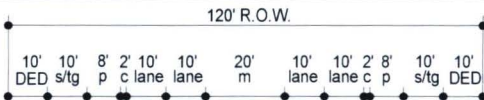
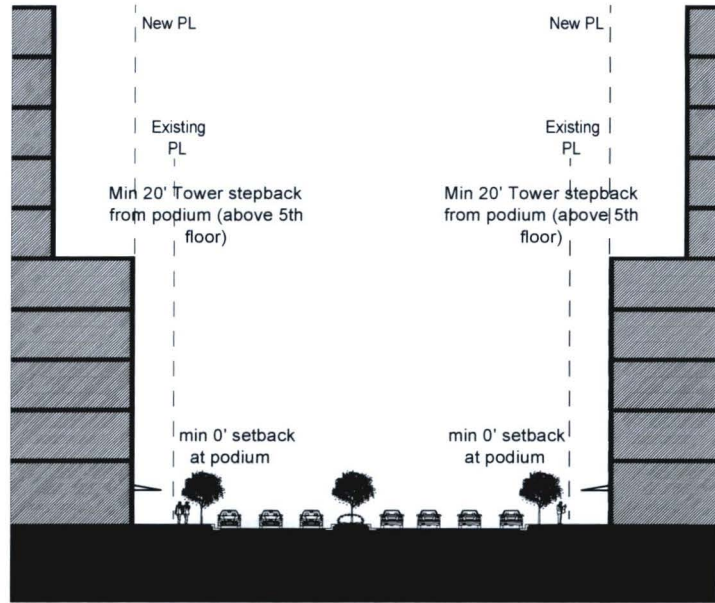
C. Atlantic Blvd. (Federal Hwy to S. Cypress Rd)

KEY:

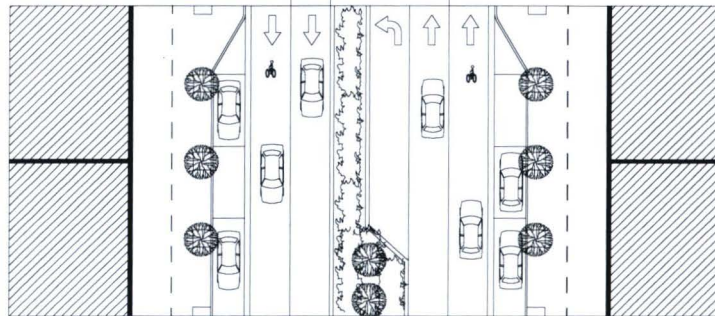
- tg: tree grate
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- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Primary Street, Greenway
Sub-District	Core / Center
Traffic Lanes	4
Parking Lanes	2
Bike Lanes	Sharrow in outside lane in each direction
Walkway Type	15' ⁽¹⁾ or 5' ⁽²⁾ minimum concrete sidewalk
Landscape Type	5' x 5' tree grates
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	20' Minimum, 10' with turning lane

Notes

1. A 10' dedication shall only be required if the roadway remains in the County's Traffic Ways Plan and the minimum right-of-way is required to be 120' by the County.
2. If a 10' dedication is not required the minimum setback shall be 0' from the existing right-of-way line.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

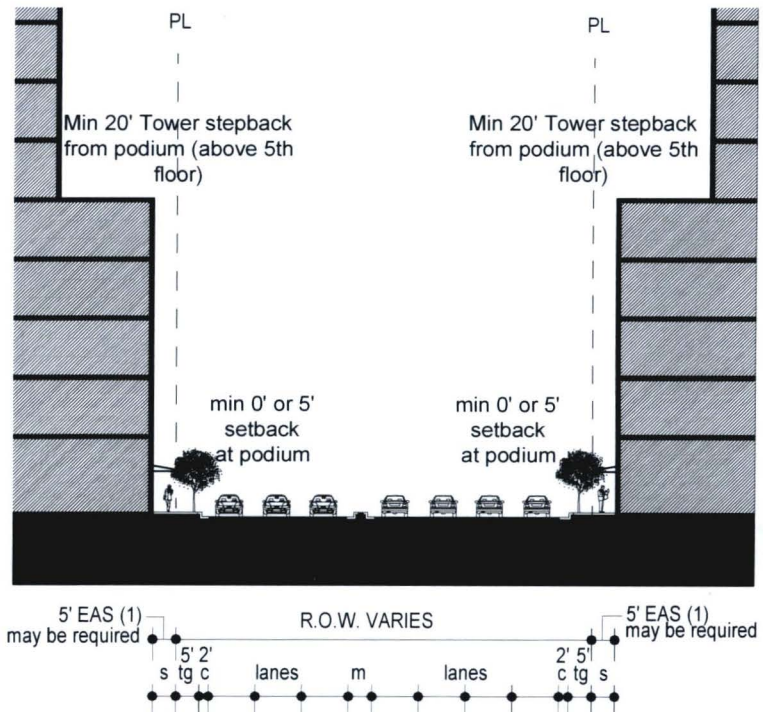
D. Federal Hwy

KEY:

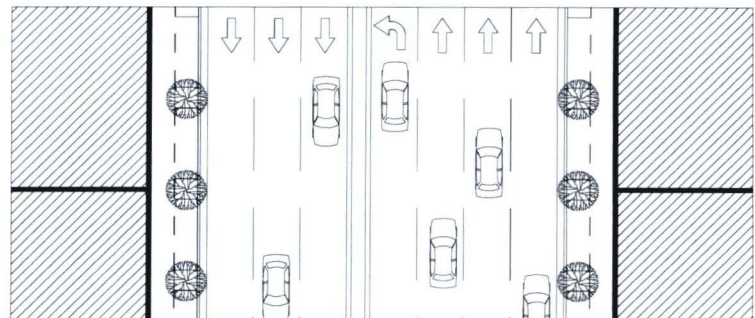
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- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Primary Street, Greenway
Sub-District	Core / Center
Traffic Lanes	6
Parking Lanes	0
Bike Lanes	N/A
Walkway Type	5' concrete sidewalk
Landscape Type	5'x 5' tree grates
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	Varies

Notes

1. Where there is an existing 5 foot sidewalk and there is not an existing 5 foot landscape strip or tree grates along the street edge, there shall be a minimum setback/easement of 5 feet as redevelopment occurs, for the expansion of the sidewalk.
2. Where there is an existing 5 foot sidewalk and there is an existing 5 foot landscape strip or tree grates along the street edge, there shall be a minimum setback/easement of 0 feet.
3. 100 percent of the area within the setback/easement shall be hard surfaced.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

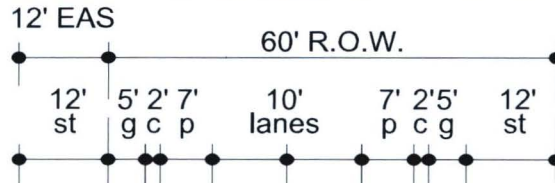
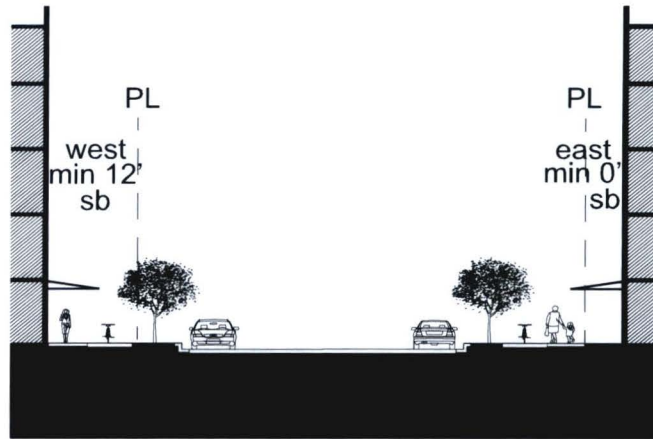
E. NE 5th Ave

KEY:

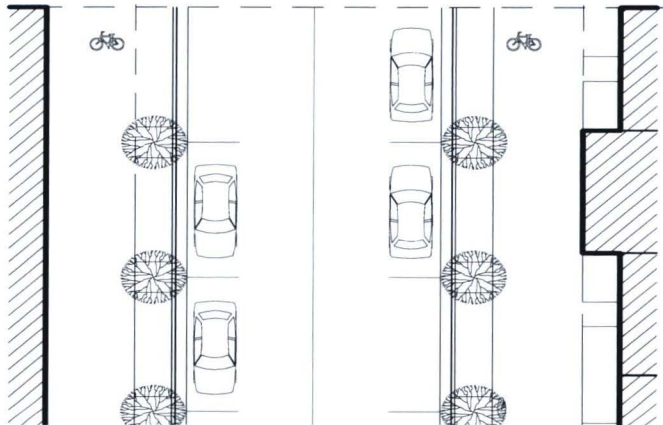
- tg: tree grate
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- p: parking
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- DED: Dedication
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- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Secondary Street, Greenway
Sub-District	Center / Edge
Traffic Lanes	2
Parking Lanes	2
Bike Lanes	Shared trail in each direction
Walkway Type	12' concrete shared trail on both sides of street
Landscape Type	5'x5' tree grates or 5' continuous landscape strip
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	N/A

Notes

1. The west side of NE 5th Ave is within the DPOD. A minimum 12 foot easement is intended to provide a shared trail for bicyclists and pedestrians.
2. 100 percent of the area within the setback/easement on the west side shall be hard surfaced when the area is improved for the shared trail.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

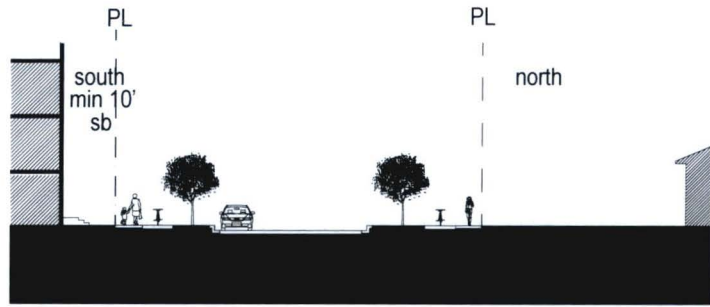
F. NE 1st ST

KEY:

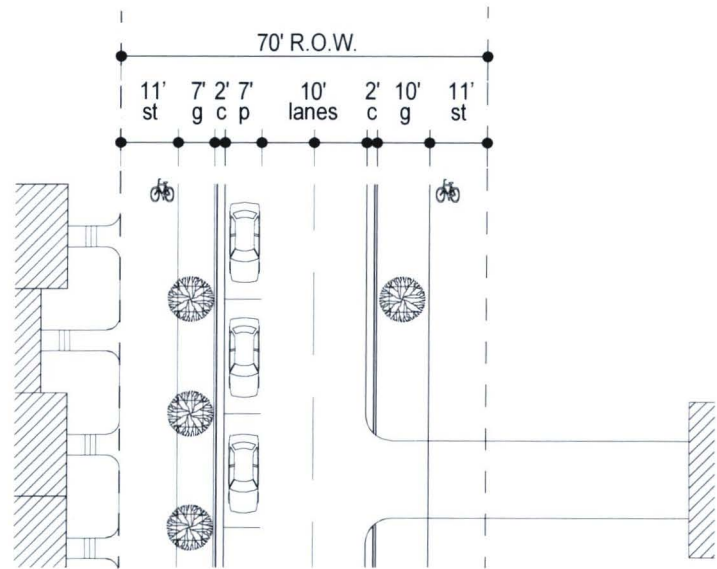
- tg: tree grate
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- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Secondary Street, Greenway
Sub-District	Edge
Traffic Lanes	2
Parking Lanes	On the south side only
Bike Lanes	Shared trail in each direction
Walkway Type	11' concrete shared trail on both sides of street
Landscape Type	Continuous landscape strip: 7' on the south side, 10' on the north side
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	N/A

Notes

1. A minimum of 80 percent of the area within the setback shall be landscaped and shall consist primarily of sod, ground cover or ornamental grass.
2. The landscape type on the south side can also be 5'x5' tree grates to provide better access to on-street parking.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

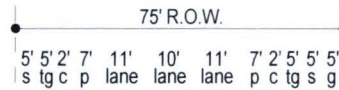
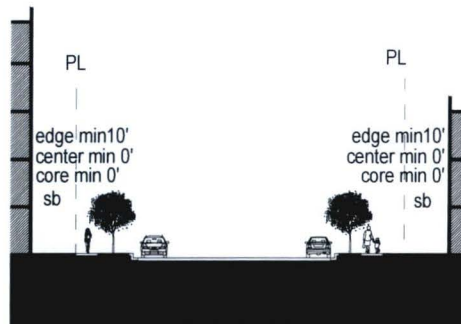
G. Harbor Dr between NE 2nd Ave and Atlantic Blvd

KEY:

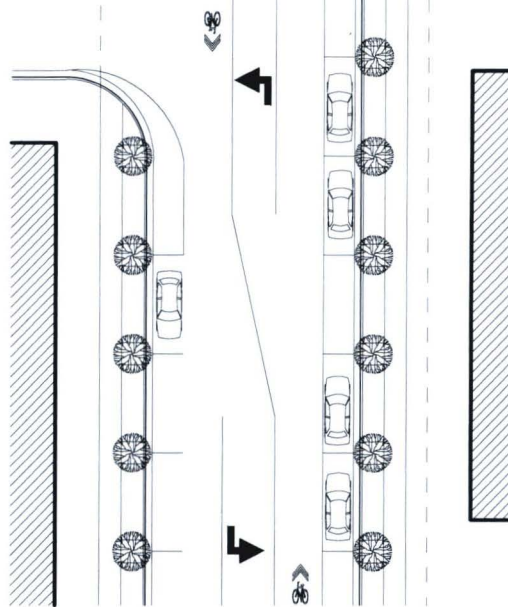
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- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
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SECTION



PLAN



Street Type	Secondary Street, Greenway
Sub-District	Core / Center/ Edge
Traffic Lanes	2
Parking Lanes	2
Bike Lanes	Sharrow in each direction
Walkway Type	5' minimum concrete sidewalk on both sides of the street
Landscape Type	5'x5' tree grates or 5' continuous landscape strip
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	10' turning lane or striped median

Notes

1. A minimum of 20 percent of the area within the setback shall be landscaped and shall consist primarily of sod, ground cover, ornamental grass, planters or tree grates.

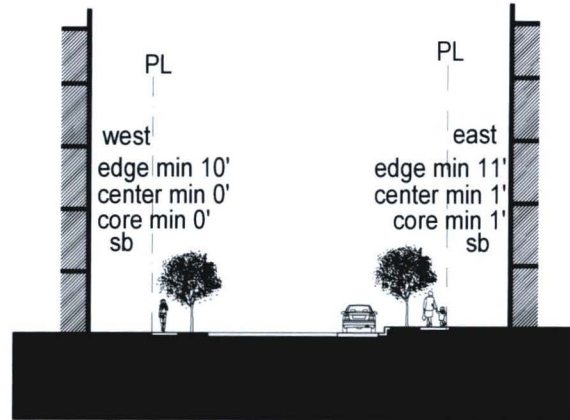
DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM
H. SE 28th Ave between Atlantic Blvd and SE 1st Ct

KEY:

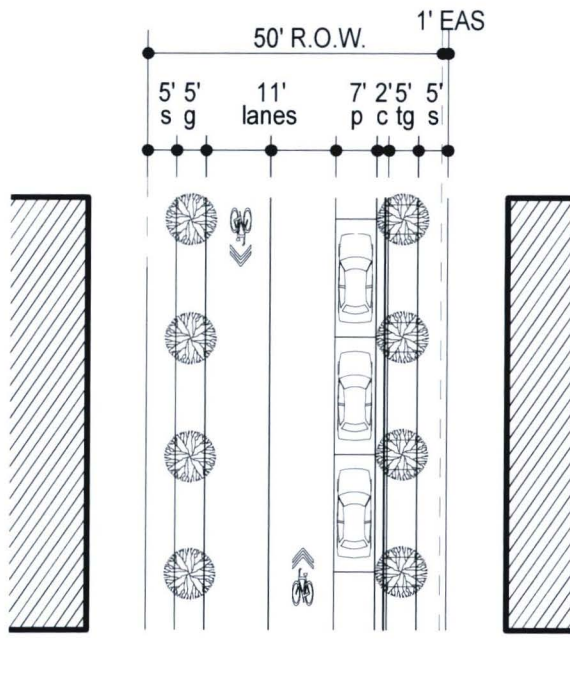
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- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Secondary Street, Greenway
Sub-District	Core / Center / Edge
Traffic Lanes	2
Parking Lanes	1 on the east side
Bike Lanes	Sharrow in each direction
Walkway Type	5' minimum concrete sidewalk on both sides of the street
Landscape Type	5'x5' tree grates or 5' continuous landscape strip
Curb Type	Raised Curb adjacent to parking lane
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	N/A

Notes

1. On the east side, there shall be a minimum setback (easement) of 1 foot, as redevelopment occurs, for the expansion of the sidewalk.
2. 100 percent of the area within the minimum setback (easement) shall be hard surfaced.

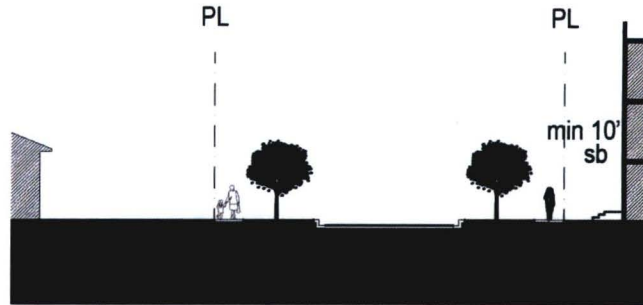
DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM
I. SE 1st Ct between 25th Ave and 28th Ave (North Side)

KEY:

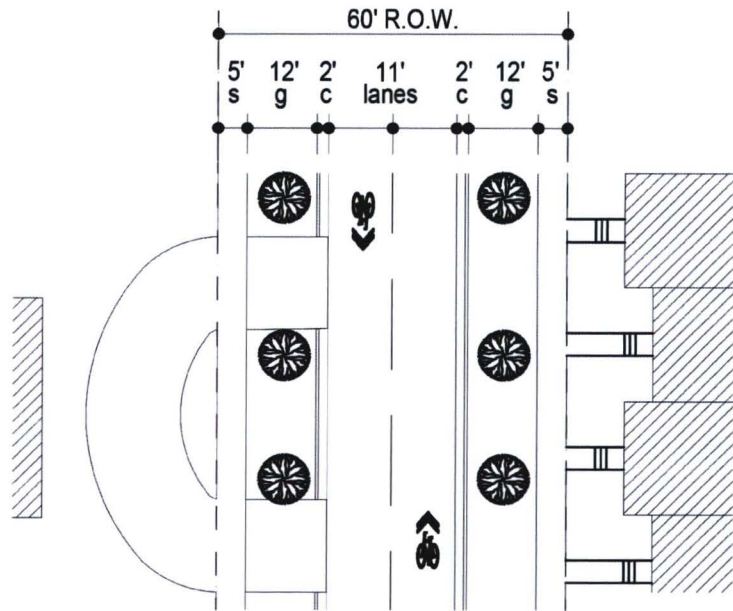
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- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Secondary Street, Greenway
Sub-District	Edge
Traffic Lanes	2
Parking Lanes	N/A
Bike Lanes	Sharrow in each direction
Walkway Type	5' minimum concrete sidewalk on both sides of the street
Landscape Type	12' continuous landscape strip on both sides along the street edge
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	N/A

Notes

1. A minimum of 80 percent of the area within the setback shall be landscaped and shall consist primarily of sod, ground cover or ornamental grass.
2. The south side of SE 1st Ct is not within the EOD. The sidewalk and landscape strip on the south side shall only be required if and when the city and/or developer improves the entire right-of-way.

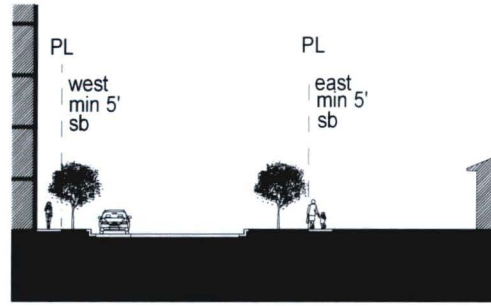
DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM
J. NE 22nd Ave between NE 4th and NE 6th St (West Side)

KEY:

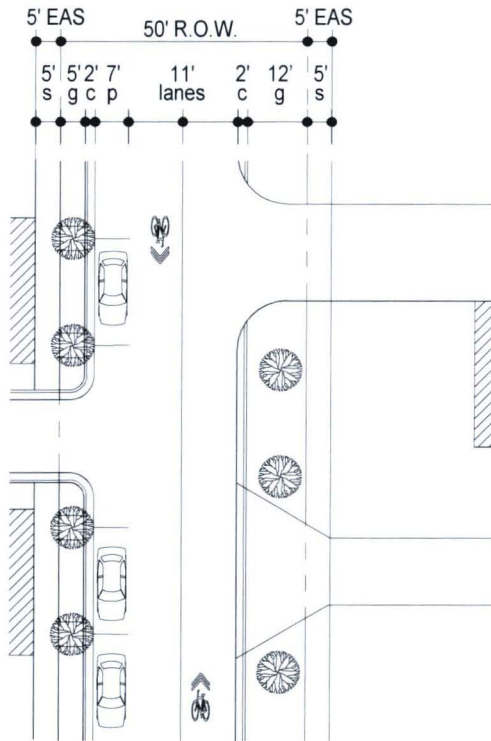
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- lane: lane
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- st: shared trail
- c: curb and gutter
- p: parking
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Secondary Street, Greenway
Sub-District	Edge
Traffic Lanes	2
Parking Lanes	1 on the West Side
Bike Lanes	Sharrow in each direction
Walkway Type	5' minimum concrete sidewalk on both sides of the street
Landscape Type	12' continuous landscape strip (east side) and 5'x5' tree grates (west side)
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	N/A

Notes

1. A 5 feet easement shall be required on both sides as redevelopment occurs, for the expansion of the sidewalk.
2. 100 percent of the area within the minimum setback (easement) shall be hard surfaced.
3. The east side of NE 22nd Ave is not within the EOD, the sidewalk on the east side shall only be required if and when the City and/or developer improves the entire right-of-way.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

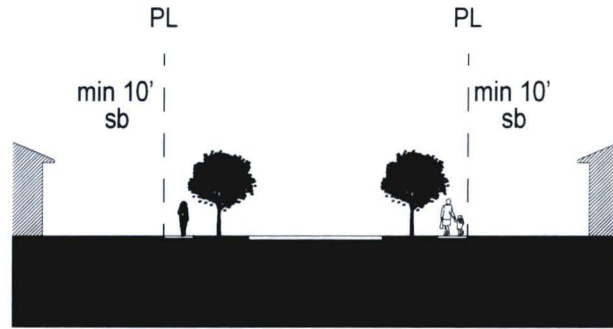
T-1. Typical 50' R.O.W with no parking

KEY:

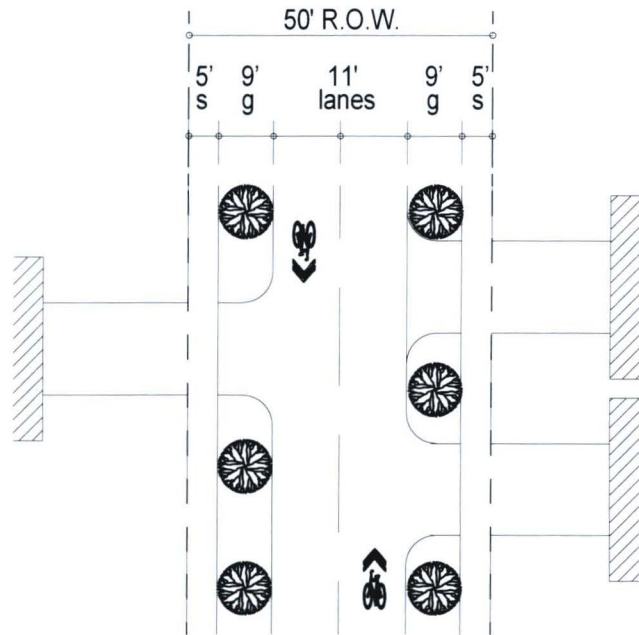
- tg: tree grate
- m: median
- bl: bike lane
- g: landscape strip
- lane(s): lane(s)
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Typical Street
Sub-District	Edge
Traffic Lanes	2
Parking Lanes	N/A
Bike Lanes	Sharrow in each direction
Walkway Type	5' concrete sidewalk
Landscape Type	9' continuous landscape strip
Curb Type	N/A
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	N/A
Notes	

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

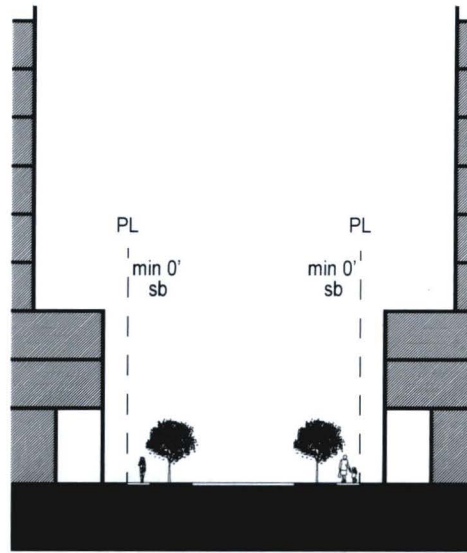
T-2. Typical 50' R.O.W with no parking

KEY:

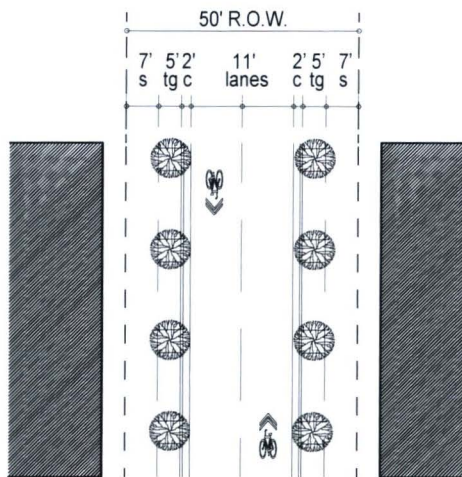
- tg: tree grate
- m: median
- bl: bike lane
- g: grass
- lane: lane
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Typical Street as Greenway*
Sub-District	Core/Center
Traffic Lanes	2
Parking Lanes	N/A
Bike Lanes	Sharrow in each direction
Walkway Type	5' concrete sidewalk
Landscape Type	5'x5' tree grates or 5' continuous landscape strip
Curb Type	N/A
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage*
Median	N/A

Notes

* Street trees may be provided 1 per 30 feet of frontage if the Street is not a Designated Greenway. Refer to the TO. Sec. K.5 for additional Greenway Standards.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

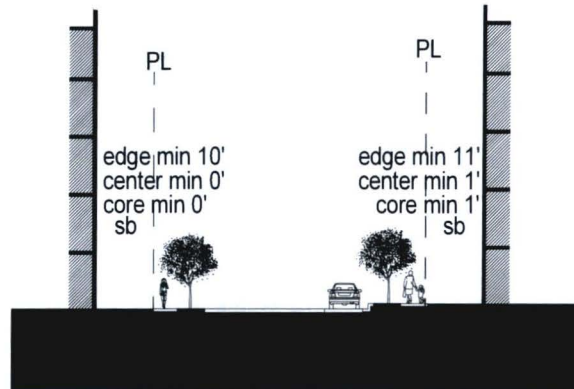
T-3. Typical 50' R.O.W with parking on one side

KEY:

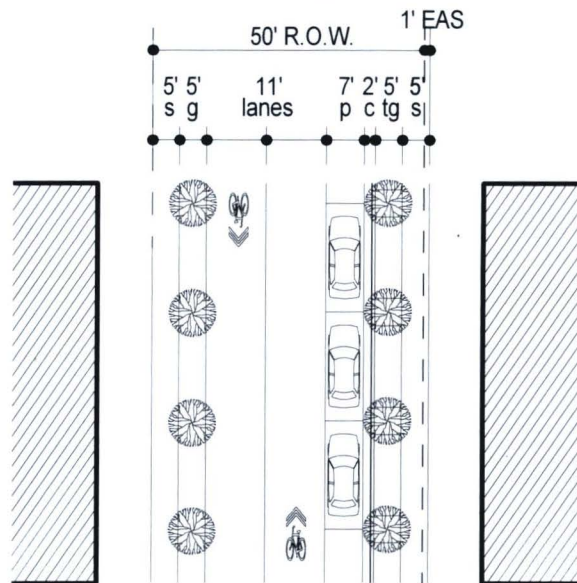
- tg: tree grate
- m: median
- bl: bike lane
- g: landscape strip
- lane(s): lane(s)
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Typical Street
Sub-District	Core / Center / Edge
Traffic Lanes	2
Parking Lanes	1
Bike Lanes	Sharrow in each direction
Walkway Type	5' minimum concrete sidewalk on both sides of the street
Landscape Type	5' continuous landscape strip or 5'x5' tree grates
Curb Type	Raised Curb on adjacent to parking lane
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	N/A

Notes

1. Adjacent to the parking lane, there shall be a minimum setback (easement) of 1 foot, as redevelopment occurs, for the expansion of the sidewalk.
2. 100 percent of the area within the minimum setback (easement) shall be hard surfaced.

DIAGRAM 155.3709.F2. STREET DEVELOPMENT REGULATING DIAGRAM

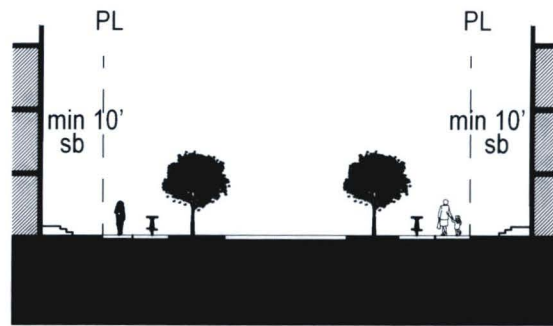
T-4. Typical 60' R.O.W with no parking

KEY:

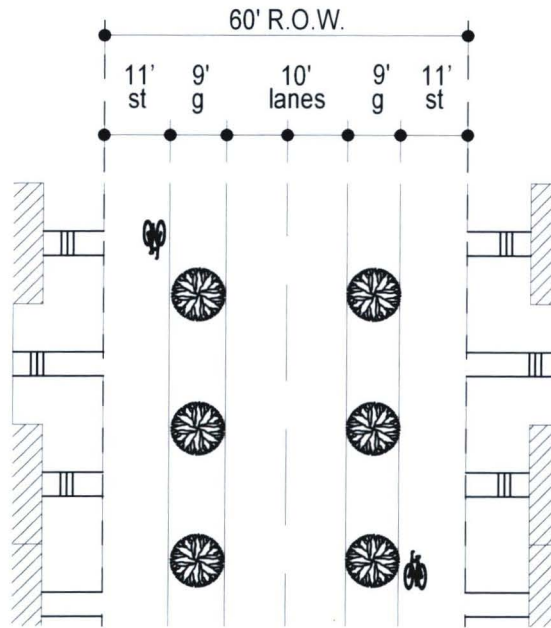
- tg: tree grate
- m: median
- bl: bike lane
- g: grass
- lane: lane
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Typical Street as a Greenway* with a Shared Trail
Sub-District	Edge
Traffic Lanes	2
Parking Lanes	N/A
Bike Lanes	Shared trail in each direction
Walkway Type	11' concrete shared trail on both sides of the street
Landscape Type	9' continuous landscape strip
Curb Type	N/A
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage*
Median	N/A

Notes

1. A minimum 9 feet 4 inch landscape strip shall be provided on the west side.
2. A minimum 8 feet 8 inch landscape strip shall be provided on the east side.
3. A minimum of 80 percent of the area within the setback shall be landscaped and shall consist primarily of sod, ground cover or ornamental grass.

* Street trees may be provided 1 per 30 feet of frontage if the Street is not a Designated Greenway. Refer to the TO, Sec. K.5 for additional Greenway Standards.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

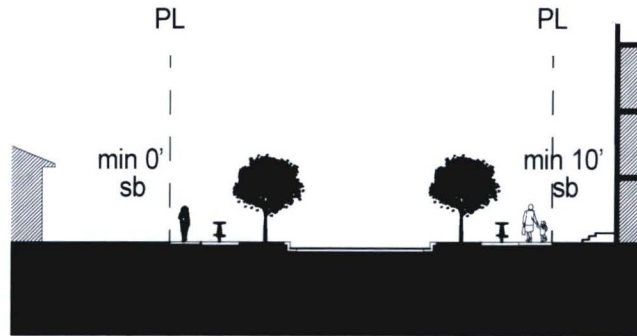
T-5. Typical 60' R.O.W with no parking

KEY:

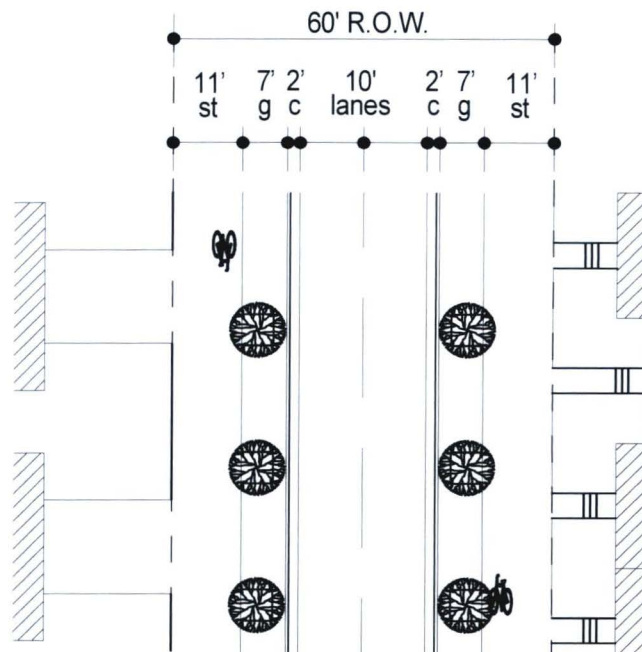
- tg: tree grate
- m: median
- bl: bike lane
- g: landscape strip
- lane(s): lane(s)
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Typical Street as a Greenway* with a Shared Trail
Sub-District	Core/Center
Traffic Lanes	2
Parking Lanes	N/A
Bike Lanes	Shared trail in each direction
Walkway Type	11' concrete shared trail on both sides of the street
Landscape Type	7' continuous landscape strip
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage*
Median	N/A

Notes

1. A minimum of 80 percent of the area within the setback shall be landscaped and shall consist primarily of sod, ground cover, or ornamental grass.
- * Street trees may be provided 1 per 30 feet of frontage if the Street is not a Designated Greenway. Refer to the TO. Sec. K.5 for additional Greenway Standards.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

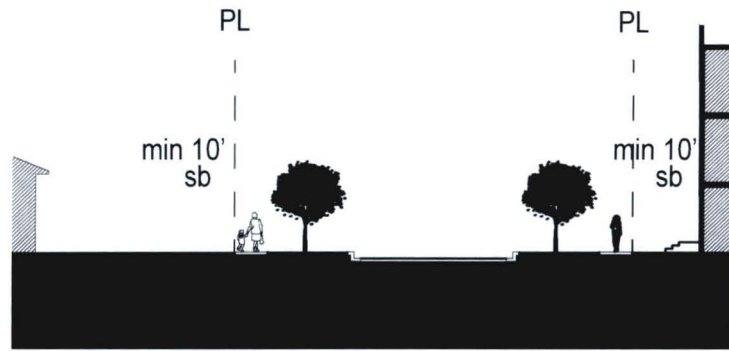
T-6. Typical 60' R.O.W with no parking

KEY:

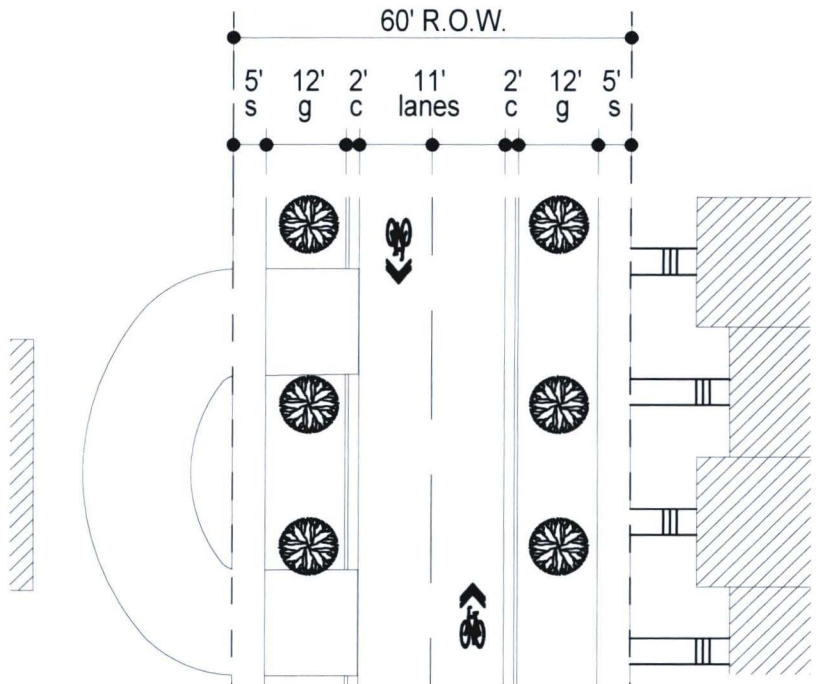
- tg: tree grate
- m: median
- bl: bike lane
- g: grass
- lane: lane
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Typical Street
Sub-District	Edge
Traffic Lanes	2
Parking Lanes	N/A
Bike Lanes	Sharrow in each direction
Walkway Type	5' minimum concrete sidewalk on both sides of the street
Landscape Type	12' continuous landscape strip
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	N/A

Notes

1. A minimum of 80 percent of the area within the setback shall be landscaped and shall consist primarily of sod, ground cover or ornamental grass.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

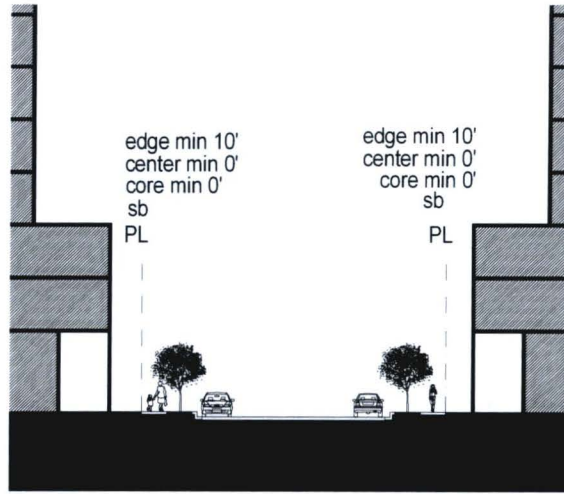
T-7. Typical 60' R.O.W with parking on both sides

KEY:

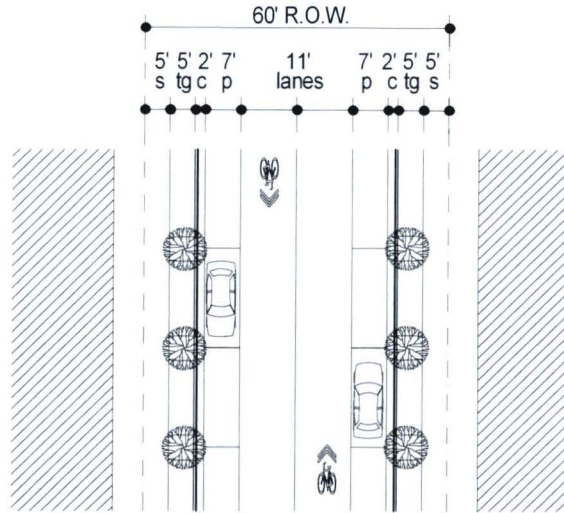
- tg: tree grate
- m: median
- bl: bike lane
- g: landscape strip
- lane(s): lane(s)
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Typical Street
Sub-District	Core / Center / Edge
Traffic Lanes	2
Parking Lanes	2
Bike Lanes	Sharrow in each direction
Walkway Type	5' minimum concrete sidewalk on both sides of the street
Landscape Type	5' continuous landscape strip or 5'x5' tree grates on both sides along the street edge
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	N/A

Notes

- I. A minimum of 20 percent of the area within the setback shall be landscaped and shall consist primarily of sod, ground cover, ornamental grass, planters, or tree grates.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

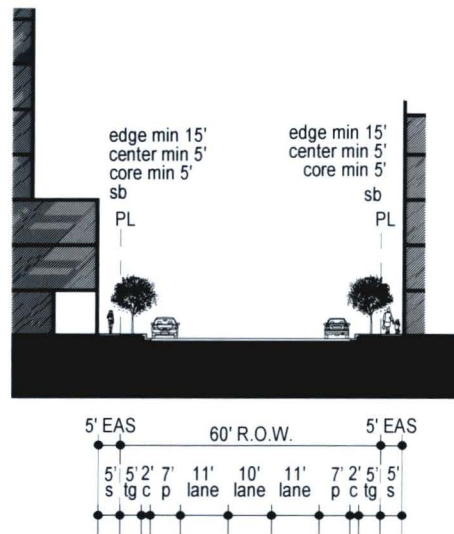
T-8. Typical 60' R.O.W with turning lane and parking on both sides

KEY:

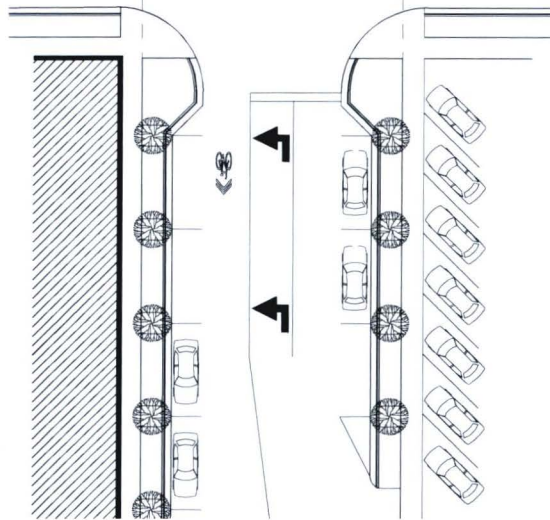
- tg: tree grate
- m: median
- bl: bike lane
- g: grass
- lane: lane
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Typical Street as a Greenway*
Sub-District	Core / Center / Edge
Traffic Lanes	2
Parking Lanes	2
Bike Lanes	Sharrow in each direction
Walkway Type	5' concrete sidewalk on both sides of the street
Landscape Type	5' continuous landscape strip or 5'x5' tree grates on both sides along the street edge
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	10' turning lane or striped median

Notes

1. A 5 feet easement shall be required on both sides as redevelopment occurs, for the expansion of the sidewalk.
 2. 100 percent of the area within the minimum setback (easement) shall be hard surfaced.
- * Street trees may be provided 1 per 30 feet of frontage if the Street is not a Designated Greenway. Refer to the TO, Sec. K.5 for additional Greenway Standards.

DIAGRAM I 55.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

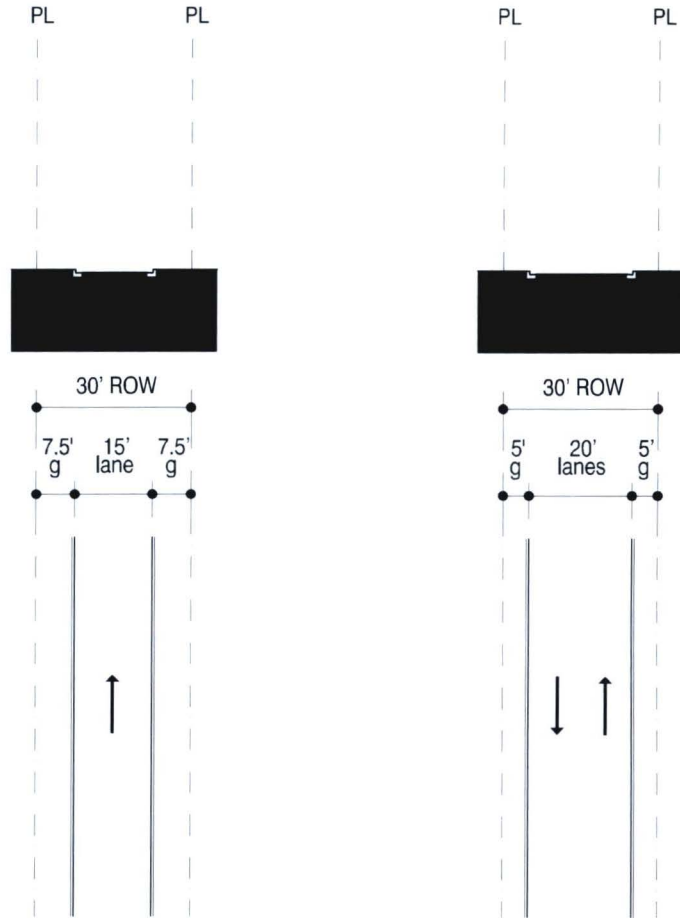
Alley

KEY:

- tg: tree grate
- m: median
- bl: bike lane
- g: landscape strip
- lane(s): lane(s)
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Alley	Alley
Sub-District	Core / Center / Edge	Core / Center / Edge
Traffic Lanes	1	2
Parking Lanes	N/A	N/A
Bike Lanes	N/A	N/A
Walkway Type	N/A	N/A
Landscape Type	N/A	N/A
Curb Type	N/A	N/A
Street Trees	N/A	N/A
Median	N/A	N/A

Notes

The maximum distance between an alley and another alley/service drive or street shall be 300 feet.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

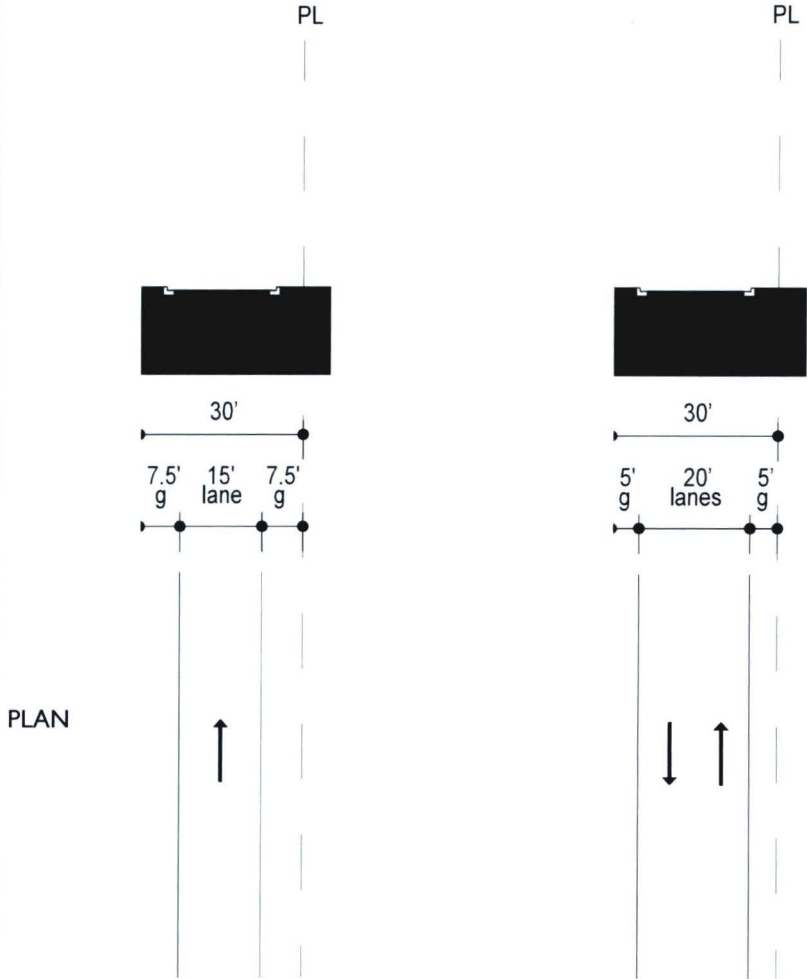
Service Road

KEY:

- tg: tree grate
- m: median
- bl: bike lane
- g: grass
- lane: lane
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



	Service Road	Service Road
Street Type	Core / Center / Edge	Core / Center / Edge
Sub-District		
Traffic Lanes	1	2
Parking Lanes	N/A	N/A
Bike Lanes	N/A	N/A
Walkway Type	N/A	N/A
Landscape Type	N/A	N/A
Curb Type	N/A	N/A
Street Trees	N/A	N/A
Median	N/A	N/A

Notes

The maximum distance between an alley and another alley/service drive or street shall be 300 feet.

DIAGRAM 155.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

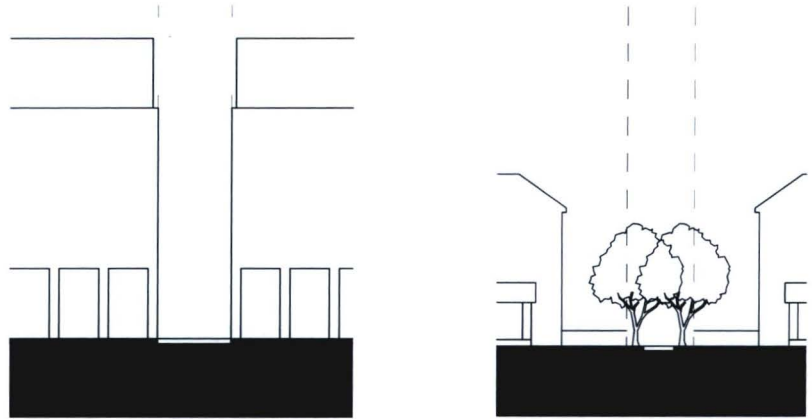
Pedestrian passage

KEY:

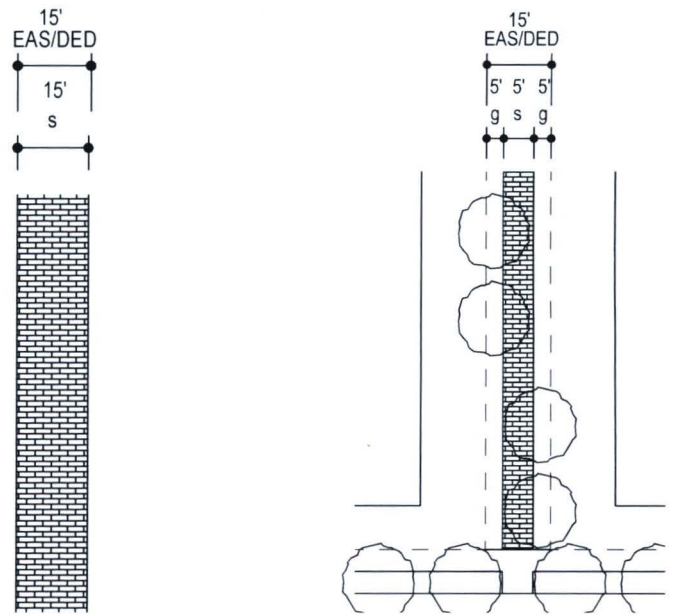
- tg: tree grate
- m: median
- bl: bike lane
- g: landscape strip
- lane(s): lane(s)
- s: sidewalk
- st: shared trail
- c: curb and gutter
- p: parking
- sb: setback

- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION



PLAN



	Pedestrian Passage Core / Center	Pedestrian Passage Center / Edge
Street Type		
Sub-District		
Traffic Lanes	N/A	N/A
Parking Lanes	N/A	N/A
Bike Lanes	N/A	N/A
Walkway Type	15' hard surfaced sidewalk	5' hard surfaced sidewalk
Landscape Type	N/A	5' continuous landscape strip on each side
Curb Type	N/A	N/A
Street Trees	N/A	N/A
Median	N/A	N/A

Notes

1. A minimum of 50 percent of the pedestrian passages shall be shaded and may include a combination of landscaping and architectural elements.
2. If provided, tree placement shall be in planters or tree grates
3. Pedestrian scaled lighting shall be provided.

PART 4

MEASUREMENT, EXCEPTIONS AND VARIATIONS

155.9402. EXCEPTIONS AND VARIATIONS

B. Maximum Height Exceptions

The maximum height limits established in Article 3: Zoning Districts, shall not apply to the following structures or structural elements:

1. Monuments, water towers, utility transmission towers, derricks, cooling towers, fire towers, parking garage shade structures, and other similar structures other than flagpoles not intended for human occupancy;

PART 5

TERMS AND USES DEFINED

The following words, terms, and phrases, when used in this Code, shall have the meaning ascribed to them in this section.

Active Use, Ground Floor

A use that attracts pedestrian activity, provides access to the general public, and conceals uses designed for parking and other non-habitable spaces if present. Ground floor active uses generally include, but are not limited to, retail, commercial, restaurants, coffee shops, libraries, institutions, education and cultural facilities, entrance lobbies, or residential (where permitted).

Active Use Liner

~~An active use that serves to conceal uses designed for parking and other non-habitable spaces. Active liner uses generally include, but are not limited to, commercial, residential, hotel, office and the commercial uses associated with live/work.~~

Architectural Features

Building components attached to or part of a facade and consisting generally of projections intended to provide architectural character and facade articulation.

Architectural Treatment

The provision of architectural and/or landscape elements on a facade which serve to visually screen non-active uses.

Building Frontage

~~The linear distance along the exterior building wall that faces a public right-of-way abutting the lot on which the building is located.~~

Building Frontage Percentage

The percentage of a building facade that is generally parallel, facing, or oriented toward a street and that lies within the minimum and maximum setback area allowed and shall include a principal building and active uses.

Courtyard Building Typology

~~A DPOD TO Building Typology that is a multifamily dwelling that is distinguished by the provision of an open-air courtyard or atrium. The courtyard is enclosed on at least three sides by habitable space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the courtyard.~~

Courtyard House Typology

~~A DPOD TO Building Typology that is a multifamily dwelling that is distinguished by the provision of an open-air courtyard or atrium. The courtyard is enclosed on at least three sides by habitable space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the courtyard.~~

Covered Structures

Non-habitable areas such as storage areas, restroom facilities, vertical circulation access ways, open air structures such as cabanas, gazebos, trellis and other similar structures which accommodate outdoor common areas.

Designated Open Space

An outdoor, at-grade space dedicated to the public and including greens, squares, and plazas as indicated on the ~~DPOD's TO Overlay District's~~ Designated Open Space and Greenway System Plan.

District, Overlay Zoning

~~A zoning district that encompasses one or more underlying zoning districts and that imposes additional requirements~~

above those required by the underlying zoning district.

Encroachment

The maximum allowed projection of a building element beyond the minimum setback or into an adjacent public right-of-way.

Facade Articulation

The provision of architectural features or treatment on a facade.

Flex Building Typology

A ~~DPOD TO~~ Building Typology generally of a single massing element designed to respond to changes of function in a flexible way. The flex building is able to accept different internal configurations and easily adapt to its surroundings.

Greenway

See “Park or Plaza”

A series of passages and open spaces, primarily in the road right-of-way, intended to form interconnected walkways providing recreation and pedestrian connectivity within a TO District, typically featuring landscaped and improved pedestrian and/or bicycle related features.

Habitable Space

A space in a structure which involves regular human presence ~~occupation and is commonly used for living, sleeping, eating or cooking.~~ Habitable space shall not include, but not be limited to, self-service storage facilities, warehouses, utility space, building service areas such as storage, mechanical, electrical and trash and areas devoted to the parking of vehicles in parking garage structures.

Liner Building Typology

A ~~DPOD TO~~ Building Typology that conceals a garage, or other faceless building, that is designed for active use.

Live/work

A type of Mixed-use development that combines a nonresidential use with a residential dwelling unit. Both the non-residential and the residential uses in the live-work unit shall be occupied by a common owner or tenant

Mixed-Use Development

Development containing two or more principal uses from different use classifications (Residential, Institutional, Commercial, or Industrial) or from two or more significantly different use categories within the same use classification (e.g., offices and retail sales and services), where the uses are functionally integrated and share vehicular use areas, ingress/egress, and pedestrian access. An example of a vertically integrated mixed-use development might be a building with retail sales and service uses at ground level, offices (including institutional offices) on second and third floors, and multifamily residential dwelling units on upper floors. An example of a horizontally integrated mixed-use development might be an office/industrial park containing office buildings side-by-side with buildings housing light industrial or industrial support uses. Note: To be considered mixed use in any TO Zoning District, the project must include a residential component per 155.3501.B.1.

Open Space

Any parcel or area of land essentially unimproved by permanent Buildings and open to the sky, excluding open parking areas; such space shall be reserved for public or private use. Open Spaces may include Parks, Greens, Squares, Courtyards, Gardens, Playgrounds, Paseos (when designed predominantly for pedestrians), and pedestrian paths or associated landscaped areas.

Open Space, Private

Open space that is intended solely for the use of building occupants.

Open Space, Public or Publicly Accessible

A ground floor open space for public use and public accessibility abutting a public street on at least one side and with unencumbered pedestrian access from the public sidewalk or right-of-way for the general public at all times.

Open Space, Semi-Public

A ground floor open space intended primarily for use by building occupants but may have limited public access.

Pedestrian Passages

~~Interconnected paved~~ Walkways ~~walkways~~ that provide pedestrian passage through lots or blocks, allowing access to the primary entrance of a building and a mode of transportation. These passages can ~~and that~~ connect directly with the network of sidewalks and open spaces.

Podium

The lower portion of the TO District’s Tower Building Typology on which the tower rests.

Projection, horizontal

Any facade surface or building component which protrudes from the main building facade plane, including, but not limited to, architectural features, awnings, balconies, canopies, colonnades and porches.

Regulating Plan

A controlling plan which demonstrates ~~DPOD TO~~ development standards in both words and diagrams, and includes maps designating the locations where the various standards apply.

Side Yard House Building Typology

A ~~DPOD TO~~ Building Typology which is a Single-Family - Zero Lot Line Dwelling unit distinguished by the provision of an ~~uncovered~~ unenclosed porch on the side of the house. The side porch is screened from the view of the street by a wall or fence located within the build-to zone.

Street Designation

A TO street classification system that regulates the characteristics of streets and rights-of-way with respect to spatial dimension, pedestrian and vehicular mobility and building active uses. Street designations vary in each TO District and generally consist of four types: primary, secondary, tertiary and alleys.

Street Type Development Parameters

~~DPOD TO~~ design criteria that establish the required elements for the placement and size of the following: sidewalks, curbs and gutters, parking, medians, bike lanes, traffic lanes, street trees, and landscape strips in the public right of way.

Tower Building Typology

A ~~DPOD TO~~ Building Typology which is multi story, composed of a base (podium) and a tower, and organized around a central core where a part of the building is higher in proportion to its width and length.

**Article 4
155.4222**

...

**F. ~~Grocery or Convenience Store~~
1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
												P	P	P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1

2. Definition

A ~~grocery or~~ convenience store is a retail establishment less than 6,000 square feet engaged in the sale of food and foodstuffs, sundries, tobacco products, beer, wine, papers and magazines.

3. Standards

- a. Sales of beer or wine may only be considered an accessory use to a ~~grocery or~~ convenience store provided the display area for the sales of beer or wine does not exceed 20% of the total display area used for all other merchandise and no exterior signage for the sale of beer or wine is provided.
- b. ~~Grocery or~~ Convenience stores with sales of beer or wine which exceed the standards listed in subsection a. above and/or provide exterior signage for the sale of beer or wine also be considered a beer or wine store and subject to all of the standards for such use.

**F.G ~~Grocery or Convenience Store~~
1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
												P	P	P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
						<u>P</u>										

2. Definition

A ~~grocery or~~ convenience store is a retail establishment larger than 6,000 square feet engaged in the sale of food and foodstuffs, sundries, tobacco products, beer, wine, papers and magazines.

3. Standards

- a. Sales of beer or wine may only be considered an accessory use to a ~~grocery or~~ convenience store provided the display area for the sales of beer or wine does not exceed 20% of the total display area used for all other merchandise and no exterior signage for the sale of beer or wine is provided.

b. Grocery or convenience stores with sales of beer or wine which exceed the standards listed in subsection a. above and/or provide exterior signage for the sale of beer or wine also be considered a beer or wine store and subject to all of the standards for such use.

G H. Drug Store or Pharmacy

...

H I. Farmers' Market (as a principal use)

...

I J. Flea Market

...

~~**J K. Home and Building Supply Center**~~

...

K L. Local Liquor or Package Store

...

L M. Regional Liquor or Package Store

...

M N. Beer or Wine Store

...

N O. Pawn Shop

...

O P. Thrift Shop

...

~~**P Q. Retail Sales Establishment, Large**~~

...

Q R. Indoor Mall or Marketplace

...

R S. Other Retail Sales Establishment

...

155.4303

V. Outdoor Seating, Including Sidewalk Cafes (as accessory to an eating and drinking establishment)

I. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
												A	A	A	A

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
S	S	A		A		A						A	A	A	A	A

2. Definition

Outdoor seating is the provision of accessory outdoor seating areas by an eating or drinking establishment that is located on private property. This use shall also include Sidewalk Cafes, which are outdoor seating areas permitted on public sidewalks in front of the establishments.

3. Standards

Outdoor seating is allowed as an accessory use to any eating or drinking establishment subject to the following standards:

- a. No sound production or reproduction machine or device (including, but not limited to musical instruments, loud-speakers, and sound amplifiers) shall be used, operated, or played in the outdoor seating area at a volume that is any louder than necessary for the convenient hearing of persons within the outdoor seating area, and that would disturb the peace, quiet, or comfort of adjoining properties.
- b. Hours of operation of the outdoor seating area shall be the same as those for the eating or drinking establishment.
- c. Food preparation shall occur only within the enclosed principal building containing the eating or drinking establishment.
- d. Except in the Atlantic Overlay District, the number of outdoor seats shall not exceed the number of indoor seats.
- e. **Location / Dimensional Standards.**
 - i. Except within the Atlantic Boulevard Overlay and/or the East Overlay district, the outdoor seating area shall be located at least 100 feet from any property containing a single-family dwelling or within a Single-Family Residential (RS-) zoning district.
 - ii. If located within or adjacent to a public right-of-way or sidewalk, the outdoor seating area shall:
 - (A) Not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
 - (B) Maintain a clear distance of at least five feet from any alley, crosswalk, fire hydrant, or similar public or emergency access feature in or near the sidewalk. A greater clear distance may be required where necessary to ensure use of the public or emergency access feature.
 - (C) Not place any objects adjacent to or within the sidewalk that would have the effect of forming a physical or visual barrier.

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155.4501. SEPARATION REQUIREMENTS FOR ALCOHOLIC BEVERAGE ESTABLISHMENTS

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B. Exceptions

[Table 155.4501.B](#) lists uses that are exempt from the separation requirements in [Table 155.4501.A](#).

Note: This table is best viewed in PDF, click [HERE](#)

TABLE 155.4501.B: EXCEPTIONS TO THE MINIMUM SEPARATION OF USES INVOLVING THE SALE OF ALCOHOLIC BEVERAGES FROM CERTAIN EXISTING USES		
Use and Criteria	Required Separation	
	Any other use involving the sales of alcoholic beverages; and Sexually oriented business	Child Care Facility; School; and Place of Worship
An establishment limited by its state beverage license for the distribution of alcoholic beverages to vendors and other distributors.	Exempt	Exempt
Grocery or convenience store with accessory sales of beer or wine. Sales of beer or wine may only be considered an accessory use to a grocery or convenience store provided the display area for the sales of beer or wine does not exceed 20% of the total display area used for all other merchandise and no exterior signage for the sale of beer or wine is provided.	Exempt	Exempt
Beer or wine store which meets the definition of a specialty store.	Exempt	Exempt
An enclosed restaurant which sells only beer and/or wine for consumption on the premises.	Exempt	Exempt if no externally visible display window or sign indicating the sale of alcoholic beverages
A food and/or beverage manufacturer limited by its state beverage license for manufacturing of wines and cordials, brewing malt beverages, or distiller of spirituous liquor.	Exempt	Exempt
Alcoholic beverage sales as an accessory use to a brewery, winery, or distillery.	Exempt	Exempt

A bowling alley that contains more than nine bowling lanes.	Exempt	Exempt
A motion picture theater that contains more than 100 seats.	Exempt	Exempt
Regional liquor or package store	Exempt	Exempt
A bar or lounge which is operated as an accessory use to a restaurant and therefore meets the following standards: it is operated by the same management, and the restaurant has dining accommodations for service of 150 or more patrons at tables in a covered area, and occupying more than 2,500 square feet of floor space, and deriving at least 51% of the gross revenue from the sale of food and non-alcoholic beverages.	Exempt	Exempt if there is no display window, sign, or other externally visible indication of the bar's or lounge's existence
A bar or lounge which is operated as an accessory use to a hotel or condo hotel that has more than 25 sleeping rooms and/or dwelling units and that is operated by the same management as the hotel or condo hotel.	Exempt	Exempt if there is no display window, sign, or other externally visible indication of the bar's or lounge's existence
A lodge or club which limits on-premise consumption of alcoholic beverages to only lodge or club members.	Exempt	Exempt if no externally visible display window or sign indicating the sale of alcoholic beverages
A use located on property owned by the city.	Not Exempt	Exempt
Within the Atlantic Boulevard Overlay District (AOD) <u>and/or East Overlay District (EOD) only</u> , a bar or lounge, brewpub, restaurant, or specialty eating establishment (whether a principal use or an accessory use to a hotel, and including any accessory outdoor seating).	Exempt if no package sales are offered at bar or lounge	Exempt if no package sales are offered at bar or lounge

(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13; Am. Ord. [2013-75](#), passed 9-24-13; Am. Ord. [2015-51](#), passed 5-12-15; Am. Ord. [2016-07](#), passed 10-13-15; Am. Ord. [2016-48](#), passed 3-8-16; Am. Ord. [2017-28](#), passed 2-28-17)

TABLE 155.2421.B.1: ALLOWABLE ADMINISTRATIVE ADJUSTMENTS			
STANDARD	MAXIMUM ALLOWABLE EXTENT OF ADJUSTMENT		
	MINOR ADMINISTRATIVE ADJUSTMENT (ALL ZONING DISTRICTS)		MAJOR ADMIN. ADJUSTMENT (AOD, TO, CRAO, AND NON- RESIDENTIAL DISTRICTS)
	DEVELOPMENT WITHIN ATLANTIC BOULEVARD OVERLAY DISTRICT OR REDEVELOPMENT OF BROWNFIELD SITE WITHIN DESIGNATED BROWNFIELD AREA	OTHER DEVELOPMENT	
Minimum yard setback or minimum lot width	30%	20%	40%
Maximum lot coverage	n/a	20%	40%
Minimum pervious area of lot or minimum pervious area of required front yard	30%	20%	40%
Maximum yard encroachment	30%	20%	40%
<u>TO: Maximum Block Length and Perimeter</u>	<u>N/A</u>	<u>N/A</u>	<u>10%</u>
<u>TO: Front Property Line Access: 1 Per 250 Feet</u>	<u>N/A</u>	<u>N/A</u>	<u>10%</u>
<u>TO: Minimum Lot Depth and Width</u>	<u>N/A</u>	<u>N/A</u>	<u>10%</u>
<u>TO: Floor Plate Size Above 5th Floor</u>	<u>N/A</u>	<u>N/A</u>	<u>10%</u>
<u>TO: Ground Floor Active Use Liner Minimum Depth (20-feet)</u>	<u>N/A</u>	<u>N/A</u>	<u>20%</u>
<u>TO: Maximum Building Length of 300-feet</u>	<u>N/A</u>	<u>N/A</u>	<u>10%</u>
<u>TO/EOD: Active Use Required on Tertiary Streets in the Core and Center</u>	<u>N/A</u>	<u>N/A</u>	<u>20%</u>
<u>TO/EOD: Minimum Open Space size of 4,800 SF (not applicable to density bonus provision)</u>	<u>N/A</u>	<u>N/A</u>	<u>20%</u>
Minimum stacking lane distance	20%	10%	30%
Minimum or maximum number of off-street parking or loading	20%	10%	40%

155.5605 Parking Deck or Garage Design Standards

A. Purpose

These design standards are intended to identify the City's design goals and expectations for parking deck or garage quality, whether as a stand-alone structure or as part of a residential, commercial, institutional, industrial or mixed-use development, resulting in greater predictability during the development review process. More specifically, the purposes of this section are to:

1. Establish a minimum level of design quality for parking decks and garages to foster acceptable aesthetic value; and
2. Limit the visual impacts of automobile-oriented development in residential, commercial, institutional, industrial, and mixed-use areas.

B. Applicability

Except as otherwise provided in this Code, the standards in this section shall apply to the following:

1. All new parking decks or garages (as defined in Section Article 9: Part 5 Terms and Uses Defined), whether the structure is a stand-alone structure or as part of a multi-family, commercial, institutional, industrial or mixed-use building.
2. Parking deck or garage development required to obtain Major Building Design Approval.

C. General Commercial, Institutional, Industrial and Mixed-Use Design Standards

Multi-level parking deck or garage structures, whether stand-alone or part of a larger development, shall comply with the following standards:

1. All levels of the parking deck or garage structure shall comply with the standards below:
 - a. All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:
 - 1) Façade articulation (i.e. wall offsets); and
 - 2) Horizontal and vertical projections; and
 - 3) Material and color variation; and
 - 4) Varied proportions of openings.
 - b. No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and;
 - c. No deck or garage ramp areas shall be visible from the street and shall be internal to the building.
 - d. The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.
2. Openings off any street shall not exceed 2 lanes in width or 30' maximum per entrance/exit. Entrances/exits on alleys/service roads are exempt from this requirement.
3. If the deck or garage is accessed from a street, there shall be only one point of access to the garage area from that street.
4. Pedestrian entrances to the deck or garage shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements.