

23.16

**CITY OF POMPANO BEACH**  
**Broward County, Florida**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE CITY OF POMPANO BEACH CODE OF ORDINANCES BY AMENDING SECTION 155.3205, "SINGLE-FAMILY RESIDENCE 4 (RS-4)," SECTION 155.3207, "TWO-FAMILY RESIDENCE (RD-1)," SECTION 155.3302, "LIMITED BUSINESS (B-1)," SECTION 155.3307, "COMMERCIAL RECREATION (CR)," SECTION 155.3502, "PARKS AND RECREATION (PR)," AND SECTION 155.3505, "TRANSPORTATION (T)," TO REVISE MINIMUM AND MAXIMUM REQUIREMENTS IN ZONING CODE DIAGRAMS TO CONFORM WITH CORRESPONDING TABLES, AND BY DELETING CERTAIN UNNECESSARY DIAGRAMS; BY AMENDING SECTION 155.4210, "INSTITUTIONAL: OPEN SPACE USES," TO AMEND THE DEFINITION OF "PARK OR PLAZA" AND MODIFY STANDARDS FOR SAME; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed Ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach; and

**WHEREAS**, a public hearing before the City Commission was held pursuant to the published notice described above, at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; now, therefore,

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

**SECTION 1.** 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 upon passage.

**PASSED FIRST READING** this 27th day of February, 2018.

**PASSED SECOND READING** this 13th day of March, 2018.

  
\_\_\_\_\_  
**LAMAR FISHER, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**ASCELETA HAMMOND, CITY CLERK**

MEB/jrm  
12/20/17  
L:ord/ch155/2018-65



# EXHIBIT "A"

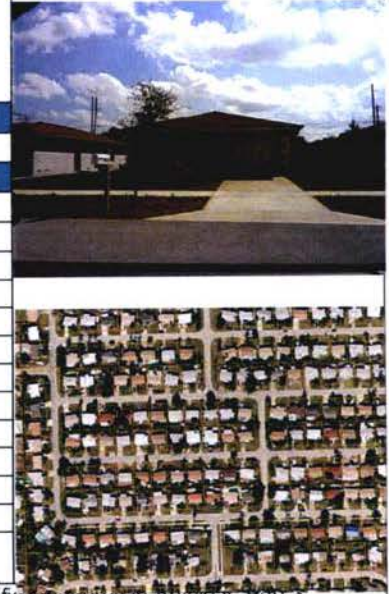
Page 1 of 7

## 155.3205. SINGLE-FAMILY RESIDENCE 4 (RS-4)

### A. PURPOSE

The Single-Family Residence 4 (RS-4) district is established and intended to accommodate primarily single-family dwellings at moderate densities on lots greater than 5,000 square feet in area. The district also accommodates accessory dwelling units and zero-lot-line development, as well as limited nonresidential uses usually found in urban single-family neighborhoods, generally as Special Exceptions.

### TYPICAL BUILDING TYPE



### B. USE STANDARDS

See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.

### C. INTENSITY AND DIMENSIONAL STANDARDS<sup>1</sup>

Lot area, minimum (sq ft)	5,000
Lot width, minimum (ft)	50
Density, maximum (du/ac)	See Comprehensive Plan <sup>2</sup>
Floor area per dwelling unit, minimum (sq ft)	675
Lot coverage, maximum (% of lot area)	40
Pervious area, minimum (% of lot area)	30
Height, maximum (ft)	35
Front yard setback, minimum (ft)	25
Street side yard setback, minimum (ft)	15
Setback from a waterway or canal, minimum (ft) <sup>3</sup>	25
Interior side yard setback, minimum (ft)	6 <sup>3</sup>
Rear yard setback, minimum (ft)	15
Required Front Yard, Pervious Area, minimum (% of Required Front Yard)	50
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 5.

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.

2. On land classified Residential by the Land Use Plan, maximum gross residential density may not exceed that established for the particular land use classification.

3. For developments with zero-lot-line single-family dwellings, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line.

### TYPICAL DEVELOPMENT CONFIGURATION

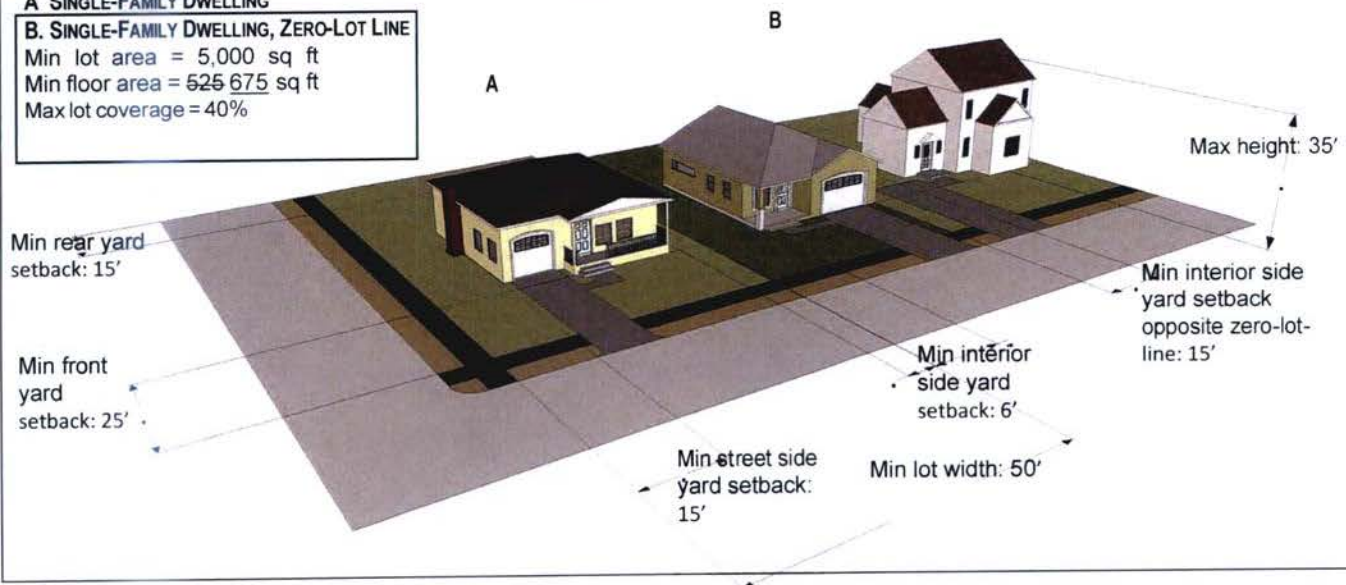
#### A. SINGLE-FAMILY DWELLING

#### B. SINGLE-FAMILY DWELLING, ZERO-LOT LINE

Min lot area = 5,000 sq ft

Min floor area = 525 675 sq ft

Max lot coverage = 40%





# EXHIBIT "A"

Page 2 of 7

## 155.3207. TWO-FAMILY RESIDENCE (RD-1)

### A. PURPOSE

The Two-Family Residence (RD-1) district is established and intended to accommodate primarily single-family dwellings and two-family dwellings at moderate densities. The district also accommodates accessory dwelling units (with single-family dwellings) as well as limited nonresidential uses usually found in urban single-family neighborhoods (e.g., parks, places of worship, golf courses), generally as Special Exceptions.

### B. USE STANDARDS

See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.

### C. INTENSITY AND DIMENSIONAL STANDARDS<sup>1</sup>

Lot area, minimum (sq ft)	SF: 7,000	2F: 8,000
Lot width, minimum (ft)	SF: 60	2F: 70
Density, maximum (du/ac)	12 <sup>2</sup>	
Floor area per dwelling unit, minimum (sq ft)	750	
Lot coverage, maximum (% of lot area)	35	
Pervious area, minimum (% of lot area)	30	
Height, maximum (ft)	35	
Front yard setback, minimum (ft)	25	
Street side yard setback, minimum (ft)	18	
Setback for a waterway or canal, minimum (ft) <sup>3</sup>	25	
Interior side yard setback, minimum (ft)	8	
Rear yard setback, minimum (ft)	15	
Required Front Yard, Pervious Area, minimum (% of Required Front Yard)	50 (for Single Family Dwellings only)	

Dimensional Standards for Accessory Structures

See Accessory Use -Specific standards in Article 4: Part 3.

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre; SF = single-family dwelling; 2F = two-family dwelling]

1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.

2. On land classified Residential by the Land Use Plan, maximum gross residential density may not exceed that established for the particular land use classification.

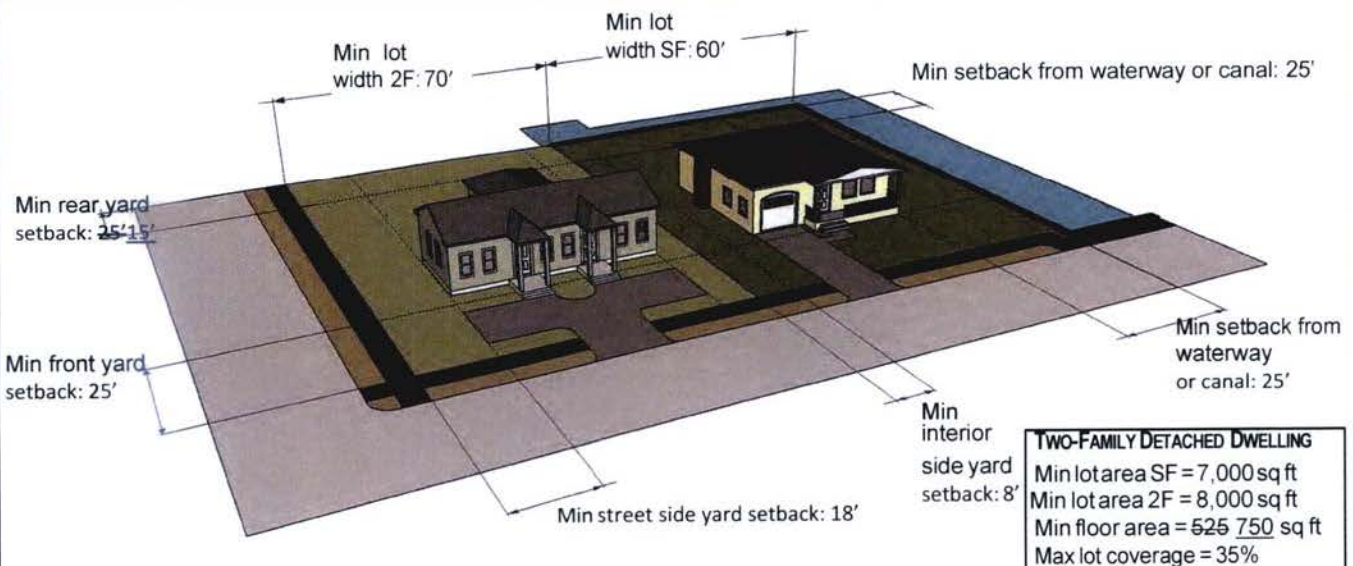
### TYPICAL BUILDING TYPE



### TYPICAL LOT PATTERN



### TYPICAL DEVELOPMENT CONFIGURATION





# EXHIBIT "A"

Page 3 of 7

## 155.3302. LIMITED BUSINESS (B-1)

### A. PURPOSE

The Limited Business (B-1) district is established and intended to accommodate primarily small-scale, low-intensity office, institutional, personal service, and retail sales uses that primarily serve the needs of residents of the immediately surrounding neighborhood (e.g., professional and business offices, business services, banks, restaurants), as well as serving institutional uses (e.g., child care facilities, places of worship). It also accommodates complementary residential uses (e.g., live-work and upper-story dwellings) and moderate-density multifamily development (either stand-alone or mixed with commercial development). The district generally serves as transitional zoning between more intensive commercial development and low- and medium-density residential neighborhoods.

### TYPICAL BUILDING TYPE



### B. USE STANDARDS

See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.

### C. INTENSITY AND DIMENSIONAL STANDARDS<sup>1</sup>

Lot area, minimum (sq ft)	7,000 <sup>2</sup>
Lot width, minimum (ft)	70 <sup>2</sup>
Density, maximum (du/ac)	20 <sup>2,3</sup>
Lot coverage, maximum (% of lot area)	35 <sup>2</sup>
Pervious area, minimum (% of lot area)	20 <sup>2</sup>
Height, maximum (ft)	50
Front yard setback, minimum (ft)	0
Street side yard setback, minimum (ft)	0
Setback from a waterway or canal, minimum (ft) <sup>4</sup>	15
Interior side yard setback, minimum (ft)	0 <sup>2</sup>
Rear yard setback, minimum (ft)	30

### TYPICAL LOT PATTERN



Dimensional Standards for Accessory Structures

See Accessory Use -Specific standards in Article 4: Part 3.

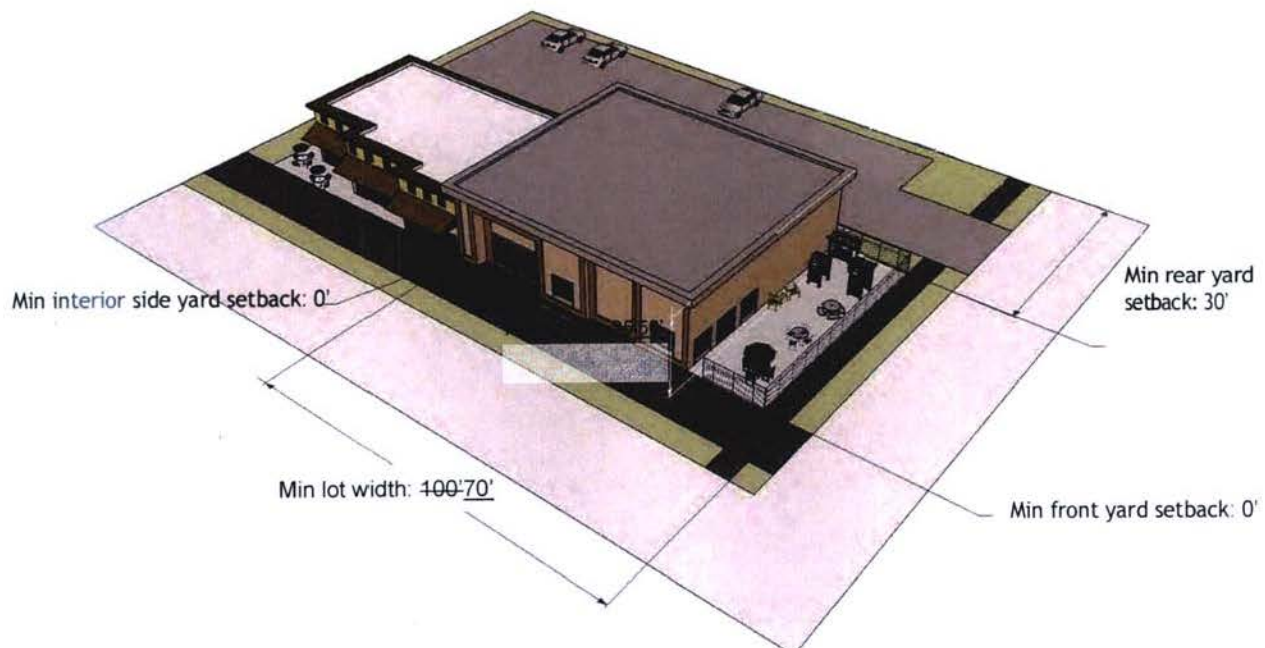
NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

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. Residential development on land classified as Commercial by the Land Use Plan is subject to allocation of flex or reserve units in accordance with Chapter 154, Planning.

### TYPICAL DEVELOPMENT CONFIGURATION





# EXHIBIT "A"

Page 4 of 7

## 155.3307. COMMERCIAL RECREATION (CR)

### A. PURPOSE

The Commercial Recreation (CR) district is established and intended to accommodate the more intensive outdoor and indoor recreation facilities (e.g., active recreation complexes, stadiums, arenas, jai-alai frontons, dog or horse racing facilities), as well as other outdoor and indoor commercial recreation uses (e.g., bowling alleys, golf courses, miniature golf courses, golf driving ranges, racquet sports and swimming pool facilities, marinas). It also accommodates hotels and motels.

### B. USE STANDARDS

See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.

### C. INTENSITY AND DIMENSIONAL STANDARDS<sup>1</sup>

Lot area, minimum (sq ft)	10,000
Lot width, minimum (ft)	100
Density, maximum (du/ac)	n/a
Lot coverage, maximum (% of lot area)	50
Pervious area, minimum (% of lot area)	40
Height, maximum (ft)	105
Front yard setback, minimum (ft)	25
Street side yard setback, minimum (ft)	25
Setback from a waterway or canal, minimum (ft) <sup>2</sup>	15
Interior side yard setback, minimum (ft)	25
Rear yard setback, minimum (ft)	25
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.

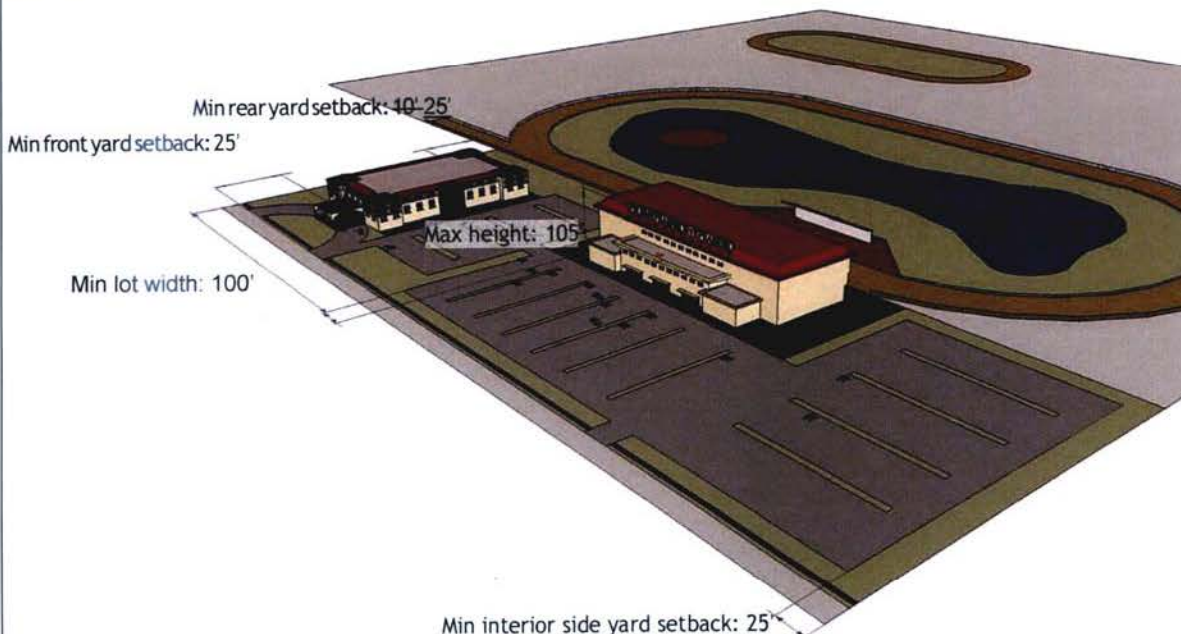
### TYPICAL BUILDING TYPE



### TYPICAL LOT PATTERN



### TYPICAL DEVELOPMENT CONFIGURATION



# EXHIBIT "A"

## Page 5 of 7

### 155.3502. PARKS AND RECREATION (PR)

#### A. PURPOSE

The Parks and Recreation (PR) district is established and intended to accommodate passive and active open space recreational uses such as nature centers, scenic areas, wildlife sanctuaries, aquatic preserves, picnic areas, bathing beaches, golf courses and driving ranges, racquet sports and swimming pool facilities, and athletic fields.



#### B. USE STANDARDS

See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.

#### C. INTENSITY AND DIMENSIONAL STANDARDS <sup>1</sup>

Lot area, minimum (sq ft)	n/a
Lot width, minimum (ft)	n/a
Density, maximum (du/ac)	n/a
Lot coverage, maximum (% of lot area)	10
Pervious area, minimum (% of lot area)	40
Height, maximum (ft)	30
Front yard setback, minimum (ft)	25
Street side yard setback, minimum (ft)	25
Setback from a waterway or canal, minimum (ft) <sup>2</sup>	15
Setback from a dune vegetation line, minimum (ft) <sup>2</sup>	25
Interior side yard setback, minimum (ft)	25
Rear yard setback, minimum (ft)	25
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.



NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.

#### TYPICAL DEVELOPMENT CONFIGURATION





# EXHIBIT "A"

## Page 6 of 7

### 155.3505. TRANSPORTATION (T)

#### A. PURPOSE

The Transportation (T) district is established and intended to accommodate the Pompano Air Park and related airport facilities (aircraft operation and maintenance facilities, cargo and freight distribution terminals, transit warehousing), and other complementary or compatible uses—including open area and commercial recreation uses.

#### B. USE STANDARDS

See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.

#### C. INTENSITY AND DIMENSIONAL STANDARDS<sup>1</sup>

Lot area, minimum (sq ft)	n/a
Lot width, minimum (ft)	n/a
Density, maximum (du/ac)	n/a
Lot coverage, maximum (% of lot area)	n/a
Pervious area, minimum (% of lot area)	n/a
Height, maximum (ft)	n/a <sup>2</sup>
Front yard setback, minimum (ft)	25 <sup>3</sup>
Street side yard setback, minimum (ft)	25 <sup>3</sup>
Setback from a waterway or canal, minimum (ft) <sup>4</sup>	15
Interior side yard setback, minimum (ft)	25
Rear yard setback, minimum (ft)	25
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.
2. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.
3. 100 ft from N.E. 10th Street right-of-way and N.E. 23rd Street.

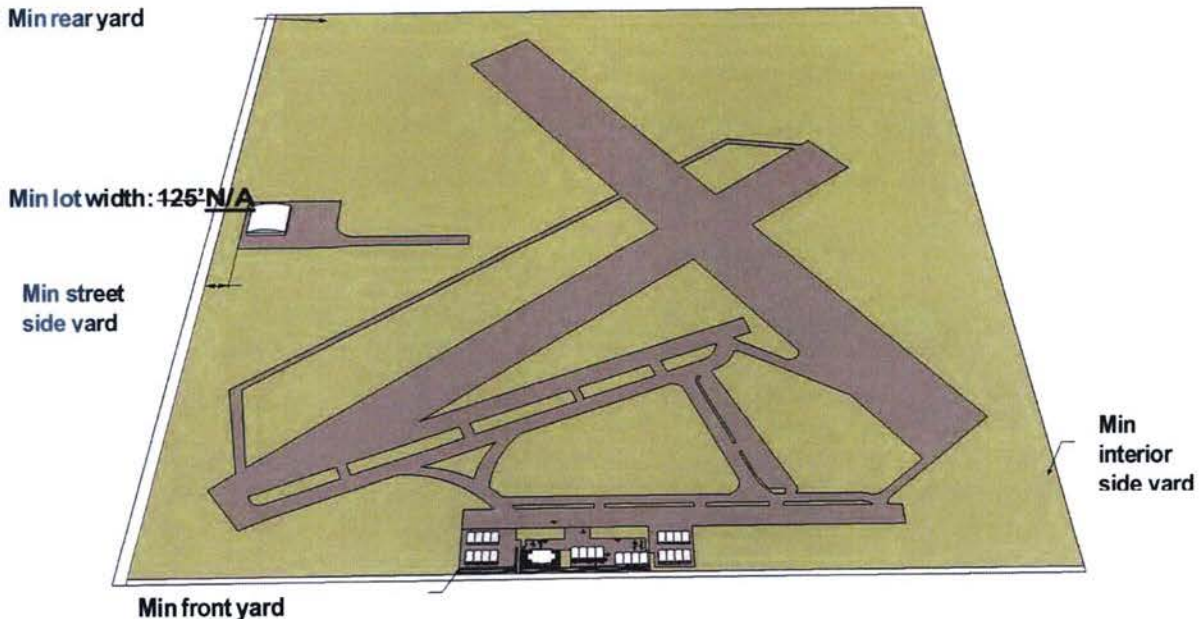
#### TYPICAL DEVELOPMENT TYPE



#### TYPICAL LOT PATTERN



#### TYPICAL DEVELOPMENT CONFIGURATION





# EXHIBIT "A"

Page 7 of 7

## Chapter 155, Article 4, Part 2

### 155.4210. Institutional: Open Space Uses

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#### D. Park or Plaza

##### 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
S	S	S	S	S	S	P	P	P	P	P	P	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
P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P

#### 2. Definition

A park or plaza consists of land generally open and readily accessible to the public that is used for recreation, exercise, sports, education, rehabilitation, outdoor meeting or gathering, or similar activities, or a land area intended to enhance the enjoyment of natural features or natural beauty. This use does not include commercially operated amusement parks. Accessory uses may include outdoor automated vending machines, for the convenience of the public to sell certain goods.

#### 3. Standards

A park with an outdoor automated vending machine, as an accessory use, shall comply with the following standards:

- Shall only be permitted on land dedicated to the public as a park or open space.
- The park shall be located on a lot with an area of at least 3 acres in size.
- The vending machines may not be visible from the public right-of-way.
- The applicant must provide a plan for the removal, relocation, storage or means of securing the equipment in the event of an emergency.