

04.26

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 100, "STREETS AND SIDEWALKS," BY AMENDING SECTION 100.01, "MINIMUM RIGHT-OF-WAY, FOR CONSISTENCY WITH BROWARD COUNTY REQUIREMENTS; AMENDING CHAPTER 154, "PLANNING," BY AMENDING SECTION 154.61, "REDEVELOPMENT AND FLEXIBILITY UNITS," TO MODIFY REQUIREMENTS AND CORRECT A SCRIVENER'S ERROR; BY AMENDING SECTION 154.74, "LEVELS OF SERVICE REQUIREMENTS," TO MODIFY FEE SCHEDULE; BY AMENDING SECTION 154.80, "AFFORDABLE HOUSING CONTRIBUTIONS," TO REFERENCE THE FEE AMOUNT PER UNIT, DEED RESTRICTIONS, AND PERIOD OF TIME; BY AMENDING SECTION 155.2101., "SUMMARY TABLE," SECTION 155.2202., "CITY COMMISSION," SECTION 155.2204., "PLANNING AND ZONING BOARD (P&Z)," AND BY AMENDING SECTION 155.2205., "ARCHITECTURAL APPEARANCE COMMITTEE (AAC)," TO MODIFY REFERENCES; BY AMENDING SECTION 155.2207., "CITY STAFF," SECTION 155.2301., "PRE-APPLICATION CONFERENCE," SECTION 155.2304., "STAFF REVIEW AND ACTION," AND SECTION 155.2305., "PUBLIC HEARING SCHEDULE AND NOTICE," TO MODIFY PROCEDURES AND REMOVE OR MODIFY INACCURATE REFERENCES; BY AMENDING SECTION 155.2307., "DECISION-MAKING BODY REVIEW AND DECISION," SECTION 155.2308., "POST-DECISION ACTIONS AND LIMITATIONS," AND SECTION 155.2401., "OVERVIEW," TO MODIFY REQUIREMENTS; BY AMENDING SECTION 155.2402., "TEXT AMENDMENT," TO REMOVE OR MODIFY REFERENCES; BY AMENDING SECTION 155.2403., "GENERAL ZONING MAP AMENDMENT (REZONING)," SECTION 155.2404., "SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING)," SECTION 155.2405., "PLANNED DEVELOPMENT," SECTION 155.2406., "SPECIAL EXCEPTION," AND SECTION 155.2407., "SITE PLAN," TO MODIFY REFERENCES; BY AMENDING SECTION 155.2408., "BUILDING DESIGN," TO MODIFY REQUIREMENTS; BY AMENDING SECTION 155.2409., "CERTIFICATE OF APPROPRIATENESS," SECTION 155.2410., "PLAT," AND SECTION 155.2411., "TREE PERMIT," TO REMOVE OR MODIFY INACCURATE REFERENCES; BY AMENDING SECTION 155.2412., "TEMPORARY USE PERMIT," TO CLARIFY CURRENT ADMINISTRATIVE POLICY AND REMOVE OR MODIFY INACCURATE REFERENCES; BY AMENDING SECTION 155.2413., "ZONING COMPLIANCE PERMIT," SECTION 155.2414., "ZONING USE

CERTIFICATE,” SECTION 155.2415., “INTERIM USE PERMIT,” AND SECTION 155.2416., “MASTER SIGN PROGRAM,” TO REMOVE OR MODIFY REFERENCES; BY AMENDING SECTION 155.2420., “VARIANCE,” TO MODIFY REQUIREMENTS; BY AMENDING SECTION 155.2421., “ADMINISTRATIVE ADJUSTMENT,” TO CLARIFY THAT ADJUSTMENTS SHALL NOT BE USED TO CORRECT UNAUTHORIZED WORK, AND CLARIFY PROCESS FOR APPROVAL OF A MAJOR ADMINISTRATIVE ADJUSTMENT CONCURRENT TO A MAJOR SITE PLAN, AND REMOVE OR MODIFY INACCURATE REFERENCES, AND PRIORITIZE SUPERIOR DESIGN AND OBJECTIVES OF EACH APPLICABLE ZONING DISTRICT; BY AMENDING SECTION 155.2422., “AIR PARK OBSTRUCTION PERMIT,” TO REMOVE OR MODIFY INACCURATE REFERENCES; BY AMENDING SECTION 155.2423., “INTERPRETATION,” SECTION 155.2424., “APPEAL,” SECTION 155.2427., “PLACEMENT ON LOCAL REGISTER OF HISTORIC PLACES,” AND SECTION 155.2428., “DEVELOPMENT AGREEMENT,” TO MODIFY REFERENCES; BY AMENDING SECTION 155.2430., “RIGHT-OF-WAY OR EASEMENT DEDICATION ACCEPTANCE,” TO AUTHORIZE THE CITY MANAGER TO ACCEPT DEDICATIONS AND MODIFY REFERENCES; BY AMENDING SECTION 155.2431., “RIGHT-OF-WAY EASEMENT VACATION OR ABANDONMENT,” SECTION 155.2432., “REASONABLE ACCOMMODATION,” SECTION 155.2433., “NONCONFORMING CERTIFICATE,” AND SECTION 155.2434., “COMMUNITY RESIDENCE AND RECOVERY COMMUNITY CERTIFICATE,” TO MODIFY REFERENCES; BY CREATING SECTION 155.2435., “PUBLIC PURPOSE ADJUSTMENT,” TO PROVIDE A MECHANISM TO PROVIDE FOR RELIEF TO PUBLIC PROJECTS THAT COMPLY WITH THE PROVIDED ADJUSTMENT STANDARDS; BY CREATING SECTION 155.2436., “COMPREHENSIVE PLAN MAP AMENDMENT,” TO PROVIDE PROCEDURES AND REFERENCES; BY AMENDING SECTION 155.3302., “LIMITED BUSINESS (B-1),” AND SECTION 155.3303., “COMMUNITY BUSINESS (B-2),” TO MODIFY EXAMPLES; BY AMENDING SECTION 155.3501., “TRANSIT-ORIENTED (TO),” TO MODIFY REFERENCES AND BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS; BY AMENDING SECTION 155.3502., “PARKS AND RECREATION (PR),” SECTION 155.3503., “COMMUNITY FACILITIES (CF),” SECTION 155.3504., “PUBLIC UTILITIES (PU),” AND SECTION 155.3505., “TRANSPORTATION,” TO MODIFY REFERENCES; BY AMENDING SECTION 155.3507., “LOCAL ACTIVITY CENTER (LAC),” TO CREATE A PROCESS FOR THE APPROVAL OF MASTER PLANS AND SITE PLANS SPECIFIC TO THIS ZONING DISTRICT; BY AMENDING SECTION 155.3603., “RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD),” TO ADD PARKING DECK OR GARAGE DESIGN STANDARDS TO MODIFICATIONS PROHIBITED; BY AMENDING SECTION 155.3604.,

“PLANNED COMMERCIAL/INDUSTRIAL (PCD),” SECTION 155.3605., “PLANNED DEVELOPMENT – TRANSIT-ORIENTED (PD-TO),” AND SECTION 155.3607., “PLANNED DEVELOPMENT – INFILL (PD-1),” TO PROHIBIT ADDITIONAL MODIFICATIONS; BY AMENDING SECTION 155.3703., “ATLANTIC BOULEVARD OVERLAY DISTRICT (AOD),” TO MODIFY REFERENCES AND STANDARDS, AND TO REMOVE REQUIREMENTS; BY AMENDING SECTION 155.3708., “DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT,” TO CLARIFY REQUIREMENTS; BY AMENDING SECTION 155.3709., “EAST OVERLAY DISTRICT (EOD),” TO CLARIFY THE DISTRIBUTION OF DENSITY WITHIN A DEVELOPMENT PARCEL, AND MODIFY REFERENCES AND REQUIREMENTS IN THE USE TABLE TO THE PR ZONING DISTRICT, AND TO INCLUDE FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE WITHIN THE RM36 USE AREA, AND TO REMOVE AND REPLACE THE STREET NETWORK CONNECTIVITY REGULATING PLAN, AND TO REMOVE AND REPLACE THE STREET DEVELOPMENT REGULATING DIAGRAMS; BY AMENDING SECTION 155.4202., “RESIDENTIAL: HOUSEHOLD LIVING USES,” TO ADD PERMITTED USES AND STANDARDS; BY AMENDING SECTION 155.4204., “INSTITUTIONAL: COMMUNICATION USES,” TO CLARIFY SCREENING REQUIREMENTS; BY AMENDING SECTION 155.4303., “STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES,” TO MODIFY DEFINITIONS AND STANDARDS FOR CONSISTENCY WITH STATE REQUIREMENTS AND THE CITY’S CODE; BY AMENDING SECTION 155.5101., “ACCESS AND CIRCULATION,” TO CLARIFY CURRENT ADMINISTRATIVE POLICY AND TO RELOCATE STANDARDS TO ARTICLE 5, PART 10; BY AMENDING SECTION 155.5102., “OFF-STREET PARKING AND LOADING,” TO CLARIFY CURRENT ADMINISTRATIVE POLICY AND SIMPLIFY CODE LANGUAGE, TO ADD USES AND REMOVE OR MODIFY REFERENCES; BY AMENDING SECTION 155.5203., “LANDSCAPING,” TO ADD MISSING ZONING DISTRICTS AND SIMPLIFY CODE LANGUAGE AND REMOVE OR MODIFY INACCURATE REFERENCES; BY AMENDING SECTION 155.5301., “SCREENING,” TO CLARIFY SCREENING REQUIREMENTS AND SIMPLIFY CODE LANGUAGE; BY AMENDING SECTION 155.5302., “FENCES AND WALLS,” TO MODIFY REQUIREMENTS; BY AMENDING SECTION 155.5401., “GENERAL EXTERIOR LIGHTING STANDARDS,” TO CLARIFY APPLICABILITY; BY AMENDING SECTION 155.5509., “UTILITY LINES LOCATION,” TO AUTHORIZE PARTIAL COMPLIANCE WHERE PRACTICABLE; BY AMENDING SECTION 155.5602., “COMMERCIAL, INSTITUTIONAL, AND MIXED-USE DESIGN STANDARDS,” TO PROVIDE FOR ADMINISTRATIVE DISCRETION; BY AMENDING SECTION 155.5605., “PARKING DECK OR GARAGE DESIGN STANDARDS,” TO APPLY DESIGN STANDARDS

TO ALL PARKING GARAGES; BY AMENDING SECTION 155.51003., "STANDARDS," TO INCLUDE LANGUAGE REMOVED FROM ARTICLE 5, PART 1; BY AMENDING SECTION 155.7502., "APPLICABILITY," TO MODIFY REQUIREMENTS FOR CONSISTENCY WITH ADOPTED LANDSCAPE CODE AMENDMENTS; BY AMENDING SECTION 155.9402., "EXCEPTIONS AND VARIATIONS," TO REORGANIZE STANDARDS AND CLARIFY EXCEPTIONS; BY AMENDING ARTICLE 9, PART 5, TERMS AND CONDITIONS," TO MODIFY DEFINITIONS; BY AMENDING APPENDIX A: CONSOLIDATED USE TABLE, TO ADD PERMITTED USES; BY AMENDING APPENDIX B: CONSOLIDATED INTENSITY AND DIMENSIONAL STANDARDS, TO MODIFY REFERENCES; BY AMENDING APPENDIX C: FEE SCHEDULE, TO REFLECT ALL AMENDMENTS; AMENDING CHAPTER 156, "SIGN CODE," BY AMENDING SECTION 156.03, "DEFINITIONS," TO MODIFY DEFINITIONS; BY AMENDING SECTION 156.08, "OVERLAY DISTRICTS," AND SECTION 156.12, "PROHIBITED SIGNS," TO MODIFY REFERENCES; 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 Code of Ordinances of the City of Pompano Beach 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 10th day of September, 2019.

PASSED SECOND READING this 24th day of September, 2019.



REX HARDIN, MAYOR

ATTEST:



ASCELETA HAMMOND, CITY CLERK

MEB/jrm:jmz
9/10/19
L:ord/ch155/2019-196

§ 100.01 MINIMUM RIGHT-OF-WAY.

...

Table 100.01(B): Arterial Thoroughfares with Required ROW Width			
Street Name	Starting Point	Ending Point	Required ROW width in Feet
...			
Atlantic Blvd.	Federal Hwy (US-1) Cypress Rd	SR A1A	110
Atlantic Blvd.	Florida's Turnpike	Federal Hwy (US-1) Cypress Rd	120
...			

...

§ 154.61 REDEVELOPMENT AND FLEXIBILITY UNITS.

(A) In conformance with the Comprehensive Plan, flexibility and redevelopment units as defined in § 154.60 of this chapter, may be allocated to authorize ~~multifamily~~ dwellings for residential projects or mixed use projects on properties with commercial land use designations (limited to 20% of the total lands designated Commerce in the county's 2017 Land Use Plan) or additional units on properties with residential land use designations. Approval of an allocation of flexibility and redevelopment units shall be achieved as outlined below.

...

(E) Affordable housing requirements

...

(3) To be eligible for the allocation of flexibility or redevelopment units the applicant must agree to provide affordable housing units on the application site of any one type or combination of types. Each different type of affordable housing units has a ratio which indicates how many affordable housing units shall be constructed for a specified number of flexibility or redevelopment units. The different types and their respective ratios are:

...

Table 2 Allocation of Flex and Redevelopment Units for Projects Containing Moderate Housing		
Ratio of workforce moderate housing units to market units: 1 moderate housing unit to 3 market units		
...		

...

(6) The affordable housing units shall be maintained as such for a period of ~~30~~15 years through the use of restrictive covenants. Applicant is required to have such restriction placed in the deed from the applicant.

...

§ 154.74 LEVELS OF SERVICE REQUIREMENTS.

...

(E)(4) Fee schedule for neighborhood park contributions.

...

		Consolidated Neighborhood Parks Service Districts		
		1 to 5	6, 7, 8, 9, 10, 24, and 25	11 – 23
Dwelling Type	Bedrooms	Fees Per Unit		
...				
Garden/Mid Rise Apartments (Apartments over 4 units. Not exceeding 38 Stories)	1	\$191	\$415	\$210
	2	\$311	\$668	\$343
	3	\$560	\$1,193	\$601
...				
High Rise Apartments (49 floors or more)	All	\$230	\$499	\$254
...				

(E)(7) Fee schedule for community park contributions.

...

		<i>Community Parks</i>
<i>Dwelling Type</i>	<i>Bedrooms</i>	<i>Fee per Unit</i>
...		
Garden/ <u>Mid Rise</u> Apartments (Apartments over 4 units. Not exceeding 38 stories)	1	\$313
	2	\$505

	3	\$903
...		
High Rise Apartments (<u>49</u> floors or more)	All	\$376
...		

...

§ 154.80 PROVISION OF REQUIRED AFFORDABLE HOUSING CONTRIBUTIONS.

(A) In lieu of providing affordable housing units on-site or off-site as required by regulations within Chapter 154 and Chapter 155 (Zoning) or pursuant to a land use plan amendment, a property owner may elect to contribute a fee in lieu of to be deposited into the city's Local Affordable Housing Trust Fund. If this in lieu of option is taken for the allocation of flex or redevelopment units, the in lieu of fee, \$2,333 per unit, will apply to every flex and redevelopment unit allocated to the project that is not classified as affordable in accordance with the requirements in § 154.61(E).

(B) For projects within an area that is subject to affordable housing requirements established through a Broward County Land Use Plan Amendment process, the in lieu of fee to be paid to the city shall be \$2,333 per market-rate unit. If affordable units will be provided, they will meet the definition of affordable housing provided in 154.61 and deed restricted to the proposed range of affordability for a 15 year period.

(C) The fee shall be paid to the city at the time of building permit.

(D) The fee shall be reviewed a minimum of once every three years. The fee may be adjusted by the City Commission to reflect updated housing sales costs, development costs, land values and other considerations.

CHAPTER 155: ZONING CODE

...

ARTICLE 2: ADMINISTRATION

... (TABLE OF CONTENTS) ...

Part 3 Standard Review Procedures

155.2301. Pre-Application ~~Conference~~ Meeting

...

PART 2 REVIEW AND DECISION-MAKING AUTHORITIES

...

155.2202. CITY COMMISSION

In addition to other authority granted to the City Commission by the Florida Constitution and state law, the City Commission shall have the following powers and duties under this Code:

A. Decide Applications for Development Permit

To review and decide the following applications for a development permit:

1. Text Amendment (Sec. 155.2402);
2. General Map Amendment (Rezoning) (Sec. 155.2403);
3. Site-Specific Map Amendment (Rezoning) (Sec. 155.2404);
4. Planned Development (Sec. 155.2405);
5. Plat (Sec. 155.2410);
6. Development Agreement (Sec. 155.2428);
7. Takings or Vested Right Determination (Sec. 155.2429) [placeholder];
8. Right-of-Way or Easement Dedication Acceptance (Sec. 155.2430);
9. Right-of-Way of Easement ~~Vacation or~~ Abandonment (Sec. 155.2431); ~~and~~
10. Appeal of decisions by the Planning and Zoning Board on Major Site Plan applications (Sec. 155.2424); ~~;~~
11. Appeal of decisions by the Architectural Appearance Committee on Major Building Design applications (Sec. 155.2424) ~~;~~; and
12. Appeal of decisions by the Historic Preservation Committee on Major Certificate of Appropriateness applications (Sec. 155.2424).

...

155.2204. PLANNING AND ZONING BOARD (P&Z)

A. Establishment

The Planning and Zoning Board (P&Z) is hereby established in accordance with state law.

B. Powers and Duties

The P&Z shall have the following powers and duties under this Code:

1. Decide Applications for Development Permit

To review and decide the following applications for a development permit:

- a. Major Site Plan (Sec. 155.2407);
- b. Major Administrative Adjustment (Sec. 155.2421); and
- c. Air Park Obstruction Permit (Sec. 155.2422).

...

155.2207. CITY STAFF

A. Development Services Director

...

1. Decide ~~Applications~~ on Applications for Development Permit

To review and decide the following applications for a development permit:

...

~~b. Minor Building Design (Sec. 155.2408);~~

...

e. Minor Temporary Use Permit (Sec. 155.24132);

h. Minor Administrative Adjustment (Sec. 155.2421); ~~and~~

i. Interpretation (Sec. 155.2423);~~;~~

j. Reasonable Accommodation (sec. 155.2432); and

k. Public Purpose Adjustment (Sec 155.2435).

...

3. Other Powers and Duties

a. To conduct pre-application ~~conferences~~meetings;

...

B. Development Review Committee (DRC)

...

b. Other Powers and Duties

i. To conduct pre-application ~~conferences~~meetings;

...

Part 4 Application-Specific Review Procedures

...

155.2431. Right-of-Way or Easement ~~Vacation or~~ Abandonment

...

PART 1 SUMMARY AND ORGANIZATION

...

TABLE 155.2101: SUMMARY OF DEVELOPMENT REVIEW RESPONSIBILITIES
C = COMMENT R = RECOMMENDATION D= DECISION A = APPEAL
< > = STANDARD PUBLIC HEARING [] = QUASI-JUDICIAL PUBLIC HEARING

Application Review Procedure	Review and Decision-Making Authorities						
	Development Review Committee	Development Services Director	Historic Preservation Committee	Architectural Appearance Committee	Planning and Zoning Board ¹	Zoning Board of Appeals	City Commission
Amendments and Planned Developments							
<u>Comprehensive Plan Map Amendment (Sec. 155.2436)</u>	<u>See Chapter 154 (Planning) of Code of Ordinances</u>						
Text Amendment (Sec. 155.2402)	C	R			<R>		<D>2
...							
Permits and Development Approvals							
...							
Minor Site Plan (Sec. 155.2407)	C	D					
Major Building Design (Sec. 155.2408)	C	R		[D]			[A]
Minor Building Design (Sec. 155.2408)		D		[A]			
...							
Sign Permit ⁴ (Sec. 155.2416)	See Chapter 156 (Sign Code) of Code of Ordinances						

<u>Air Park Obstruction Permit</u> (Sec. 155.2422)	<u>C</u>	<u>R</u>			<u>[D]</u>		<u>[A]</u>
Relief Procedures							
...							
Appeal (Sec. 155.2424)	Varies with procedure type — see [A]s above						
<u>Public Purpose</u> (Sec. 155.2435)		<u>D</u>					
Other Procedures							
...							
Rea Allocation of Flexibility or Reserve Units ⁴ (Sec. 155.2426)	See Chapter 154 (Planning) of Code of Ordinances						
...							
Right-of-Way or Easement Dedication Acceptance (Sec. 155.2430)		R					D
Right-of-Way or Easement Vacation or Abandonment (Sec. 155.2431)		R			[R]		[D]
Nonconforming Certificate (Sec. 155.2433)		D					
...							

...

PART 2 REVIEW AND DECISION-MAKING AUTHORITIES

...

155.2202. CITY COMMISSION

...

A. Decide Applications for Development Permit

To review and decide the following applications for a development permit:

...

9. Right-of-Way ~~or~~ Easement ~~Vacation or~~ Abandonment (Sec. 155.2431); ~~and~~

10. Appeal of decisions by the Planning and Zoning Board on Major Site Plan applications (Sec. 155.2424); ~~;~~ and

11. Appeal of decisions by the Architectural Appearance Committee on ~~Major~~ Building Design applications (Sec. 155.2424); ~~;~~ and

...

155.2204. PLANNING AND ZONING BOARD (P&Z)

...

B. Powers and Duties

...

2. Make Recommendations on Applications for Development Permit

...

i. Right-of-Way ~~or~~ Easement ~~Vacation or~~ Abandonment (Sec. 155.2431).

...

155.2205. ARCHITECTURAL APPEARANCE COMMITTEE (AAC)

B. Powers and Duties

The AAC shall have the following powers and duties under this Code:

1. Decide Applications for Development Permit

To review and decide the following applications for a development permit:

a. ~~Major~~ Building Design (Sec. 155.2408);

b. Master Sign Program (Sec. 155.2416); and

c. ~~Appeal of a decision of the Development Services Director on an application for Minor Building Design (Sec. 155.2424);~~ ~~—~~ and

d. ~~Major~~ Building Design - Vernacular or Superior Design Alternative.

...

155.2207. CITY STAFF

A. Development Services Director

...

1. Decide Applications on Applications for Development Permit

To review and decide the following applications for a development permit:

a. Minor Site Plan (Sec. 155.2407);

~~b. Minor Building Design (Sec. 155.2408);~~

~~eb.~~ Minor Certificate of Appropriateness (Sec. 155.2409);

~~dc.~~ Tree Permit (Sec. 155.2411);

~~ed.~~ Minor Temporary Use Permit (Sec. 155.2413);

~~fe.~~ Zoning Compliance Permit (Sec. 155.2413);

~~gf.~~ Zoning Use Certificate (Sec. 155.2414);

~~hg.~~ Minor Administrative Adjustment (Sec. 155.2421); and

~~ih.~~ Interpretation (Sec. 155.2423).

i. Public Purpose Adjustment (Sec. 155.2435).

2. Make Recommendations on Applications for Development Permit

To review and make recommendations on the following applications for a development permit:

...

g. ~~Major~~ Building Design (Sec. 155.2408);

...

r. Right-of-Way ~~o~~for Easement ~~Vacation or~~ Abandonment (Sec. 155.2431).

...

B. Development Review Committee (DRC)

The Development Review Committee (DRC) is hereby established in accordance with state law.

1. Powers and Duties

The DRC shall have the following powers and duties under this Code:

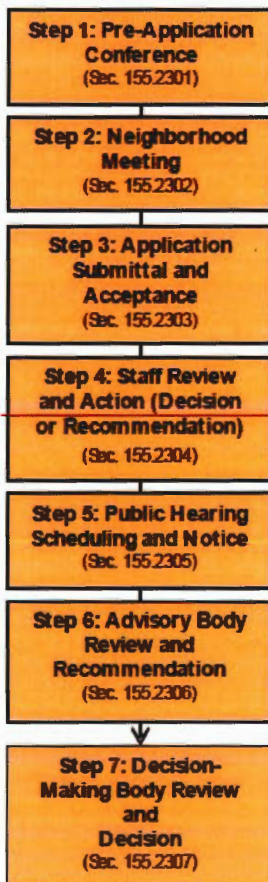
a. Comment on Applications for Development Permit

To review and comment to the Development Services Director on the following applications for a development permit:

- vii. ~~Major~~ Building Design (Sec. 155.2408);
- viii. Plat (Sec. 155.2410);
- ix. Major Administrative Adjustment (Sec. 155.2421); ~~and~~
- x. Development Agreement (Sec. 155.2428);
- xi. Allocation of Flexibility or Reserve Units (Sec. 155.2426);
- xii. Comprehensive Plan Map Amendment (Sec. 155.2436); and
- xiii. Air Park Obstruction Permit (Sec. 155.2422).

155.2301. PRE-APPLICATION ~~CONFERENCE~~MEETING

Standard Review Procedures



A. Purpose

The purpose of a pre-application ~~conference~~meeting is to provide an opportunity for the applicant to determine the submittal requirements and the review procedures and standards applicable to an anticipated application for a development permit reviewed under this Code. A pre-application ~~conference~~meeting is also intended to

provide an opportunity for city staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to Code requirements.

B. APPLICABILITY

1. Pre-Application ~~Conference~~Meeting Required

Except for applications for a development permit initiated by city staff, the P&Z, or the City Commission, a pre-application ~~conference~~meeting between the applicant and either selected city staff members or the DRC, as determined appropriate by the Development Services Director, shall be required before submittal of the following applications:

...

- e. ~~Major~~ Building Design ;

...

2. Pre-Application ~~Conference~~Meeting Optional

A pre-application ~~conference~~meeting may be requested and held at the applicant's option for any application reviewed under this Code other than those listed in subsection 1 above. Such requests shall be submitted to the Development Services Director, who shall determine whether the conference is conducted with selected city staff members or the DRC.

3. Only One Pre-Application ~~Conference~~Meeting for Concurrent Applications

Where two or more applications for a development permit are submitted concurrently, the requirement for a pre-application ~~conference~~meeting may be met with a single ~~conference~~meeting.

C. Sketch Plan or Conceptual Drawings Required

1. At least five business days before a pre-application ~~conference~~meeting for a Planned Development (Section 155.2405), Special Exception (Section 155.2406), Major Site Plan (Section 155.2407), ~~Major~~ Building Design (Section 155.2408), or Plat (Section 155.2410), the applicant shall submit to the Development Services Director a sketch plan or conceptual drawings that show the location, general layout, and main elements of the development to be proposed as part of the application.

2. At least five business days before a pre-application ~~conference~~meeting for ~~Major~~ Building Design (Section 155.2408) or a Major Certificate of Appropriateness (Section 155.2409), the applicant shall submit to the Development Services Director drawings or other graphics that show the exterior facades of the proposed development.

D. Effect

The pre-application ~~conference~~meeting is intended as a means of facilitating the review process. Discussions held in accordance with this section are not binding on the city. Processing times for review of applications for a development permit do not begin until a formal, complete application is submitted and determined to be complete.

...

TABLE 155.2304.C: APPLICATIONS SUBJECT TO STAFF RECOMMENDATION

**TABLE 155.2304.C: APPLICATIONS
SUBJECT TO STAFF RECOMMENDATION**

<u>Comprehensive Plan Map Amendment</u>
Text Amendment
...
Major Site Plan
Major Building Design
Major Certificate of Appropriateness
...
Air Park Obstruction Permit
<u>Allocation of Flexibility or Reserve Units</u>
<u>Placement on Local Register of Historic Places</u>
Development Agreement
...
Right-of-Way or Easement Vacation or Abandonment

...

D. Applications Subject to Staff Decision

1. Decision

If an application is subject to a final decision by the staff (See Table 155.2304.D, Applications Subject to Staff Decision.), the Development Services Director shall approve the application, approve the application subject to conditions, or deny the application, based on the review standards set forth in Part 4 (Application-Specific Review Procedure) of this article, for the particular type of application.

**TABLE 155.2304.D: APPLICATIONS
SUBJECT TO STAFF DECISION**

Minor Site Plan
Minor Building Design
...
<u>Nonconforming Certificate</u>
<u>Community Residence and Recovery Community Certificate</u>

...

TABLE 155.2305.A: REQUIRED PUBLIC HEARINGS
S = Standard Public Hearing Q = Quasi-Judicial Public Hearing

Application Type ¹		Body Conducting Public Hearing				
		Historic Preservation Committee	Architectural Appearance Committee	Planning and Zoning Board	Zoning Board of Appeals	City Commission
<u>Comprehensive Plan Map Amendment</u>				<u>S</u>		<u>S, S²</u>
Text Amendment proposing to revise Use Table				S		S, S ²
...						
Appeal of a decision on an application for:	Major Building Design					Q
	Major Certificate of Appropriateness					Q
	Minor Building Design	-	Q			
...						
Right-of-Way or Easement Vacation or Abandonment				Q		Q
<u>Allocation of Flexibility or Reserve Units</u>				<u>Q</u>		<u>Q</u>
...						

TABLE 155.2305.C: PUBLIC HEARING NOTICE REQUIREMENTS ¹			
CC = City Commission ZBA = Zoning Board of Appeals P&Z = Planning and Zoning Board AAC = Architectural Appearance Committee HPC = Historic Preservation Committee			
Application Type	Notice Requirement		
	Timing of Published Notices	Mailed Notices	
		Timing	Recipients
...			
Right-of-Way or Easement Vacation or Abandonment	Publish notice of the CC public hearing at least 10 calendar days before the hearing	Mail notice of the P&Z public hearing at least 10 calendar days before the hearing date	<ul style="list-style-type: none"> Applicant Owners of real property abutting the portion of a right-of-way or easement subject to the application or that would lose a means of vehicular access as a result of the proposed

	date		vacation or abandonment ⁴
...			

155.2307. DECISION-MAKING BODY REVIEW AND DECISION

...

C. Review and Decision

...

3. Development Order

Final decisions shall be in the form of a written Development Order, signed by the appropriate Chair and rendered to the respective board secretary. A Development Order is rendered on the date the signed written order is filed with the respective board clerk or secretary.

155.2308. POST-DECISION ACTIONS AND LIMITATIONS

...

A. Notice of Decision

Within ten calendar days after a final ~~decision~~ written order is rendered in accordance with 155.2307(C)(3), on an application, the Development Services Director shall provide the applicant written notice of the decision, either by electronic notice (or certified mail if no email is provided) and make a copy of the decision available to the public at the Development Services Department, during normal business hours.

...

155.2401. OVERVIEW

...

C. Unity of Title Agreement

In conjunction with the submittal of an application for a development permit when it is deemed necessary for compliance with standards in this Code for the owner of adjacent lots or parcels to execute an agreement whereby such lots or parcels shall be considered an undivided parcel for zoning purposes, a "unity of title agreement" or equivalent instrument shall be required to be executed by the owner and recorded in the public records of Broward County. This agreement shall be considered to be a restriction running with the land and shall bind the heirs, successors and assigns of the owner.

...

155.2402. TEXT AMENDMENT

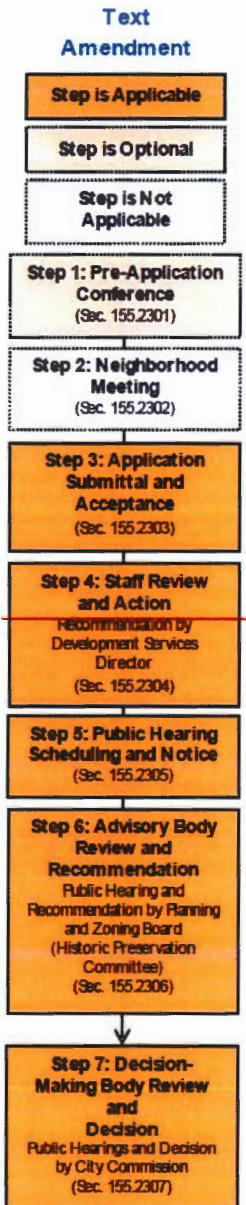
...

B. Text Amendment Procedure

1. Step 1: Pre-Application ~~Conference~~ Meeting

Optional (See Section 155.2301.).

...



...

155.2403. GENERAL ZONING MAP AMENDMENT (REZONING)

...

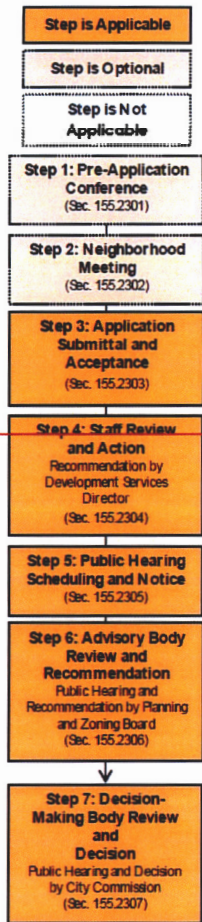
B. General Zoning Map Amendment Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Optional (See Section 155.2301.).

...

General Zoning Map Amendment



...

155.2404. SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING)

...

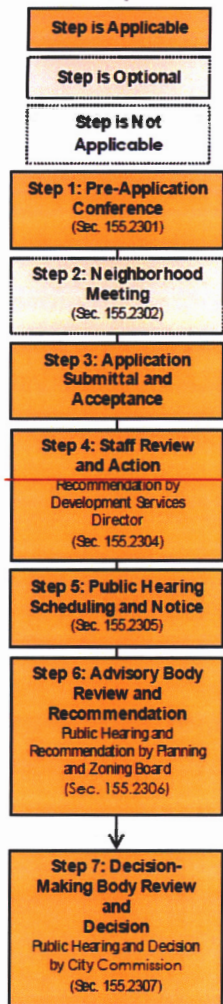
B. Site-Specific Zoning Map Amendment Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Applicable (See Section 155.2301.).

...

Site-Specific
Zoning Map



...

155.2405. PLANNED DEVELOPMENT

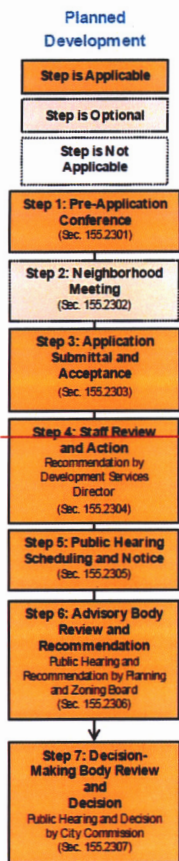
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C. Planned development procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Applicable (See Section 155.2301.).

...



...

155.2406. SPECIAL EXCEPTION

...

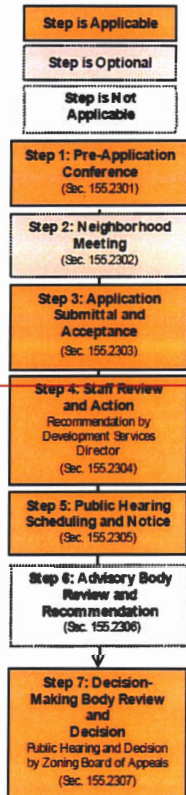
C. Special Exception Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Applicable (See Section 155.2301.).

...

Special Exception



...

155.2407. SITE PLAN

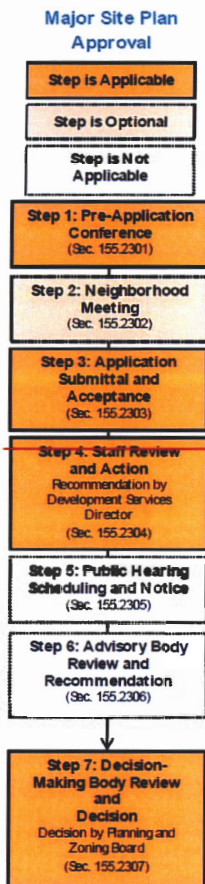
...

C. Major Site Plan Approval Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Applicable (See Section 155.2301.).

...



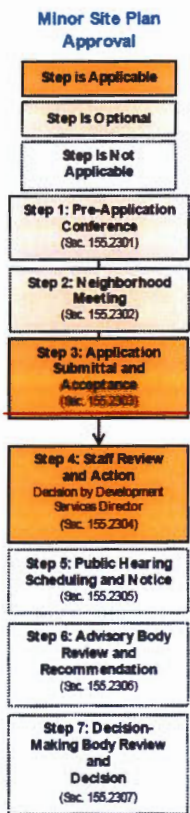
...

D. Minor Site Plan Approval Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Optional (See Section 155.2301.).

...



...

155.2408. BUILDING DESIGN

...

B. Applicability

~~There are two types of development permits for Building Design authorized by this Code: Major Building Design and Minor Building Design.~~

1. ~~Major~~ Building Design

Unless exempted in accordance with subsection 3 below, a development order for ~~Major~~ Building Design in accordance with this section is required before issuance of a Zoning Compliance Permit for the following development:

TABLE 155.2408.B.1: MAJOR -BUILDING DESIGN APPLICABILITY	
...	

~~— 2. Minor Building Design~~

~~— Unless exempted in accordance with subsection 3 below, a development order for Minor Building Design in accordance with this section is required before issuance of a Zoning Compliance Permit for a new building or~~

~~structure, or any substantial change to the exterior of an existing building or structure, that is associated with any development other than those for which a development order for Major Building Design is required in accordance with subsection 1 above.~~

~~3. Exemptions~~

~~The following development shall be exempted from the requirements of this section:~~

- ~~a. Construction or alteration of a single family dwelling or two family dwelling; or~~
- ~~b. Development of a temporary use or interim use, provided that an applicable Temporary Use Permit or Interim Use Permit has been approved.~~

C. ~~Major~~ Building Design Approval Procedure

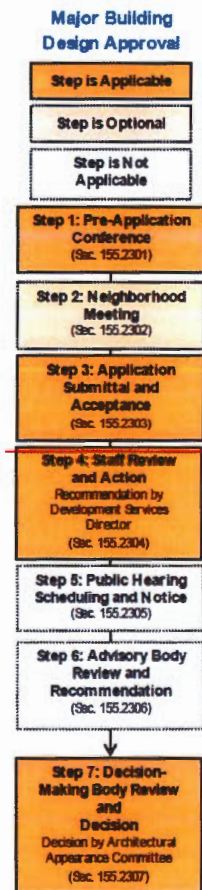
1. Step 1: Pre-Application ~~Conference~~Meeting

Applicable (See Section 155.2301.).

...

7. Step 7: Decision-Making Body Review and Decision

Applicable to a final decision by the AAC (See Section 155.2307.). Except that the AAC may, in conjunction with approval of a ~~Major~~ Building Design application, waive certain standards in accordance with 155.2408.~~FE~~, ~~Major~~ Building Design - Vernacular or Superior Design Alternative.



~~—D. Minor Building Design Procedure~~

~~—1. Step 1: Pre Application Conference~~

~~—Optional (See Section 155.2301.).~~

~~—2. Step 2: Neighborhood Meeting~~

~~—Not applicable.~~

~~—3. Step 3: Application Submittal and Acceptance~~

~~—Applicable (See Section 155.2303.).~~

~~—4. Step 4: Staff Review and Action~~

~~—Applicable to a final decision by the Development Services Director (See Section 155.2304.).~~

~~—5. Step 5: Public Hearing Scheduling and Notice~~

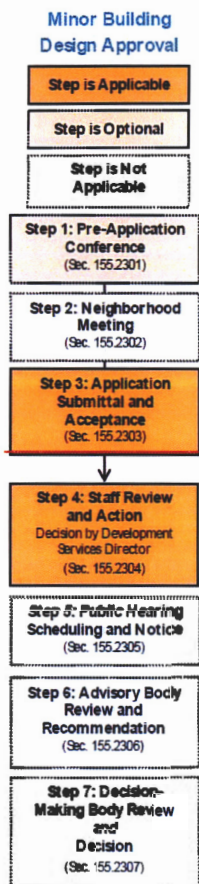
~~—Not Applicable.~~

~~—6. Step 6: Advisory Body Review and Recommendation~~

~~—Not Applicable.~~

~~—7. Step 7: Decision Making Body Review and Decision~~

~~—Not Applicable.~~



—ED. Building Design Approval Review Standards

An application for ~~Major~~ Building Design ~~or Minor Building Design~~ shall be approved only on a finding that there is competent substantial evidence in the record that the exterior design and appearance of the proposed building, or structure:

...

3. Complies with CPTED Standards for natural surveillance, natural access control, territorial reinforcement, and maintenance; ~~and~~

4. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision, if applicable; ~~and~~

~~—5. Additionally, any application for Minor Building Design not required to comply with the Design Standards in Part 6 of Article 5, shall be approved only on a finding that there is competent substantial evidence in the record that the exterior design and appearance of the building or structure is cohesive, consistent, and complimentary to the existing vernacular design.~~

—FE. ~~Major~~ Building Design - Vernacular or Superior Design Alternative

1. In conjunction with approval of an application for ~~Major~~ Building Design, the AAC may grant requested deviations for buildings and development which, due to their vernacular ~~or superior~~ design, may not be able to comply with the strict application of the design standards listed in Sections [155.3703.F.7](#), [155.5601](#), [155.5602](#),

and 155.5603. Except for as it applies to developments within the Transportation (T) and Public Utilities (PU) Zoning Districts, However, in no case shall the AAC shall not grant a deviation from the following standards:

...

~~—3. A development that otherwise meets the applicability for Minor Building Design approval, but requests a waiver from the design standards in subsection 1 above, shall only seek the Vernacular Alternative waiver through the Major Building Design procedure.~~

~~—~~**GF. Appeal**

1. ~~Major~~ Building Design

A party aggrieved by the final decision of the AAC on an application for ~~Major~~ Building Design may appeal the decision to the City Commission in accordance with the procedures and standards in Section 155.2424, Appeal.

~~—~~**2. Minor Building Design**

~~—A party aggrieved by the final decision of the Development Services Director on an application for Minor Building Design may appeal the decision to the AAC in accordance with the procedures and standards in Section 155.2424, Appeal.~~

HG. Effect of Approval

A development order for ~~Major~~ Building Design ~~or Minor Building Design~~ authorizes the submittal of an application for a Zoning Compliance Permit and any other development permit that may be required before construction or other development approved by the development order.

~~—~~**IH. Expiration**

A development order for ~~Major~~ Building Design ~~or Minor Building Design~~ shall automatically expire if a Zoning Compliance Permit for the authorized development is not obtained within two years after the date of the development order, or an extension of this time period authorized in accordance with Section 155.2308.B.2, Extension of Expiration Time Period.

...

155.2409. CERTIFICATE OF APPROPRIATENESS

...

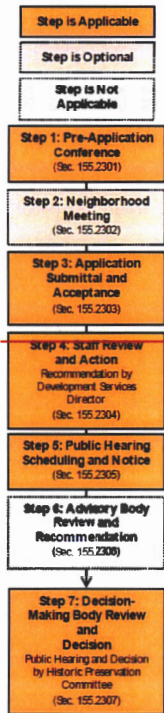
C. Major Certificate of Appropriateness Procedure

1. Step 1: Pre-Application ~~Conference~~ Meeting

Applicable (See Section 155.2301.).

...

Major Certificate
of Appropriateness



...

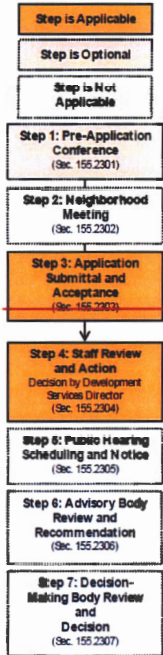
D. Minor Certificate of Appropriateness Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Optional (See Section 155.2301.).

...

Minor Certificate
of Appropriateness



...

155.2410. PLAT

...

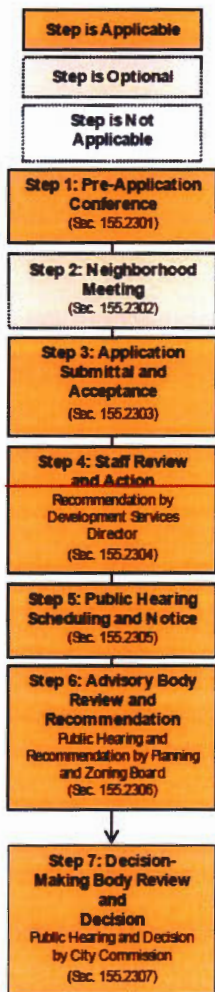
C. Plat Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Applicable (See Section 155.2301.).

...

Plat



...

155.2411. TREE PERMIT

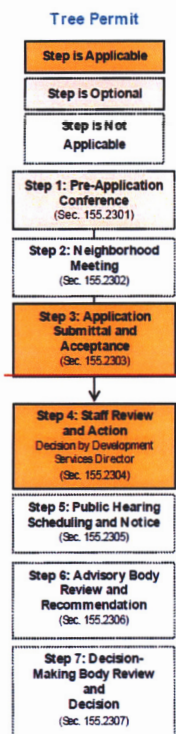
...

C. Tree Permit Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Optional (See Section 155.2301.).

...



...

155.2412. TEMPORARY USE PERMIT

...

B. Applicability

There are two types of Temporary Use Permit authorized by this Code: Major Temporary Use Permits and Minor Temporary Use Permits.

1. Major Temporary Use Permits

A development order for a Major Temporary Use Permit in accordance with this section is required for any proposed temporary use of buildings or lands in the city set forth in Part 4 (Temporary Uses and Structures) of Article 4: Use Standards, or any temporary use that does not comply with the standards in Chapter 155 Zoning Code. A Major Temporary Use Permit may be used to permit temporary uses, structures, or design elements that are not listed in 155.4403. Standards for Specific Temporary Uses and Structures.

...

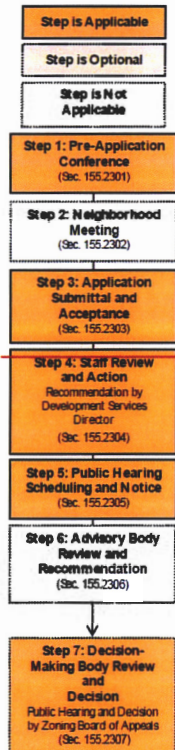
C. Major Temporary Use Permit Procedure

1. Step 1: Pre-Application ~~Conference~~ Meeting

Applicable (See Section 155.2301.).

...

Major Temporary Use Permit



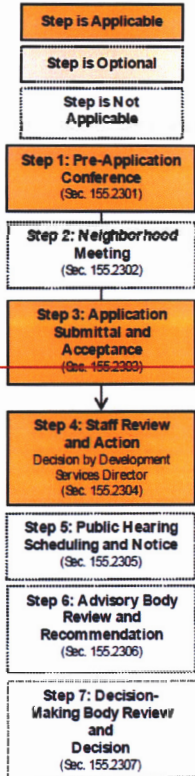
D. Minor Temporary Use Permit Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Applicable (See Section 155.2301.).

...

Minor Temporary
Use Permit



...

155.2413. ZONING COMPLIANCE PERMIT

...

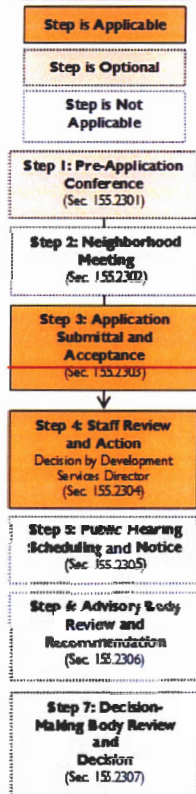
C. Zoning Compliance Permit Procedure

1. Step 1: Pre-Application ~~Conference~~ Meeting

Optional (See Section 155.2301.).

...

Zoning Compliance Permit



...

155.2414. ZONING USE CERTIFICATE

...

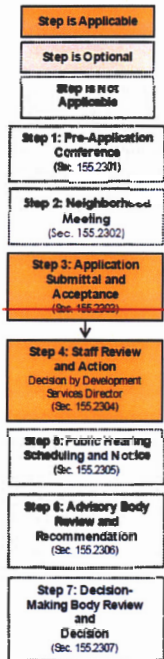
C. Zoning Use Certificate Procedure

1. Step 1: Pre-Application ~~Conference~~ Meeting

Not Applicable.

...

Zoning Use
Certificate



...

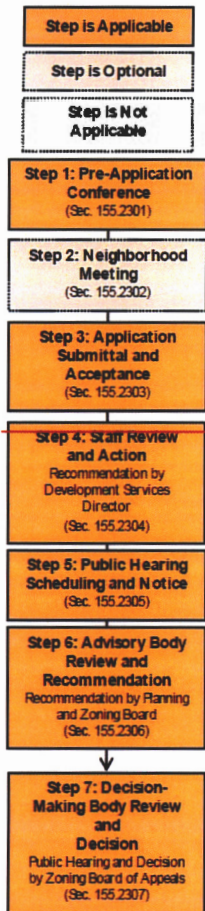
155.2415. INTERIM USE PERMIT

...

C. Interim Use Procedure

...

Interim Use
Permit



...

155.2416. MASTER SIGN PROGRAM

C. Master Sign Program Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Optional (See Section 155.2301.).

...

155.2420. VARIANCE

...

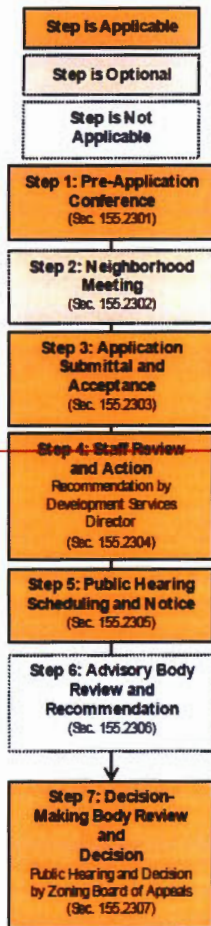
C. Variance Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Applicable (See Section 155.2301.).

...

Variance



E. Recordation

~~Within 45 calendar days of the date of Variance approval the~~ After the appeal period has expired pursuant to 155.2424.B, the City applicant shall file a copy of the written notice of approval issued per Section 155.2308.A, Notice of Decision, with the Broward County Records Division for recording. ~~Proof of recordation must be provided to the City by the applicant.~~

F. Effect of Approval

~~1. A development order for a Variance shall not become effective the written notice of the Variance has been recorded in accordance with Section 155.2420.E, Recordation.~~

21. A development order for a Variance authorizes only the particular regulatory relief approved as part of the Variance, as applied only to the land for which the Variance is approved, and only in accordance with any approved plans and documents, and conditions of approval. It does not exempt the applicant from the responsibility to obtain all other development permits required by this Code and any other applicable laws, and does not indicate that the development for which the Variance is granted should receive approval of other applications for a development permit required under this Code unless the relevant and applicable portions of this Code or any other applicable laws are met.

~~32.~~ Unless it expires in accordance with Section 155.2420.G, Expiration, an approved and recorded Variance—including any approved plans and document, and conditions of approval—shall run with the land, shall be binding on the landowners and their successors and assigns, and shall not be affected by a change in ownership.

...

155.2421. ADMINISTRATIVE ADJUSTMENT

...

B. Applicability

1. General

Administrative Adjustments may be requested to the standards identified in Table 155.2421.B.1, Allowable Administrative Adjustments, up to the limit set forth in the table for the type of standard, the type of Administrative Adjustment (Major or Minor), and the zoning district within which the adjustment is requested. However, buildings or structures erected without a building permit or design elements installed without proper city approval shall not be eligible for Administrative Adjustments.

...

C. Major Administrative Adjustment Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Optional (See Section 155.2301.).

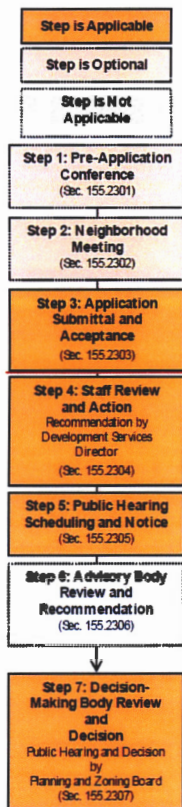
...

7. Step 7: Decision-Making Body Review and Decision

Applicable to a final decision by the P&Z, following a quasi-judicial public hearing (See Section 155.2307.), except that conditions of approval may include restricting the allowable adjustment to a lesser modification than the maximum allowed by this section or requested by an applicant. When there is a Major Site Plan accompanying the Major Administrative Adjustment application, the Major Administrative Adjustment application shall be made a part of the Major Site Plan and heard as one project. The P&Z shall make separate motions for each Administrative Adjustment request, as well as the Major Site Plan.

...

Major
Administrative
Adjustment



...

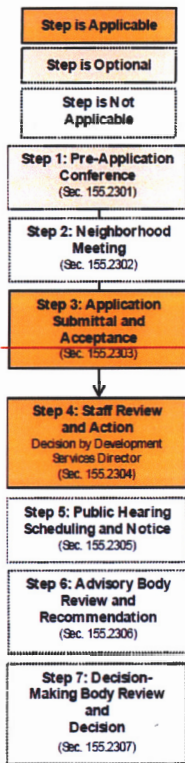
D. Minor Administrative Adjustment Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Optional (See Section 155.2301.).

...

Minor
Administrative
Adjustment



...

E. Administrative Adjustment Review Standards

...

2. Minor Administrative Adjustment

A Minor Administrative Adjustment shall be approved only on a finding that there is competent substantial evidence in the record that both the limitations in Table 155.2421.B.1, Allowable Administrative Adjustments, and the following standards are met:

...

c. The Administrative Adjustment is of a technical nature (i.e., relief from a dimensional or design standard), and is either:

i. Required to compensate for some unusual aspect of the development site or the proposed development that is not shared by landowners generally; or

ii. ~~Supporting an objective from the purpose statements of the zoning district where located~~ The proposed adjustment will provide an alternative which will achieve the purposes of the requirement through clearly superior design; or

iii. Proposed to protect sensitive natural resources or save healthy existing trees.

d. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety.

e. The Administrative Adjustment is supporting an objective from the General Purpose statements of the base zoning districts where located, as specified in Sections 155.3201, 155.3301, 155.3401, or within a Purpose statement of a Special Base Zoning District, a Planned Development Zoning District, or an Overlay Zoning District.

f. The Administrative Adjustment is consistent with the comprehensive plan.

...

G. Effect of Approval

1. A development order for an Administrative Adjustment authorizes only the particular adjustment of standards authorized by the development order, as applied only to land for which the Administrative Adjustment is approved, and only in accordance with the approved plans and documents and any conditions of approval. It does not exempt the applicant from the responsibility to obtain all other development permits required by this Code and any other applicable laws, and does not indicate that the development for which the Administrative Adjustment is granted should receive approval of other applications for a development permit required under this Code unless the relevant and applicable portions of this Code or any other applicable laws are met.

2. When there is a Major Site Plan accompanying the Major Administrative Adjustment application, the Major Administrative Adjustment application shall be made a part of the Major Site Plan development order and the effect of approval of the Major Site Plan shall apply in accordance with Section 155.2407(F).

H. Expiration

~~1. A development order for an Administrative Adjustment shall automatically expire if the applicant does not record the written notice of the Administrative Adjustment with the Broward County Records Division within 30 days after the date of the development order. This expiration period may not be extended in accordance with Section 155.2308.B.2, Extension of Expiration Time Period.~~

1. When there is a Major Site Plan accompanying the Major Administrative Adjustment application, the Major Administrative Adjustment application shall be made a part of the Major Site Plan development order. The expiration associated with the Major Site Plan shall apply in accordance with Section 155.2407(G).

...

155.2422. AIR PARK OBSTRUCTION PERMIT

...

C. Air Park Obstruction Permit Procedure

...

1. Step 1: Pre-Application ~~Conference~~Meeting

Optional (See Section 155.2301.).

...

155.2423. INTERPRETATION

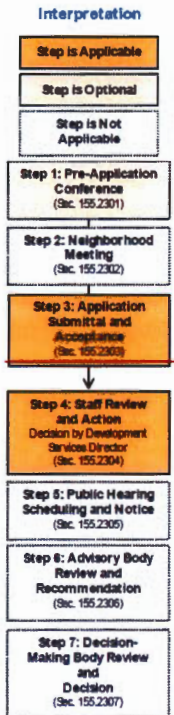
...

C. Interpretation Procedure

1. Step 1: Pre-Application ~~Conference~~ Meeting

Optional (See Section 155.2301.).

...



...

155.2424. APPEAL

...

TABLE 155.2424.B: APPELLATE BOARDS FOR APPEALS OF DECISIONS OF DEVELOPMENT SERVICES DIRECTOR	
Application Type	Board Responsible for Reviewing Appeal
Minor Building Design	Architectural Appearance Committee (AAC)
Minor Certificate of Appropriateness	Historic Preservation Committee (HPC)
All other application types and waiver requests	Zoning Board of Appeals (ZBA)

...

C. Appeal Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

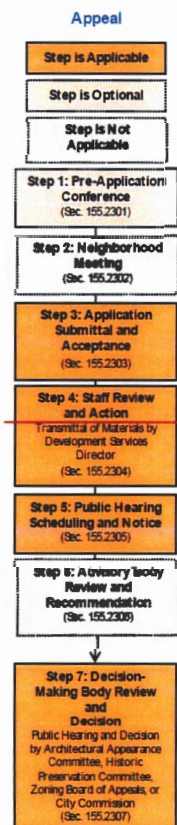
Optional (See Section 155.2301.).

...

3. Step 3: Application Submittal and Acceptance

Applicable (See Section 155.2303.), except that an appeal shall be initiated by filing a written Notice of Appeal and appeal application with the Development Services Director within 30 days of the date of the rendered Development Order, decision or interpretation being appealed.

...



...

155.2427. PLACEMENT ON LOCAL REGISTER OF HISTORIC PLACES

...

C. Procedure for Placement on Local Register of Historic Places

1. Step 1: Pre-Application ~~Conference~~Meeting

Applicable (See Section 155.2301.).

...

Placement on
Local Register of
Historic Places



...

155.2428. DEVELOPMENT AGREEMENT

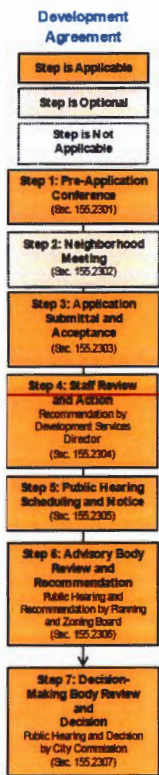
...

D. Development Agreement Procedure

1. Step 1: Pre-Application ~~Conference~~ Meeting

Applicable (See Section 155.2301.).

...



...

155.2430. RIGHT-OF-WAY OR EASEMENT DEDICATION ACCEPTANCE

...

B. Applicability

The ~~City Commission~~ City Manager or his designee shall review and decide any applications, ~~outside of other applications for a development permit in this Code, associated with a development permit in Chapter 155~~ that request city acceptance of an offer to dedicate to the public any right-of-way or easement in accordance with this section.

C. Right-of-Way or Easement Dedication Acceptance Procedure

...

4. Step 4: Staff Review and Action

Applicable to a ~~recommendation by the Development Services Director (See Section 155.2304.)~~ decision by the City Manager or his designee. The City Manager may take one of the following actions on the application:

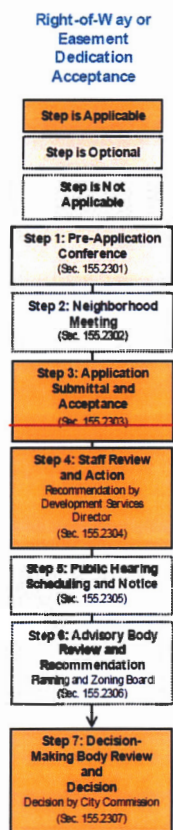
- a. Approval of the application as submitted;
- b. Approval of the application with a reduction in the amount or extent of right-of-way or easement dedication accepted; or
- c. Denial of the application.

...

7. Step 7: Decision-Making Body Review and Decision

~~Applicable to a final decision by the City Commission, except that the application and staff report shall be submitted as part of the consent agenda for the City Commission's meeting. The City Commission may adopt the consent agenda and thereby the findings and action recommended in the staff report, or may remove the application from the consent agenda and review and take one of the following actions on the application:~~

- ~~— a. Approval of the application as submitted;~~
- ~~— b. Approval of the application with a reduction in the amount or extent of right-of-way or easement dedication accepted; or~~
- ~~— c. Denial of the application. Not Applicable~~



...

155.2431. RIGHT-OF-WAY OR EASEMENT ~~VACATION OR~~ ABANDONMENT

...

C. Right-of-Way or Easement ~~Vacation or~~ Abandonment Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Optional (See Section 155.2301.).

...

Right-of-Way or
Easement Vacation
or Abandonment



D. Right-of-Way or Easement ~~Vacation or~~ Abandonment Review Standards

An application for ~~vacation or~~ abandonment of a public right-of-way or easement shall be approved only on a finding that all of the following standards are met:

1. The right-of-way or easement is not now, or in the foreseeable future, of any benefit to the city or its inhabitants; and
2. ~~Vacation or a~~ abandonment of the right-of-way or easement is consistent with the comprehensive plan.

E. Survey Preparation and Recordation

- ...
2. On determining that the City Engineer has approved the documentation as appropriate to the ~~vacation of~~ abandonment of the public right-of-way or easement, the Development Services Director shall certify the city's approval of the documentation in accordance with this Code and shall file the approved documentation with the Broward County Records Division for recording.

F. Effect of Right-of-Way or Easement ~~Vacation or~~ Abandonment

Approval of the total ~~vacation or~~ abandonment of a public right-of-way or easement and recording of a survey showing the ~~vacation or~~ abandonment shall extinguish the right of the public to use the right-of-way or easement. Title to any land on which a public right-of-way or easement is so vacated or abandoned shall revert to the underlying or adjacent landowners, in accordance with state law.

...

155.2432. REASONABLE ACCOMMODATION

...

C. Reasonable Accommodation Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Optional (See Section 155.2301.).

...

155.2433. NONCONFORMING CERTIFICATE

...

C. Nonconforming Certificate Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Optional (See Section 155.2301.).

...

155.2434. COMMUNITY RESIDENCE AND RECOVERY COMMUNITY CERTIFICATE.

...

C. Community Residence and Recovery Community Certificate Procedure

1. Step 1: Pre-Application ~~Conference~~Meeting

Not Applicable.

...

Community Residence
and Recovery Community
Certificate

Step is Applicable

Step is Optional

**Step is Not
Applicable**

**Step 1: Pre-Application
Conference**
(Sec. 155.2301)

**Step 2: Neighborhood
Meeting**
(Sec. 155.2302)

**Step 3: Application
Submittal and
Acceptance**
(Sec. 155.2303)



**Step 4: Staff Review
and Action**
Decision by Development
Services Director
(Sec. 155.2304)

**Step 5: Public Hearing
Scheduling and Notice**
(Sec. 155.2305)

**Step 6: Advisory Body
Review and
Recommendation**
(Sec. 155.2306)

**Step 7: Decision-
Making Body Review
and
Decision**
(Sec. 155.2307)

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155.2435. PUBLIC PURPOSE ADJUSTMENT

A. Purpose

A Public Purpose Adjustment is intended to allow deviations from standards of this Code for City of Pompano Beach or Community Redevelopment Agency (CRA) owned and operated properties based on specific standards, when a public purpose provided by the project as proposed satisfies the General Purpose and Intent (Section 155.1103) of Chapter 155: Zoning Code.

B. Applicability

The Public Purpose Adjustment may be requested to seek and obtain adjustments/relief from the standards in Chapter 155. Zoning Code. A Public Purpose Adjustment may only be sought or granted when *both* (1) the property is owned (or long term leased) by the City of Pompano Beach or CRA, and (2) the project will be completed and operated/ maintained by the City of Pompano Beach or CRA.

C. Public Purpose Adjustment Procedure

1. Step 1: Pre-Application Meeting

Optional (See Section 155.2301.).

2. Step 2: Neighborhood Meeting

Optional (See Section 155.2302.).

3. Step 3: Application Submittal and Acceptance

Applicable (See Section 155.2303.).

4. Step 4: Staff Review and Action

Applicable to a decision by the Development Services Director.

5. Step 5: Public Hearing Scheduling and Notice

Not applicable, unless required by the Development Services Director.

6. Step 6: Advisory Body Review and Recommendation

Not applicable, unless required by the Development Services Director.

7. Step 7: Decision-Making Body Review and Decision

Applicable to a decision by the Development Services Director. The Development Services Director shall have the authority to issue final approval of said applications; however, the Director has the discretion and authority to require City Commission review and approval for any Public Purpose Adjustment.

E. Public Purpose Adjustment Standards

A Public Purpose Adjustment shall be approved only on a finding that all of the following criteria are met:

1. The proposed project addresses a public purpose, including but not limited to parks, government buildings, affordable housing, streets, public open spaces, public art, public utilities, public parking, etc.
2. There exists a practical difficulty in complying with a technical code requirement (i.e., dimensional or design standard), and relief is needed because either:

- a. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure;
- b. The requested Adjustment achieves the intent of the subject standard to the same or a higher degree than the subject standard; or
- c. There are unique project constraints (such as restrictions associated with project phasing, limited scope of work, or bond restrictions);
3. Because of the conditions referred to in paragraph 2., above, the application of this Code would effectively unreasonably restrict the project and/or render the project unfeasible.
4. The extent of the Adjustment is the minimum necessary to implement the project;
5. The requested Adjustment is not inconsistent with the character of development in the surrounding area.; and
6. On-site or off-site conditions exist which minimize any adverse impact of the Public Purpose Adjustment.

G. Effect of Approval

A development order for a Public Purpose Adjustment authorizes only the particular adjustment authorized by the development order, as applied only to land for which the Public Purpose Adjustment is approved, and only in accordance with the approved plans and documents and any conditions of approval. It does not exempt the applicant from the responsibility to obtain all other development permits required by this Code and any other applicable laws, and does not indicate that the development for which the Public Purpose Adjustment is granted should receive approval of other applications for a development permit required under this Code unless the relevant and applicable portions of this Code or any other applicable laws are met.

H. Expiration

The Public Purpose Adjustment shall automatically expire if a Zoning Compliance Permit for the authorized development is not obtained within two years after the date of the development order, or an extension of this time period authorized in accordance with Section 155.2308.B.2, Extension of Expiration Time Period.

155.2436. COMPREHENSIVE PLAN MAP AMENDMENT

A. General

Comprehensive Plan amendments may be reviewed and approved by the city in accordance with review procedures in Chapter 154 (Planning) of the Code of Ordinances.

B. Relationship to this Code

All Land Development undertaken by and all actions taken in regard to development orders by the city administration in regard to land covered by the plan or element shall be consistent with the plan or element as adopted. All land development regulations enacted or amended shall also be consistent with the adopted comprehensive plan or element or portion thereof.

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ARTICLE 3: ZONING DISTRICTS

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PART 3 COMMERCIAL BASE ZONING DISTRICTS

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155.3302. LIMITED BUSINESS (B-1)

A. Purpose	Typical Building Type
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) , moderate-density multifamily development (either stand-alone or mixed with commercial development), community residences, and recovery communities. The district generally serves as transitional zoning between more intensive commercial development and low- and medium-density residential neighborhoods.	...

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155.3303. COMMUNITY BUSINESS (B-2)

A. Purpose	Typical Building Type
The Community Business (B-2) district is established and intended to accommodate primarily low- to moderate-intensity office, service, and retail uses that primarily serve the needs of residents of surrounding residential neighborhoods (e.g., professional and business offices, business services, banks, restaurants, convenience stores, gasoline filling stations), as well as neighborhood-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- to high-density multifamily development (either stand-alone or mixed with commercial development), community residences, and recovery communities.	...

PART 5 SPECIAL BASE ZONING DISTRICTS

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Table 155.3501.O.5: Maximum Allowable Projections of Awnings and similar features

Table 155.3501.O.5: Maximum Allowable Projections and Encroachments of Architectural Elements			
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 54	3 feet 54	3 feet	Upper floor only, 3 ft into a public right-of-way ²
Balconies	6 feet 54	6 feet 54	3 feet	Upper floor only, 3 ft into a public right-of-way ²
Awnings ⁴³	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.


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43. 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.

54. Accessory buildings shall be permitted to have balconies or bay windows that encroach a maximum of 3 feet into the rear yard setback.

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155.3502. PARKS AND RECREATION (PR)

A. Purpose	Typical Building Type
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 ¹

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) ²	15
Setback from a dune vegetation line, minimum (ft) ²	25
Interior side yard setback, minimum (ft)	25
Rear yard setback, minimum (ft)	25

Typical Lot Pattern

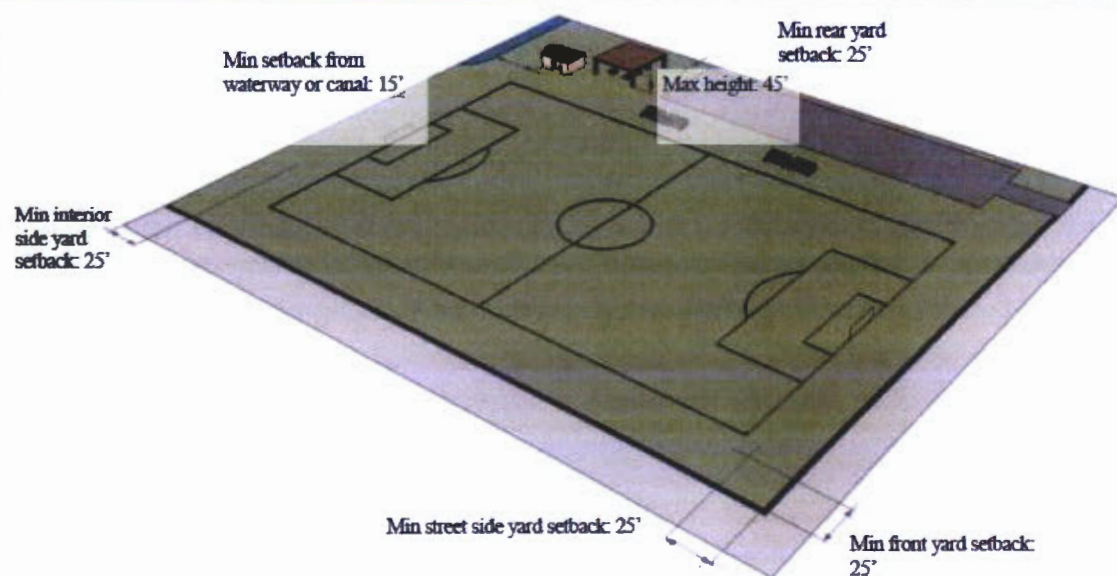


Dimensional Standards for Accessory Structures See Accessory Use -Specific standards in Article 4: Part 3.


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

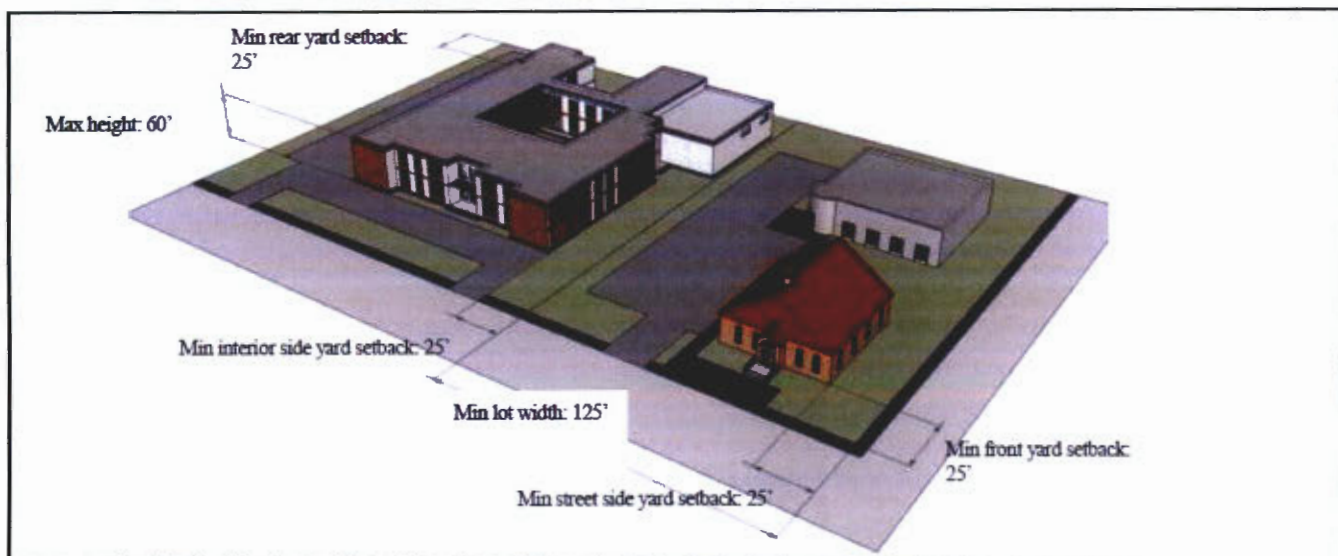
1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.

Typical Development Configuration





155.3503. COMMUNITY FACILITIES (CF)

A. Purpose		Typical Building Type
The Community Facilities (CF) district is established and intended to accommodate facilities that provide basic services for the benefit and service of population of the community, including parks and recreation facilities, libraries, schools, colleges, government offices, health care facilities, places of worship, cemeteries, halfway houses, shelters, civic centers, and police, fire, and EMS stations. It also accommodates potable water, sewerage, stormwater management, gas, electric, telephone, cable television, and other public utility uses.		
B. Use Standards		
See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.		
C. Intensity and Dimensional Standards ¹		Typical Lot Pattern
Lot area, minimum (sq ft)	20,000 ²	
Lot area, minimum (sq ft)	20,000 ²	
Lot width, minimum (ft)	125 ²	
Density, maximum (du/ac)	n/a	
Lot coverage, maximum (% of lot area)	25	
Pervious area, minimum (% of lot area)	20	
Height, maximum (ft)	60	
Front yard setback, minimum (ft)	25	
Street side yard setback, minimum (ft)	25	
Setback from a waterway or canal, minimum (ft) ³	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. Not applicable to parks or utility structures covering no more than 50 sq ft of ground area.		
Typical Development Configuration		



155.3504. PUBLIC UTILITIES (PU)

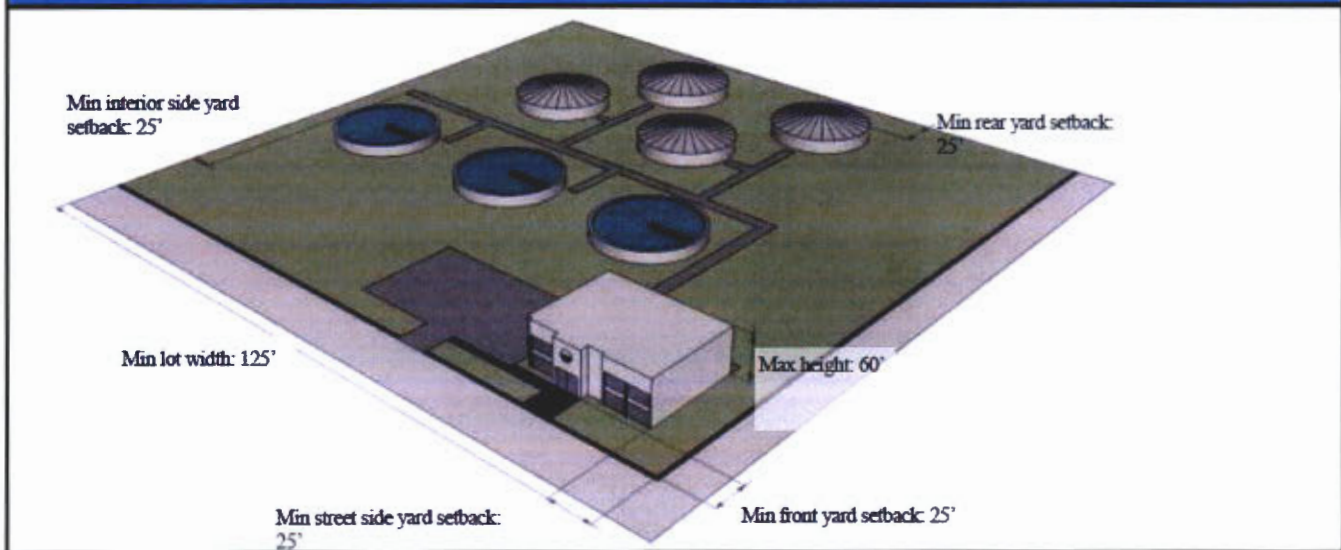
A. Purpose		Typical Building Type
<p>The Public Utilities (PU) district is established and intended to accommodate those utility uses necessary to serve the community, including facilities relating to: the treatment, storage, and distribution of potable water; the collection and treatment of sewage; the management of stormwater runoff; the distribution of gas, electric, telephone, and cable television services; the collection, storage, and processing of recyclable materials; the collection and composting of vegetative materials; and the collection and disposal of solid wastes.</p>		
B. Use Standards		
<p>See Appendix A : Consolidated Use Table, and use-specific standards in Article 4: Use Standards.</p>		
C. Intensity and Dimensional Standards ¹		Typical Lot Pattern
Lot area, minimum (sq ft)	20,000 ²	
Lot width, minimum (ft)	125 ²	
Density, maximum (du/ac)	n/a	
Lot coverage, maximum (% of lot area)	25	
Pervious area, minimum (% of lot area)	20	
Height, maximum (ft)	60	
Front yard setback, minimum (ft)	25	
Street side yard setback, minimum (ft)	25	

Setback from a waterway or canal, minimum (ft) ³	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/exceptions in Article 9: Part 4.
2. Not applicable to parks or utility structures covering no more than 50 sq ft of ground area.

Typical Development Configuration



155.3505. TRANSPORTATION (T)

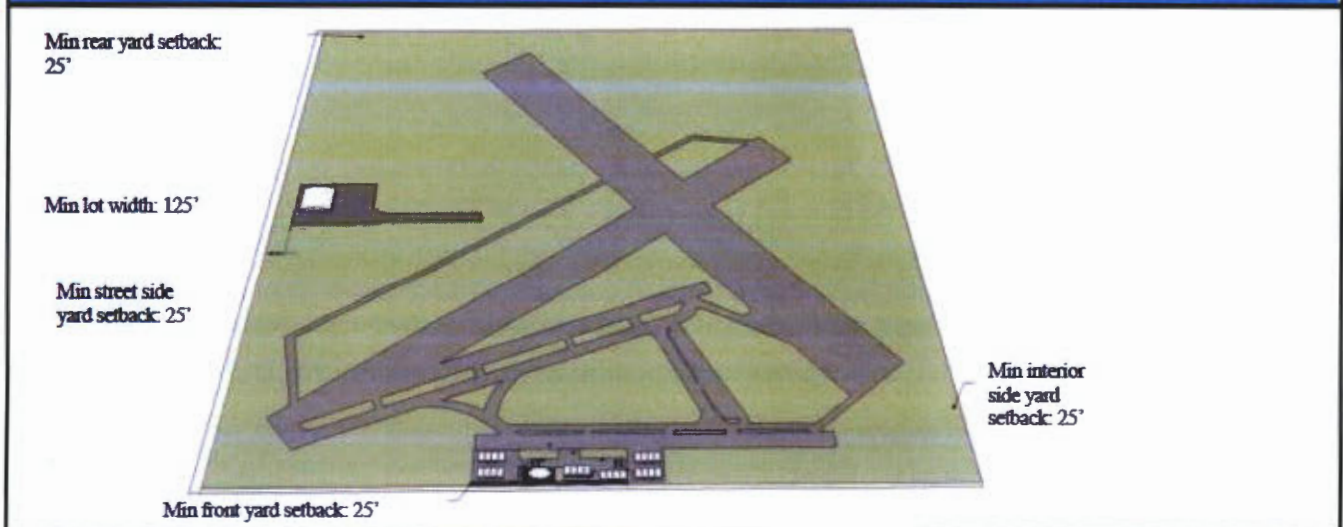
A. Purpose	Typical Building Type
The Transportation (T) district is established and intended to accommodate the Pompano Air Park and related airport facilities (aircraft operation and maintenance facilities, cargo and freight distribution terminals, transit warehousing), and other complementary or compatible 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 ¹	

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 ²	
Front yard setback, minimum (ft)	25 ³	
Street side yard setback, minimum (ft)	25 ³	
Setback from a waterway or canal, minimum (ft) ⁴	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 Configuration



155.3507. LOCAL ACTIVITY CENTER (LAC)

F. Process for Master Plan and Site Plan Approval

1. Approval of Master Plan

An illustrative build out Master Plan in accordance with 155.3602. GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENT DISTRICTS shall be submitted to and approved by the City Commission via City resolution upon recommendation by the Planning and Zoning Board.

2. Minor Deviations from Approved Master Plan

Minor deviations may be permitted by the Development Services Director in accordance with the procedural requirements of 155.2405. PLANNED DEVELOPMENT (J) Minor Deviations from Approved PD Plan. Any changes not determined to be a minor deviation shall be reviewed and approved via City resolution.

3. Approval of Site Plans

Any site plans for buildings or land areas that are part of the illustrative build out Master Plan shall be reviewed in accordance with the procedural standards of 155.2407(D) Minor Site Plan Approval Procedures and 155.2408 B(1) BUILDING DESIGN. All development standards otherwise required for a Major Site Plan approval shall be required.

4. Traffic Study Required

The traffic study requirements, based on trip generation thresholds, are as follows:

a. 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.

i. 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.

ii. A traffic study prepared and signed and sealed by a licensed professional engineer should include:

- Cover Page
- Executive Summary
- Table of Contents
- 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
- 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.
- Data Collection
- Existing conditions including existing volume figure
- Future background conditions (buildout year without project) including background volume figure
- Future total conditions (buildout year with project) including total volume figure
- Capacity analyses
- Intersection approach queueing
- Mitigation strategies (if necessary)
- Maneuverability analyses for loading areas/parking garages (if necessary)
- Consistency with any adopted city neighborhood protection and enhancement plans
- Bicycle and pedestrian facility inventory in the surrounding area
- Any other items to be included per the approved methodology
- Conclusions

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155.3603. RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)

A. Purpose			
<p>The Residential Planned Unit Development (RPUD) district is established and intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another, as well as community residences and recovery communities, while at the same time providing an efficient use of open space. Limited, small-scale institutional and commercial uses (e.g., child care facilities, elementary schools, recreational/entertainment uses, dry cleaning or laundry drop-off establishments, restaurants, convenience stores, grocery stores) may be allowed in the RPUD district, when of a type and scale that primarily serves the needs of residents in the development. RPUD districts are appropriate in areas designated on the comprehensive plan's future land use map as Residential.</p>			
B. Use Standards		D. Development Standards	
Principal uses allowed in a RPUD district shall be established in the PD Plan. Uses shall be consistent with the comprehensive plan, other city -adopted plans, and the purpose of the RPUD district, and shall comply with Appendix A : Consolidated Use Table, and the use-specific standards in Article 4: Use Standards.		The development standards in Article 5: Development Standards, shall apply to all development in RPUD districts, but some development standards may be modified as part of the PD Plan if consistent with the general purposes of the RPUD district and the comprehensive plan, and in accordance with the means of modification noted below.	
C. Intensity and Dimensional Standards		Development Standards	Means of Modifying
District area, minimum (acres)	5 ¹	Access and circulation	Specify in PD Plan
Density, maximum (du/ac) ²	To be established in PD Plan—see Section 155.3602.A, PD Plan	Off-street parking & loading	Specify in Master Parking Plan
Floor area ratio (FAR), maximum		Landscaping ¹	Specify in Alternative Landscaping Plan
Lot area, minimum (sq ft)		Tree preservation	
Lot width, minimum (sq ft)		Screening	Specify in Alternate Screening Plan
Impervious surfaces, maximum (% of district area)		Fences and walls	Specify in Master Fencing Plan
		Exterior lighting	Specify in Master Lighting Plan
Individual building size, maximum (sq ft)	To be established in PD Plan—see Section 155.3602.A, PD Plan	Multifamily residential design	Modifications prohibited
Building height , maximum (ft) ^{3,4}		Commercial and mixed-use design	
Setbacks, minimum (ft)		Industrial design	

Setback from abutting RS zoning district or existing single-family dwelling use, minimum (ft)		Residential compatibility	
		<u>Parking Deck or Garage Design Standards</u>	
		Sustainable design	Specify in PD Plan
<p>NOTES:</p> <ol style="list-style-type: none"> 1. May be waived by the City Commission on finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development would result in more difficult or undesirable development. 2. Residential development may not exceed the maximum gross density established by the Land Use Plan for the Residential land use classification. 3. Except for RPUD development whose prior zoning district was RM45-HR, the maximum building height shall not exceed 65 feet. 4. For developments who are restricted to a maximum 65 feet height, the height may be increased to 85 feet provided after 60 feet in height the front façade is stepped back 20 feet. The resulting 20 foot space must be usable plaza or patio space. 		Signage (Ch. 156, Sign Code)	Specify in Master Sign Plan
		<p>NOTES:</p> <ol style="list-style-type: none"> 1. Internal uses shall not be required to provide perimeter buffers. 	

155.3604. PLANNED COMMERCIAL/INDUSTRIAL (PCD)

A. Purpose	
<p>The Planned Commercial/Industrial (PCD) district is established and intended to encourage the use of innovative and creative design to provide a mix of employment-generating uses (office, research, shopping mall or other concentrated retail, light industrial), as well as ancillary service, retail, and institutional uses. Limited moderate and high-density residential uses including community residences and recovery communities are appropriate when integrated into the development, both on upper stories and as stand-alone development, so as to encourage pedestrian access and activity. PCD districts are generally appropriate in areas designated by the Land Use Plan as Commercial or Industrial. PCD development is subject to buffer requirements and transitional standards that ensure compatibility with any adjacent lower-density residential development.</p>	
B. Use Standards	D. Development Standards
Principal uses allowed in a PCD district shall be established in the PD Plan. Uses shall be consistent with the comprehensive plan, other city -adopted plans, and the purpose of the PCD district, and shall comply with Appendix A: Consolidated Use Table, and the	The development standards in Article 5: Development Standards, shall apply to all development in PCD districts, but some development standards may be modified as part of the PD Plan if consistent with the general purposes of the PCD district and the

use-specific standards in Article 4: Use Standards.		comprehensive plan, and in accordance with the means of modification noted below.	
C. Intensity and Dimensional Standards		Development Standards	Means of Modifying
District area, minimum (acres)	5 ¹	Access and circulation	Specify in PD Plan
Density, maximum (du/ac) ²	To be established in PD Plan—see Section 155.3602.A, PD Plan	Off-street parking & loading	Specify in Master Parking Plan
Floor area ratio (FAR), maximum		Landscaping ¹	Specify in Alternative Landscaping Plan
Lot area, minimum (sq ft)		Tree preservation	
Lot width, minimum (sq ft)		Screening	Specify in Alternative Screening Plan
Impervious surfaces, maximum (% of district area)		Fences and walls	Specify in Master Fencing Plan
		Exterior lighting	Specify in Master Lighting Plan
Individual building size, maximum (sq ft)		Multifamily residential design	Modifications prohibited
Building height , maximum (ft)		Commercial and mixed-use design	
Setbacks, minimum (ft)		Industrial design	
Setback from abutting RS zoning district or existing single-family dwelling use, minimum (ft)		Residential compatibility	
		<u>Parking Deck or Garage Standards</u>	
	Sustainable design	Specify in PD Plan	
NOTES: 1. May be waived by the City Commission on finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development would result in more difficult or undesirable development. 2. Residential development may not exceed the maximum gross density	Signage (Ch. 156, Sign Code)	Specify in Master Sign Plan	
	NOTES: 1. Internal uses shall not be required to provide perimeter buffers.		

established by the Land Use Plan for the Residential land use classification.	
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155.3605. PLANNED DEVELOPMENT – TRANSIT-ORIENTED (PD-TO)

A. Purpose

The Planned Development – Transit-Oriented (PD-TO) district is established and intended to encourage transit use as an alternative to auto dependency through the use of innovative and creative design to accommodate moderate- to high-intensity, compact, mixed-use, and pedestrian-oriented development within convenient walking distance of existing and planned rail stations, major transit hubs, regional and neighborhood regional transit centers, or high-priority corridors for bus rapid transit or high performance transit. The purpose of the district is to 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. PD-TO districts are generally appropriate in areas designated by the Land Use Plan as Transit-Oriented Corridor or Transit-Oriented Development.

B. Use Standards

Principal uses allowed in a PD-TO district shall be established in the PD Plan. Uses shall be consistent with the comprehensive plan, other city -adopted plans, and the purpose of the PD-TO district, and shall comply with the use table in Appendix A : Consolidated Use Table, and the use-specific standards in Article 4: Use Standards.

D. Development Standards

The development standards in Article 5: Standards, shall apply to all development in PD-TO districts, but some development standards may be modified as part of the PD Plan if consistent with the general purposes of the PD-TO district and the comprehensive plan, and in accordance with the means of modification noted below.

C. Intensity and Dimensional Standards

C. Intensity and Dimensional Standards		Development Standards	Means of Modifying
District area, minimum (acres)	5 ¹	Access and circulation	Specify in PD Plan
Density, maximum (du/ac) ²	To be established in PD Plan—see Section 155.3602.A, PD Plan	Off-street parking & loading	Specify in Master Parking Plan
Floor area ratio (FAR), maximum		Landscaping ¹	Specify in Alternative Landscaping Plan
Lot area, minimum (sq ft)		Tree preservation	
Lot width, minimum (sq ft)		Screening	Specify in Alternative Screening Plan
Impervious surfaces, maximum (% of district area)		Fences and walls	Specify in Master Fencing Plan
		Exterior lighting	Specify in Master Lighting Plan
Individual building size,		Multifamily residential	Modifications prohibited

maximum (sq ft)		design	
Building height , maximum (ft)		Commercial and mixed-use design	
Setbacks, minimum (ft)		Industrial design	
Setback from abutting RS zoning district or existing single-family dwelling use, minimum (ft)		Residential compatibility	
		<u>Parking Deck or Garage Standards</u>	
		Sustainable design	Specify in PD Plan
NOTES: 1. May be waived by the City Commission on finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development would result in more difficult or undesirable development. 2. Residential development may not exceed the maximum gross density established by the Land Use Plan for the applicable land use classification.		Signage (Ch. 156, Sign Code)	Specify in Master Sign Plan
		NOTES: 1. Internal uses shall not be required to provide perimeter buffers.	

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155.3607. PLANNED DEVELOPMENT - INFILL (PD-I)

A. Purpose	
<p>The Planned Development - Infill (PD-I) district is established and intended to accommodate small-site infill development within the city's already developed areas. The PD-I district is intended to provide the flexibility to enable high-quality, mixed-use development on relatively small sites, yet require design that ensures infill development is compatible with both surrounding existing development and available public infrastructure. PD-I districts are generally appropriate in most of the Land Use Plan's land use classifications, consistent with the adopted objectives and policies for the classification.</p>	
B. Use Standards	D. Development Standards
<p>Principal uses allowed in a PD-I district shall be established in the PD Plan. Uses shall be consistent with the comprehensive plan, other city-adopted plans, and the purpose of the PD-I district, and shall comply with the use table in Appendix A : Consolidated Use Table, and the use-specific standards in Article 4: Use Standards.</p>	<p>The development standards in Article 5: Development Standards, shall apply to all development in PD-I districts, but some development standards may be modified as part of the PD Plan if consistent with the general purposes of the PD-I district and the comprehensive plan, and in accordance with the means of modification noted below.</p>

C. Intensity and Dimensional Standards		Development Standards	Means of Modifying
District area, minimum (acres)	n/a	Access and circulation	Specify in PD Plan
Density, maximum (du/ac) ¹	To be established in PD Plan—see Section 155.3602.A, PD Plan	Off-street parking & loading	Specify in Master Parking Plan
Floor area ratio (FAR), maximum		Landscaping ¹	Specify in Alternative Landscaping Plan
Lot area, minimum (sq ft)		Tree preservation	
Lot width, minimum (sq ft)		Screening	Specify in Alternative Screening Plan
Impervious surfaces, maximum (% of district area)		Fences and walls	Specify in Master Fencing Plan
		Exterior lighting	Specify in Master Lighting Plan
Individual building size, maximum (sq ft)		Multifamily residential design	Modifications prohibited
Building height , maximum (ft)		Commercial and mixed-use design	
Setbacks, minimum (ft)		Industrial design	
Setback from abutting RS zoning district or existing single-family dwelling use, minimum (ft)		Residential compatibility	
		<u>Parking Deck or Garage Standards</u>	
	Sustainable design	Specify in PD Plan	
NOTES: 1. Residential development may not exceed the maximum gross density established by the Land Use Plan for the applicable land use classification.		Signage (Ch. 156, Sign Code)	Specify in Master Sign Plan
		NOTES: 1. Internal uses shall not be required to provide perimeter buffers.	

...

PART 7 OVERLAY ZONING DISTRICTS

...

155.3703. ATLANTIC BOULEVARD OVERLAY DISTRICT (AOD)

A. Purpose

The Atlantic Boulevard Overlay district (AOD) is established and intended to serve as a center of activity for residents and visitors alike, a source of pride and identity for the community, and an attractive gateway to the city's beachfront areas. It is also intended to help implement the Pompano Beach Community Redevelopment Plan for the East Pompano Beach Redevelopment District ~~on the barrier island east of the Intracoastal Waterway~~. The purposes of these district standards are to stimulate economic revitalization, create a pedestrian-friendly environment, encourage beachfront beautification, and promote mixed-use development. To achieve these intents and purposes, district standards are based on the following core principles.

...

C. Modified use standards

...

3. Standards Specific to Commercial/Residential Mixed-Use Developments

...

b. ~~On Land Classified Commercial by Land Use Plan~~

~~—The following standards apply to commercial/residential mixed-use development located on land classified Commercial by the Land Use Plan:~~

~~——i. Commercial principal uses shall be limited to:~~

~~——(A) Eating or drinking establishments (including accessory outdoor seating areas);~~

~~——(B) Professional office and travel agency uses; and~~

~~——(C) Retail sales and service uses.~~

~~——ii. No more than 50 percent of the gross floor area of a building may be used for residential uses except when the entire ground floor is used for commercial uses.~~

~~e. On Land Classified as Residential by Land Use Plan~~

...

D. Modified Intensity and Dimensional Standards

Irrespective of the intensity and dimensional standards applicable in the underlying base zoning district, the following dimensional standards shall apply in the Atlantic Boulevard Overlay district.

1. Maximum Lot Coverage

a. Lot coverage may exceed otherwise applicable maximum lot coverage standards by up to 20 percent in the following developments, provided the total increase for any development does not exceed 20 percent:

i. A mixed-use development that incorporates residential uses; and

ii. Any development that incorporates a public plaza or public courtyard; and

~~——iii. Any development in those areas designated as the West Area, the Civic Area, or the Central Retail Village on the Preliminary Concept Plan in the Architectural Design Manual for Atlantic Overlay District, City of Pompano Beach, Florida (May 1999) that accommodates at least 75 percent of required parking spaces in a parking deck or garage.~~

...

E. Modified Development Standards

Irrespective of the generally applicable development standards established in Article 5: Development Standards, the following development standards shall apply in the Atlantic Boulevard Overlay district.

1. Access and Circulation

a. Limitation on Driveway Access along Atlantic Boulevard, ~~and Ocean Boulevard, and Federal Highway~~

Direct driveway access from Atlantic Boulevard, ~~or Ocean Boulevard, or Federal Highway~~ is allowed only in accordance with the limitations in Section 155.5101, Access and Circulation, and the following additional limitations.

...

F. Design Standards

...

2. Applicability

e. Review for compliance with the design standards in this subsection shall occur through staff review of applications for Zoning Compliance Permit, in accordance with Section 155.2413, Zoning Compliance Permit or Minor Building Design approval, in accordance with Section 155.2408, Building Design.

...

6. Parking Deck or Garage Design

A parking deck or garage shall be designed in accordance with Parking Deck or Garage Design Standards in Section 155.5605 of Part 6 (Design Standards) of Article 5: Development Standards. In addition, the following design standards shall apply:

a. Vehicular entrances and exits shall be provided from a side street where feasible ~~and shall be only as wide as necessary to safely accommodate vehicular and pedestrian traffic into and out of the parking deck or garage.~~

~~b. The parking deck or garage shall be either screened from view by placing them at the interior of the lot, or shall be architecturally designed to be compatible with nearby buildings.~~

~~c. Upper floor elevations of a parking deck or garage that are visible from a public street shall be treated with a high quality architectural design, screening, and finish that is intended to mitigate the appearance of an open structured parking facility.~~

~~d. Ground Level Standards. Facades which face a street shall provide habitable space along the ground level facade in accordance with the following standards:~~

i. A parking deck or garage with occupied space above a ground-level parking area shall provide occupied space at least 20 feet deep along the structure's ground-level street-facing facade.

ii. A parking deck or garage with only one street-facing facade shall provide at least 75% of the width of the street-facing facade with habitable space. Such habitable space shall extend at least 20 feet into the structure.

iii. A parking deck or garage with more than one street-facing facade shall provide at least 75% of the width of one of the street-facing facades with habitable space. Such habitable space shall extend at least 20 feet into the structure. ~~The other street facing facades shall either provide 75% habitable space, or they shall comply with the standards listed below.~~ Except that facades facing East Atlantic Boulevard, ~~or Pompano Beach Boulevard, or Federal Highway~~ shall always provide the 75% habitable space.

~~(A) All architectural elements that face the street shall appear consistent and harmonious with that of habitable space;~~

~~(B) The facade shall be articulated in a manner that promotes pedestrian activity including the provision of pedestrian-oriented street furniture or other seating surfaces, hardscaping and landscaping, awnings, and alternative paving materials in areas of pedestrian access; and~~

~~(C) No vehicles parked within the garage shall be visible from the street.~~

...
TABLE 155.3703.F.7.e: PRIMARY FACADE MATERIALS

TABLE 155.3703.F.7.e: PRIMARY FACADE MATERIALS			
Facade Material (R= Required; A= Allowed; X= Prohibited)	Architectural Substyle		
	Tropical Old Florida	Tropical Contemporary	Nautical Moderne
Wood	A	A	X
Metal panel	X	A	A
Brick	X	A	X
Concrete	X	A	A
Coral stone	A	A	X
Other stone	X	A	A
Stucco	A	A	X A
Color	natural ¹	colorful ²	n/a
Cement board	A	A	X
NOTES: 1. Natural colors are low saturation, neutral, warm colors such as red and yellow tinted light browns. 2. Colorful colors are high saturation colors that may be warm or cool.			

...
155.3708. DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT

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

...
4. 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 practicable in coordination with the City Engineer. Streets with a specific design provided by the City 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.

...
155.3709. EAST OVERLAY DISTRICT (EOD)

...

E. Use-Areas/Density Regulating Plan

...

2. Density Area Designations and Standards

...

c. Density Calculations:

...

ii. Development parcels with two or more density area designations shall unify for development purposes and may cluster units within the most intense density area of the development parcel, provided:

...

TABLE 155.3709.E.2: PRINCIPAL USES REGULATING TABLE								
P = PERMITTED S = SPECIAL EXCEPTION BLANK = NOT PERMITTED 1 = 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 PR
		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			

	Family community residence	P(5)	P	P	P	P	<u>P</u>	
	Transitional community residence	P(5)	P	P	P	P	<u>P</u>	
Group Living Uses (155.4203)	Continuing care retirement community			P	P	P	P	
	Assisted living facility			P	P			
	Rooming or boarding house			S	S	S	S	
	Recovery community	P(5)	P	P	P	P	P	

...

Table 155.3709.I.2.a: Minimum and Maximum Front and Street Side Setbacks (1)			
	Minimum Setback (2)	Maximum Setback (2)	Exception See Street Sections Development Regulating Diagrams for additional information on exceptions and specific and typical street designs
Core	0 feet	20 feet	<p>1. In addition to the minimum setback, buildings along Atlantic Blvd (Section A, B, or C) and Federal Hwy (Section DB), where indicated on the Sub-Area/Building Heights Plan, shall provide a 20 foot stepback of the building above the 5th floor.</p> <p>2. Federal Highway (Section DB): 5-foot minimum setback, as an easement/<u>dedication</u>, may be required to accommodate expansion of the sidewalk.</p> <p>3. Atlantic Blvd (Section A): Either a 50-foot setback (with a 5-foot dedication) or 10-foot setback (with no dedication) is required, <u>where a 110-foot ultimate right-of-way exists. A 5-foot setback may be requested, where sufficient lot depth exists, to be consistent with abutting development and accommodate expansion of the sidewalk.</u></p> <p>4. Intersection with turning lane (Section T-85): 5-foot minimum setback, as an easement/<u>dedication</u>, may be required to accommodate expansion of the sidewalk.</p> <p>5. 50' ROW (Section HF or T-32): 1-foot setback, as an easement/<u>dedication</u>, may be required to accommodate on-street parking.</p>
Center	0 feet	20 feet	<p>1. Federal Highway (Section DB): 5-foot minimum setback, as an easement/<u>dedication</u>, may be required to accommodate expansion of the sidewalk.</p> <p>2. Intersection with turning lane (Section T-85): 5-foot minimum setback, as an easement/<u>dedication</u>, may be required to accommodate expansion of the sidewalk.</p> <p>3. 50' ROW: 1-foot (Section HF or T-32) to 5-foot (Section JH)</p>

			setback, as an easement/ <u>dedication</u> , may be required to accommodate on-street parking.
Edge	10 feet	30 feet	<p>1. Intersection with turning lane (Section T-85): 5-foot minimum setback, as an easement/<u>dedication</u>, may be required to accommodate expansion of the sidewalk.</p> <p>2. 50' ROW (Section HF or T-32): 1-foot setback, as an easement/<u>dedication</u> may be required to accommodate on-street parking.</p>
Note	<p>(1) Setbacks shall be measured from the property lines.</p> <p>(2) Minimum and maximum setback shall be as specified plus the dimension necessary for the exception.</p>		

...

Article 4: Use Standards

...

155.4202. RESIDENTIAL: HOUSEHOLD LIVING USES

...

D. Dwelling, Single-Family

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	P	P	P	P	P	P	P		<u>P</u>	<u>P</u>		

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

2. Definition

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

3. Standards

In Commercial Zoning Districts, the property shall incorporate the Residential Compatibility Standards established in 155.5604. Residential Compatibility Standards to the maximum extent practicable.

E. Dwelling, Single-Family (Zero Lot Line)

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	S		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	

2. Definition

A single-family dwelling (zero-lot-line) is a single-family dwelling located on a lot in such a manner that one of the dwelling's sides rests directly on an interior side lot line. Single-Family (Zero Lot Line) Dwellings are developed in a multi-unit configuration and is therefore considered a multifamily dwelling for purposes of density and intensity. However for purposes of parking, landscaping, and other development standards, Single-Family (Zero Lot Line) Dwellings is considered a single-family dwelling.

3. Standards

Single-family dwellings in a zero lot line development shall comply with the following standards:

a. The dwelling shall be located along the designated zero lot line, but shall not extend beyond the property line. If the dwelling includes an overhang extending beyond the wall line, the wall shall be set back sufficient distance from the zero lot line to accommodate the overhang and associated roof drainage facilities.

b. A five-foot-wide maintenance easement shall be provided on the adjoining lot, running along and around the corners of the dwelling located along the zero lot line. (See [Figure 155.4202.E.3](#): Zero Lot Line Example.

c. In Commercial Zoning Districts, the property shall incorporate the Residential Compatibility Standards established in 155.5604. Residential Compatibility Standards to the maximum extent practicable.

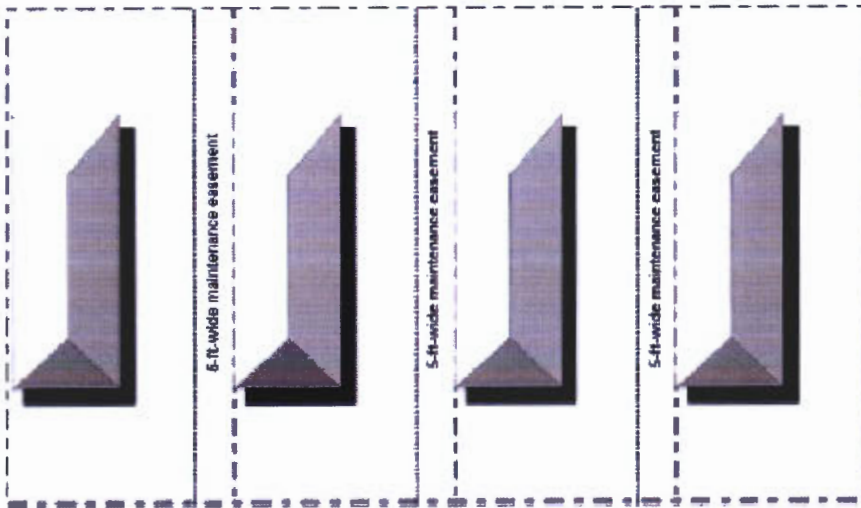


Figure 155.4202.E.3: Zero Lot Line Example

F. Dwelling, Two-Family

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	P	P		<u>P</u>	<u>P</u>		

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

2. Definition

A two-family dwelling is a single detached dwelling containing two dwelling units. The units may be located side by side in a horizontal configuration and/or stacked one above the other in a vertical configuration, sharing common vertical walls and/or horizontal floors and ceilings. A two-family dwelling may be referred to as a "duplex."

3. Standards

In Commercial Zoning Districts, the property shall incorporate the Residential Compatibility Standards established in 155.5604. Residential Compatibility Standards to the maximum extent practicable.

...

155.4204. INSTITUTIONAL: COMMUNICATION USES

...

F. Telecommunications Facility, on New Freestanding Tower

...

3. Standards

In addition to the general standards for all telecommunications facilities in Section 155.4204.C.5, a freestanding telecommunications tower shall also comply with the following standards:

...

i. Fence or Wall

A new lattice or monopole tower, including any guy anchor supports, and any associated ground-based equipment buildings shall be enclosed by security fencing no less than eight feet high. ~~Such fencing may be chain-link, provided the chain link fencing is not visible from adjacent streets and not incorporated into a required buffer.~~

j. Perimeter Buffer

A type B perimeter buffer (See Section 155.5203.F, Perimeter Buffers.) shall be provided around the perimeter of the tower facility (including guy anchor supports and ground-based equipment buildings); ~~except that the required fence or wall is not required to be fully opaque.~~

...

155.4303. STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES

A. Accessory Dwelling Unit

...

2. Definition

An ancillary or secondary living unit to a single-family dwelling use that ~~has~~ may contain a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. For purposes of determining maximum density, an accessory dwelling unit shall be considered to be a half dwelling unit.

...

E. Canopy, Vehicular Area

...

3. Standards

A canopy is allowed as accessory to a gasoline filling station or other nonresidential use or structure, subject to the following standards:

...

f. Compliance with the following additional design standards for a canopy accessory to a gasoline filling station:

...

~~iv. **Canopy Banding.** Striping or color accent banding on the canopy or the canopy support structures is prohibited.~~

~~—— v. **Signage.** All signage, including logos and trademarks, are strictly prohibited on the canopy and canopy supports. This prohibition does not include noncommercial information located on support structures provided the size of the information shall be the minimum necessary to convey such noncommercial information.~~

~~—— vi. **Waivers.**~~

...

JJ. Mechanical Equipment and Similar Features

...

2. Definition

~~—Mechanical Equipment and similar features includes air conditioning units, emergency generators, pool equipment, and other similar features, whether located on a roof or on ground level. Exterior mechanical equipment and similar features, whether mounted on a building or on the ground, include electrical and gas-powered mechanical equipment and power systems equipment (e.g., permanent electrical generators, refrigeration equipment and ductwork, swimming pool pumps, back-flow prevention devices), heating, ventilating, and air conditioning equipment, tanks, and ductwork (e.g., air conditioning condensers and compressors, heat pump condensers and evaporators). Roof or wall-mounted antennas, vent openings, tower and blades, bottled gas tanks, a small wind energy system, or the solar panels or modules of a solar energy collection system shall not be considered exterior mechanical equipment for purposes of these screening standards.~~

...

155.5101. ACCESS AND CIRCULATION

...

G. Vehicular Access and Circulation

...

7. Driveway Layout and Design

...

d. Driveway Intersections

...

iii. Medians in Driveway Entrances

Medians may be provided at driveway entrances provided:

(A) ~~No signage is included within the median other than traffic signs and a monument sign not exceeding a height of three feet;~~

~~(B)~~ Planted material within the median is limited to understory trees, shrubs, ground cover, and grass; and

(~~EB~~) The minimum driveway width is maintained for each travel and turning lane

...
G. Vehicular Access and Circulation
...

TABLE 155.5101.G.8.A: MINIMUM STACKING SPACES FOR DRIVE-THROUGH AND RELATED USES		
Use or Activity ¹	Minimum Number of Stacking Spaces	Measured From
...		
Gated driveway ³	3	Gate
...		
NOTES:		
1. See Article 4: Use Standards.		
2. Restaurants with drive-through service shall provide at least four additional stacking spaces between the order box and the pick-up window—see Figure 155.5101.G.8.a: Stacking spaces for a drive-through restaurant.		
<u>3. Except for gates that remain completely open during business hours.</u>		

ii. Design and Layout

Required stacking spaces are subject to the following design and layout standards:

(A) Stacking spaces shall be a minimum of ~~ten~~nine feet wide and ~~20~~18 feet long.

...
155.5102. OFF-STREET PARKING AND LOADING
...

C. General Standards for Off-Street Parking and Loading Areas
...

9. Curbing

a. Except for off-street parking areas serving single-family dwellings, or off-street parking provided within a Parking Deck or Garage, each off-street parking space shall include a continuous curb.

b. ~~The continuous curb shall be a maximum 5½ inches high.~~

e. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas.

~~dc.~~ In place of continuous curbs, wheel stops may be provided when required for compliance with accessibility guidelines promulgated under the Americans with Disabilities Act (ADA). When permitted, the

wheel stops shall be made of concrete, wood, metal, or material of comparable durability, and shall be at least six feet long ~~and a maximum 5½ inches high.~~

...

D. Off-Street Parking Space Requirements

1. Minimum Number of Off-Street Parking Spaces

Except as ~~otherwise provided for multiple use developments (See Section 155.5102.D.3 below.), or new development within the Atlantic Boulevard Overlay district (See Section 155.3703.E.2.) or the Northwest Community Redevelopment Area (See Section 155.5102.D.4 below.), or as~~ expressly exempted ~~elsewhere by other sections with~~in this Code, new development shall provide the minimum number of off-street parking spaces in accordance with Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, based on the principal use(s) involved and the extent of development. Interpretation of the off-street parking space requirements for uses with variable parking demands or unlisted uses is provided in Section 155.5102.D.2, Uses with Variable Parking Demand Characteristics and Unlisted Uses.

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES			
Use Category	Use Type	Minimum Number of Parking Spaces ^{1,2,3}	
Residential Uses			
Household Living Uses	Dwelling, live/work		1 per DU
	Dwelling, multifamily ⁹⁶	Efficiency DUs	1 per DU
		DUs with 1 or 2 bedrooms	1.5 per DU
		DUs with 3+ bedrooms	2 per DU
		Townhouse guest spaces	1 per 5 townhouse units; in addition to the required parking spaces based on dwelling unit
	Dwelling, single-family		2 per DU
	Dwelling, single-family (zero lot line)		
	Family Community R Residence		2 per DU plus 1 space located within 1,200 linear feet off-site for each resident who maintains a motor vehicle on the premises
	<u>Transitional Community Residence</u>		
	Dwelling, two-family		2 per DU
	Dwelling, mixed-use		1 per DU
	Family care home		1 per 4 beds
	Mobile home <u>or mobile home</u> park		1.5 per mobile home <u>dwelling or mobile home</u> space
...			
Institutional Uses			

...		
<u>Community Service Uses</u>	Community center	1 per 300 sq ft
	Library	1 per 500 sq ft
	Museum	
	Senior center	1 per 400 sq ft
	Youth center	1 per 300 sq ft
Day Care Uses	Adult day care facility	1 per 300 sq ft
	Child day care facility	1 per 325 sq ft devoted to child care activities
...		
Health Care Uses ²	Medical office	1 per 200 sq ft
	Speciality <u>Specialty</u> medical facility	1 per 200 sq ft floor area for treatment +1 per 300 sq ft for remaining areas
	Urgent care facility 24-hour	
	Speciality <u>Specialty</u> hospital	1 per 1 bed + 1 per 250 sq ft of areas not used for beds or parking study per Section 155.5102.D.2
	General hospital	1 per 1 bed + 1 per 250 sq ft of areas not used for beds or parking study per Section 155.5102.D.2
	Medical or dental lab	1 per 500 sq ft
	Nursing home facility	1 per 5 beds
...		
Other Institutional Uses ⁴	Civic center	1 per 5 persons of maximum occupancy capacity in assembly space
	Halfway house	1 per 3 beds
	Lodge or club	1 per 120 sq ft of assembly space
	Place of worship	1 per 5 persons of maximum occupancy capacity in assembly space
	Shelter	1 per 5 beds
...		
Utility Uses	Solar energy collection system (as a principal use)	See Section 155.5102.D.2
	Utility <u>Use</u> , major	
	Utility <u>Use</u> , minor	n/a
Commercial Uses		
...		

Boat and Marine Sales and Service Uses	Boat dry storage facility	1 per 3 storage spaces
	Boat or marine parts sales without installation	1 per 300 sq ft
	Boat or marine parts sales with installation	
	Boat or marine repair and servicing	1 per 300 sq ft of waiting area
	Boat sales or rental	1 per 300 sq ft of indoor sales display area
	Boat towing service	1 per 500 sq ft
	Docking facility, barge	
	Docking facility, commercial fishing boat	1 per 2 boat slips
	Docking facility, recreational boat	1 per 3 boat slips
	Marina	2 + 1 per 3 boat slips
	Yacht club	1 per 500 sq ft
Business Support Services Uses	Business service center	1 per 300 sq ft
	Conference or training center	See Section 155.5102.D.2
	Day labor service	1 per 300 sq ft
	Employment agency	
	Parcel services	
	Telephone call center	1 per 500 sq ft
	Travel agency	1 per 300 sq ft
Commercial or Membership Recreation/ Entertainment Uses	Amusement arcade	1 per 400 sq ft
	Arena, stadium, or amphitheater	1 per 4 persons of maximum occupancy capacity
	Auditorium or theater	
	Bowling alley or skating rink	1 per bowling lane; 1 per 250 sq ft of skating area
	Gaming establishment	See Section 155.5102.D.2
	Golf course	1 per 300 sq ft of indoor area + 1 per hole
	Golf driving range	1 per 300 sq ft of indoor area + 1 per tee
	Miniature golf course	2 per hole
	Motion picture theater	1 per 4 persons of maximum occupancy capacity
	Racing facility, dog or horse	1 space per shooting lane
	Racquet sports facility	3 per court
	Sport shooting and training range	1 space per shooting lane
	Swimming pool facility	1 per 75 sq ft of pool area
	Other indoor commercial or membership recreation/ entertainment use	1 per 300 sq ft

	Other outdoor commercial <u>or</u> <u>membership</u> recreation/ entertainment use	1 per 250 sq ft + 1 per 4 persons of maximum outdoor facility capacity
...		
Motor Vehicle Sales and Service Uses	Automotive painting or body shop	1 per 500 sq ft
	Automotive parts sales without installation	1 per 300 sq ft
	Automotive parts sales with installation	
	Automotive repair and maintenance facility	1 per 500 sq ft
	Automotive wrecker service	
	Battery exchange station	
	Car wash or auto detailing	
	Gasoline filling station	2 spaces + 1 per gas pump
	New Automobile and Light Truck sales	1 per 400 sq ft of indoor sales display area and office space
	Used Automobile and Light Truck sales with indoor display only	
	Used Automobile and Light Truck sales with outdoor display	
	Automobile and Light Truck rental	
	Muffler/transmission sales and installation	1 per 500 sq ft
	Parking deck or garage (as principal use)	n/a
	Parking lot (as principal use)	n/a
	Taxi <u>or</u> <u>limousine</u> service facility	1 per 400 sq ft of office space
	Tire sales and mounting	1 per 500 sq ft
	Heavy Truck/recreational vehicle/trailer repair and servicing	
	Heavy Truck/recreational vehicle/trailer sales	1 per 400 sq ft of indoor sales display area and office space
	Heavy Truck/recreational vehicle/trailer rental	
Limited Auto Dealership – Fleet Automobile Sales		
...		
Retail Sales and Service Uses - Personal Services ⁺⁺⁸	Art, music, or dance studio	1 per 300 sq ft
	Bank or financial institution	1 per 300 sq ft
	Check cashing or payday loan store	1 per 300 sq ft
	Crematory	1 + 1 per 4 persons of maximum occupancy capacity in assembly space

	Dry cleaning or laundry drop-off establishment		1 per 300 sq ft
	Fortune-telling establishment		1 per 300 sq ft
	Funeral home or mortuary		1 + 1 per 4 persons of maximum occupancy capacity in assembly space
	Laundromat		1 per 300 sq ft
	Lawn care, pool, or pest control service		
	Personal and household goods repair establishment		
	Personal services establishment		
	Tattoo or body piercing establishment		1 per 300 sq ft
Retail Sales and Service Uses - Retail Sales ⁺⁺⁸	Antique store		1 per 300 sq ft
	Art gallery		1 per 300 sq ft
	Auction house		1 per 300 sq ft
	Book or media shop		
	Consignment boutique		
	Furniture Store		1 per 500 sq ft
	Grocery or Convenience store		1 per 300 sq ft
	Drug store or pharmacy		1 per 300 sq ft
	Farmers' market		1 per 500 sq ft of sales area
	Flea market		
	Home and building supply center		1 per 300 sq ft
	Local liquor or package store		1 per 300 sq ft
	Regional liquor or package store		
	Beer or wine store		
	Pawn shop		1 per 300 sq ft
	Thrift shop		
	Retail sales establishment, large		
	Indoor Mall or Shopping center Market Place ⁶⁴	Less than 25,000 sq ft	Sum of spaces required for each use
		25,000 - 400,000 sq ft	1 per 250 sq ft
		Greater than 400,000 sq ft	1 per 200 sq ft
	Other retail sales establishment		1 per 300 sq ft
...			
Industrial Uses			
Industrial Services Uses	Building, heating, plumbing, or electrical contractor's storage yard		1 per 750 sq ft
	Educational, scientific, or industrial		1 per 500 sq ft

	research and development	
	Fuel oil or bottled gas distribution	1 per 400 sq ft of office space
	Fuel oil storage	
	General industrial services	1 per 400 sq ft of office space
	Heavy equipment establishments	1 per 300 sq ft of indoor waiting area and sales area
	Laundry, dry cleaning, carpet cleaning, or dyeing facility	1 per 1,000 sq ft ⁷⁵
	Machine shop	
	Metal-working, welding, plumbing, or gas, steam, or water <u>pipe</u> fitting	
	Audio or visual recording and production studio	See Section 155.5102.D.2
	Printing or other similar reproduction facility	1 per 1,000 sq ft ⁷⁵
	Repair of scientific or professional instruments	
	Tool repair shop	
	<u>Electric Motor Repair</u>	
Manufacturing and Production Uses	Boat manufacturing	1 per 1,000 sq ft ⁷⁵
	Furniture manufacturing and woodworking	
	Cement concrete batching plant	
	Cement concrete or brick products manufacturing	1 per 1,000 sq ft ⁷⁵
	Food and/or beverage products manufacturing (without slaughtering)	
	Manufacturing, assembly, or fabrication, heavy	1 per 1,000 sq ft ⁷⁵
	Manufacturing, assembly, or fabrication, light	
Warehousing and Freight Movement Uses	Outdoor storage (as a principal use)	1 per 1,000 sq ft ⁷⁵ of indoor space plus 1 per 5,000 sq ft of outdoor storage area
	Truck or freight terminal	1 per 750 sq ft for the first 3,000 sq ft of floor area , then 1 per 2,500 sq ft for additional floor area ⁷⁵
	Warehouse, distribution or storage	
	Junkyard or salvage yard	1 per 1,000 sq ft ⁷⁵ of indoor space plus 1 per 5,000 sq ft of outdoor storage area
Waste-Related Services Uses	Construction and demolition debris disposal facility	1 per 1,000 sq ft ⁷⁵ of indoor space plus 1 per 5,000 sq ft of

	Land clearing debris disposal facility	outdoor storage or processing area
	Recovered materials processing facility	
	Solid waste transfer station	
	Tire disposal or recycling facility	
	Waste composting facility	
	Waste-to-energy plant	
Wholesale Uses	Plant nursery, wholesale	1 per 1,000 sq ft of display area
	Showroom, wholesale	1 per 1,000 sq ft of display area
	Other wholesale uses	1 per 1,000 sq ft 75
Accessory Uses	Outdoor Seating (including sidewalk cafes)	1 per 1 per 8 persons of maximum occupancy capacity of outdoor seating area(s). Except no parking is required for outdoor seating within the AOD or DPOD Districts
	Outdoor Storage (as an accessory use)	5,000 sq ft of outdoor storage area
	Eating and Drinking establishment (as an accessory use)	1 per 4 persons of maximum occupancy capacity of customer service area(s). Off-street parking may be reduced per accessory use standards, Section 155.4303.PP
	Dormitory (as accessory to educational use)	See Section 155.5102.D.2
	Limited mental health treatment facility	1 per 200 sq ft
	Retail clinic	1 per 200 sq ft
	Alcoholic beverage sales as an accessory use to a brewery, winery, or distillery	1 per 300 sq ft. Except no parking is required if gross floor area used for accessory sales is less than 20% of total gross floor area of the principal use

NOTES: sq ft = square feet

1. When computation of the number of required parking spaces results in a fraction, the result shall be rounded upward to the next highest whole number.
2. Where the minimum off-street parking space requirement is based on the maximum occupancy capacity, all computations shall be based on the occupant load of the building or facility as establishing in accordance with the Building Code.
3. Except as otherwise provided in this section, where the minimum off-street parking space requirement is based on square feet of floor area, all computations shall be based on gross floor area.
4. Where restaurants, theaters, places of worship, or similar uses occupy more than 33 percent of a shopping center's ~~gross~~ gross floor area, parking requirements for such uses shall be determined separately for each such use and added to the appropriate shopping center standard as applied to the remaining floor area.

5. Floor area devoted to office use shall not count when computing the minimum number of required parking spaces, provided such floor area does not exceed 20 percent of the total gross floor area of the industrial use.

6. ~~Furniture stores may provide one parking space for 500 sq. ft.~~

~~7.~~ For the LAC - John Knox Village, in connection with every multi-family residence of two or more families there shall be provided a minimum of one parking space for each dwelling unit regardless of type or number of bedrooms. Accessory spaces shall be provided throughout the - John Knox Village at a minimum of one space per four units.

~~87.~~ For the LAC - John Knox Village, Medical or Dental Clinics shall provide one parking space for each 250 square feet, or fraction thereof, of floor area used for office purposes.

~~98.~~ For the LAC - John Knox Village, Retail stores shall provide one parking space for each 350 square feet, or fraction thereof, of gross floor area.

4. Modified Parking Requirements in Northwest Community Redevelopment Area

a. Multifamily Dwellings

New multifamily dwellings within the Northwest Community Redevelopment ~~Area that are constructed by or have a valid building permit as of January 4, 2016 shall provide at least 90 percent of the minimum number of off-street parking spaces required for multifamily dwellings in Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces. Multifamily dwellings permitted thereafter~~ shall provide a minimum of one off-street parking space per 1,000 square feet of gross floor area or provide the minimum number of off-street parking spaces required for multifamily dwellings in Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, whichever is less.

L. Bicycle Parking Facilities

Multifamily development(excluding duplexes and townhomes), nonresidential, and mixed-use development shall comply with the following standards:

PART 2 LANDSCAPING AND TREE PRESERVATION

155.5203. LANDSCAPING

TABLE 155.5203.C: MINIMUM DEVELOPMENT SITE LANDSCAPING

Lot Type and Size	Base Zoning District			
	RS-1, RS-2, RS-3, RS-4, RS-L, RD-1, MH-12	RM-12, RM-20, RM-30, RM-45	B-1, B-2, B-3, B-4, M-1, M-2, I-I, I-IX, OIP, TO, BP	CR, PR, CF, PU, T, LAC
...				

PART 3 SCREENING, FENCES, AND WALLS

155.5301. SCREENING

A. MECHANICAL EQUIPMENT

1. Definition Applicability

~~Exterior mechanical equipment and similar features include electrical and gas-powered mechanical equipment and power systems equipment (e.g., permanent electrical generators, refrigeration equipment and ductwork, swimming pool pumps, back-flow prevention devices), heating, ventilating, and air conditioning equipment, tanks, and ductwork (e.g., air conditioning condensers and compressors, heat pump condensers and evaporators). Roof or wall-mounted antennas, vent openings, tower and blades, bottled gas tanks, a small wind energy system, or the solar panels or modules of a solar energy collection system shall not be considered exterior mechanical equipment for purposes of these screening standards.~~

2a. New Development Screening Standards

ai. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened.

bii. Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.~~gf~~, Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened.

3 b. Existing Development Screening Standards

ai. Any lawfully established development that does not conform to the standards in Section 155.5301.A.2.a., New Development Screening Standards, shall not be required to screen any roof-mounted mechanical equipment, unless required to be upgraded as a nonconforming site feature under Article 7, Part 5 of this code.

bii. Notwithstanding the provisions elsewhere in this section, any lawfully established development that does not have an approved landscape plan on record and does not conform to the standards in Section 155.5301.A.2.b., New Development Screening Standards, shall screen all mechanical equipment mounted on ground level, or mounted within three feet from ground level, if the equipment is visible from a public right-of-way or more restrictive zoning district. Screening must be provided on three sides, using a hedge, berm, semi-opaque fence, or solid wall that is maintained or installed at least six inches higher than the equipment.

42. Exemptions

ai. The Development Services Director may waive all or part of the standards in this subsection, 155.5301.A. or 155.5301.B., if it is demonstrated that the implementation of the standards results in a conflict with the city's adopted CPTED guidelines, City adopted Life Safety standards, City owned utility infrastructure as referenced in Article 5, Part 5. Environmental Protection/Infrastructure, or maintenance requirements for mechanical equipment within the public right-of-way.

... **C. LOCATION AND SCREENING OF COMMERCIAL CONTAINERS**

1. Applicability

... **b. Existing Multifamily and Nonresidential Development**

Notwithstanding the provisions elsewhere in this section, any lawfully existing multifamily and nonresidential development shall screen any commercial container ~~visible from a public right-of-way or more restrictive zoning district in accordance with the following:~~ on three sides with a solid view-screening fence that is at least six feet high and on the fourth side with a solid view-screening gate. Commercial containers shall be located so as to be substantially hidden from view from the adjacent property and the public rights-of-way. Additionally,

the following shall apply:

- ~~i. The commercial container shall be screened on three sides with a solid view screening fence that is at least six feet high and on the fourth side with a solid view screening gate.~~
- ~~ii. Commercial containers that are visible from a public right-of-way or more restrictive zoning district, or sub-area shall provide a~~ A continuous hedge at least two feet high ~~shall be provided~~ around the commercial container enclosure.
- ~~iii. Commercial containers shall be located so as to be substantially hidden from view from the adjacent property and the public rights of way.~~
- ~~iv. ii.~~ Unless legally located in a front or street side yard, no commercial container enclosure shall be placed in an area where the fence regulations would cause a conflict with this section.

~~e. Exemptions~~

~~—These standards shall not apply to commercial containers placed by or on authority of the city on a temporary basis or placed for the temporary purpose of disposing of waste generated during construction (e.g., construction waste bins) or demolition activity on the site.~~

~~—d. The Development Services Director may waive all or part of the standards in this subsection, 155.5301.C., if it is demonstrated that the implementation of the standards results in a conflict with the city's adopted CPTED guidelines.~~

2. Location

Commercial containers shall not be placed in the following locations:

- a. Within five feet of any property line;
- b. Any required landscaped area;
- c. Any front yard or street side yard;
- d. Any fire lane;
- e. Any off-street parking space;
- f. Any location that blocks vehicular, bicycle, or pedestrian traffic;
- g. Any location that interferes with utilities; and
- h. Any platted or recorded easement.

3. Exemptions

- a. These standards shall not apply to commercial containers placed by or on authority of the city on a temporary basis or placed for the temporary purpose of disposing of waste generated during construction (e.g., construction waste bins) or demolition activity on the site.
- b. The Development Services Director may waive all or part of the standards in this subsection, 155.5301.C., if it is demonstrated that the implementation of the standards results in a conflict with the city's adopted CPTED guidelines or if strict application of this code would effectively prohibit the use of commercial containers due to unique or established characteristics of a site.

...
155.5302. FENCES AND WALLS

...
E. Perimeter Fences and Walls Abutting Street Rights-of-Way

Fences or walls located within 15 feet of a street right-of-way shall:

1. Be located outside the right-of-way;
2. Be of a uniform style; and
3. ~~Be constructed of brick, stone, or concrete (when covered with stucco or similar finish), vinyl, or vertical wooden boards.~~ Not be constructed of chain link or similar material.

...

F. Appearance

...

3. Fence and Wall Landscaping

Except for lots containing a single-family, two-family, triplex, fourplex, or mobile home dwelling, ~~all chain-link fences and~~ all fences and walls exceeding four feet in height, if located within 15 feet of a street right-of-way, shall be supplemented with landscape screening in accordance with the standards in a and b below, to soften the visual impact of the fence. (See [Figure 155.5302.F.3: Fence and wall landscaping.](#))

...

155.5401. GENERAL EXTERIOR LIGHTING STANDARDS

...

TABLE 155.5401.E: MINIMUM AND MAXIMUM ILLUMINATION LEVELS		
Zoning District Principal Use Types	Minimum Illumination in Vehicular Use Areas ¹	Maximum Illumination at Property Line ²
Single-family residential (RS, RD-1, or MH-12)	0.5 foot-candle	1.0 foot-candle
Multifamily residential (RM-)	0.5 foot-candle	2.0 foot-candles
All other	1.0 foot-candle	3.0 foot-candles
NOTES:		
1. Measured at the edge of a vehicular use area, at ground level.		
2. Measured at five feet above ground level		

...

155.5509. UTILITY LINES LOCATION

In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all ~~electrical secondary feeder lines (laterals) and other utility lines~~ overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

...

155.5602. COMMERCIAL, INSTITUTIONAL, AND MIXED-USE DESIGN STANDARDS

...

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

...

6. Facade Materials

a. The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way. Nothing shall limit the use of high-quality, decorative metal (e.g., brass, copper, steel) as a building accent material, or in a manner subject to the discretion of the Development Services Director.

...

155.5605 Parking Deck or Garage Design Standards

...

C. General ~~Commercial, Institutional, Industrial and Mixed Use~~ Parking Deck or Garage Design Standards

...

PART 10 SIGN STRUCTURE DESIGN STANDARDS

...

155.51003. STANDARDS

Sign structures shall comply with the following standards:

...

B. Location

...

4. No signage is included within the median other than traffic signs and a monument sign not exceeding a height of three feet.

ARTICLE 7: NONCONFORMITIES

...

PART 5 NONCONFORMING SITE FEATURE

...

155.7502. APPLICABILITY

...

D. The provisions in this Part apply in addition to the requirements applicable to certain existing developments as set forth in Section 155.5203.A.2.a, ~~Development Existing on or Before October 30, 1973~~ Development Without a Prior Landscape Plan Approved on Record, or Existing Prior to 1974, for landscaping, in Section 155.5301.A.1.b ~~Development Existing on or Before October 30, 1973~~ Existing Development Screening Standards, for screening of mechanical equipment, and in Section 155.5301.C.1.b, ~~Development Existing on or Before October 24, 1978~~ Existing Multifamily and Nonresidential Development, for screening of dumpsters.

...

Article 9: DEFINITIONS AND INTERPRETATION

...

PART 4 MEASUREMENT, EXCEPTIONS, AND VARIATIONS OF INTENSITY AND DIMENSIONAL STANDARDS

155.9402. EXCEPTIONS AND VARIATIONS

...

B. Maximum Height Exceptions

Federally and State mandated height limitations such as Federal Aviation Administration (FAA) Height Restrictions, shall always apply; however, tThe 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;
2. A parapet wall, cornice or other screening device may exceed maximum height limits to screen any mechanical equipment on the roof of a building from ground level, provided that the screening shall be erected only to a height necessary to screen the equipment.
- 3.
- 2. Spires, belfries, cupolas, domes, chimneys, elevator shaft enclosures, ventilators, skylights, and similar rooftop structures or structural elements not intended for human occupancy, provided they comply with the standards in section 5 below;
 - ~~a. Cover not more than 25 percent of the roof area of the structure to which they are attached;~~
 - ~~b. Comply with applicable screening requirements for mechanical equipment and appurtenances in Section 155.5301, Screening; and~~
 - ~~c. Extend above the applicable maximum height limit by no more than 25 percent of the height limit (unless otherwise allowed in this Code).~~
- 3- 4. Accessory Uses and Structures provided they comply with height limits established for the specific use in Section 155.4303, Standards for Specific Accessory Uses and Structures-, provided they comply with the standards in section 5 below;
5. Structures and structural elements listed in 3 and 4 above must comply with the following:
 - a. Cover not more than 25 percent of the roof area of the structure to which they are attached;
 - b. Comply with applicable screening requirements for mechanical equipment and appurtenances in Section 155.5301, Screening; and

c. Extend above the applicable maximum height limit by no more than 25 percent of the height limit (unless otherwise allowed in this Code).

...

PART 5 TERMS AND USES DEFINED

...

Accessory Dwelling Unit

An ancillary or secondary living unit to a single-family dwelling use that ~~has~~ may contain a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. For purposes of determining maximum density, an accessory dwelling unit shall be considered to be a half dwelling unit.

...

Commercial Container

Commercial containers include, but are not limited to, garbage dumpsters and compactors, cardboard receptacles and compactors, large recyclable containers, grease/oil tanks and garbage cans and carts.

...

Condo Hotel

A condo hotel is a hotel comprised of lodging units that are owned by an individual, corporation, or any other legal entity having an ownership interest under condominium form of ownership, and is part of a condominium property or parcel and the building contains individual lodging units which may be occupied on a limited basis by the lodging unit owner, but whose primary purpose is a visitor accommodation use. Each room which is accessible by a lock-out key ~~shall be is~~ considered a separate one lodging unit for purposes of ~~land use and zoning~~ Zoning and Land Use. On any parcel designated Residential on the Future Land Use Map, for density purposes two lodging units shall be equal to one dwelling unit and the maximum number of dwelling units permitted for the parcel of land will be calculated based on the gross area of the property.

...

Dwelling, Single-Family

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

...

Mechanical Equipment

Exterior mechanical equipment and similar features, whether mounted on a building or on the ground, include electrical and gas-powered mechanical equipment and power systems equipment (e.g., permanent electrical generators, refrigeration equipment and ductwork, swimming pool pumps, back-flow prevention devices), heating, ventilating, and air conditioning equipment, tanks, and ductwork (e.g., air conditioning condensers and compressors, heat pump condensers and evaporators). Roof or wall-mounted antennas, vent openings, tower and blades, bottled gas tanks, a small wind energy system, or the solar panels or modules of a solar energy collection system shall not be considered exterior mechanical equipment for purposes of these screening standards.

...

Habitable Space

~~A space in a structure which involves regular human occupation. Non-habitable space shall include, but not be limited to, self-service storage facilities, warehouses, building service areas such as storage, mechanical, electrical and trash and areas devoted to the parking of vehicles in parking garage structures.~~

A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, screen enclosures, sunrooms, storage or utility spaces, and similar areas are not considered habitable spaces

...

High Rise

Nine (9) or more attached dwelling units in a building with nine (9) or more residential stories (exclusive of parking levels).

...

Hotel or Motel

A hotel or motel is a state-licensed building or a group of buildings in which sleeping accommodations are offered to the public and intended primarily for rental for temporary occupancy by persons on an overnight basis. Such uses may include kitchenettes, microwaves, and refrigerators for each lodging unit. Each hotel room which is accessible via a lock-out key shall be considered one lodging unit for purposes of ~~land use and zoning~~Zoning and Land Use. Accessory uses may include, but are not limited to, restaurants, bars or lounges, nightclubs, conference and meeting rooms, business centers, newsstands, gift shops, sale of tanning products, rental of beach chairs and umbrellas, exercise and fitness facilities, swimming pools, etc., subject to any applicable use-specific standards. This use type does not include condo hotels, bed and breakfast inns, or rooming or boarding houses. Hotels and motels are considered synonymous uses. On any parcel designated for Residential Land Use, the maximum number of lodging units permitted for a hotel or motel is double the maximum number of dwelling units designated for the parcel of land by the City's Land Use Plan Map and calculated as a gross area density calculation

...

Mid Rise

Four (4) or more attached dwelling units in a building with four (4) to eight (8) residential stories (exclusive of parking levels).

...

APPENDIX A: CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE
T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT t = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT
✓ = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT BLANK CELL = PROHIBITED USE

USE CATEGORY (PRINCIPAL USES) AND/OR LIKE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS					USE-SPECIFIC STANDARDS			
		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	M-1	CR	I-1	I-X	OP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO		LAC	PD-1	
PRINCIPAL USES																																				
RESIDENTIAL USES																																				
Household Living Uses	Dwelling, live/work										S	S		P	P	P		P							P						P	P	P	P	P	155.4202.A
	Dwelling, mobile home												P																						155.4202.B	
	Dwelling, multifamily							P	P	P	P	P		P	P	P								P						P	P	P	P	P	155.4202.C	
	Dwelling, single-family	P	P	P	P	P	P	P	P	P	P	P		P	P									P						P		P	P	P	155.4202.D	
	Dwelling, single-family (zero lot line)				S		P	P	P	P	P	P		P	P									P						P		P	P		155.4202.E	
	Dwelling, two-family						P	P	P	P	P	P		P	P									P						P		P	P	P	155.4202.F	
	Dwelling, mixed-use										S	S		P	P	P		P													P	P	P	P	P	155.4202.G
	Community Residential Home with Six or Fewer Residents	P	P	P	P	P	P	P	P	P	P	P												P						P		P	P	P	155.4202.H	
	Mobile home park												P																							155.4202.I
Group Living Uses	Assisted living facility										P	P				P								P		P						P	P		155.4203.A	
	Community residential home with seven to 14 residents							P	P	P	P	P		P	P	P								P		P				P	P	P	P	P	155.4203.B	
	Continuing care retirement community								P	P	P	P				P								P		P				P		P	P		155.4203.C	
	Rooming or boarding house									S	S	S				P								P						P		P	P	P	155.4203.D	

APPENDIX B: CONSOLIDATED INTENSITY AND DIMENSIONAL STANDARDS TABLE ¹

ZONING DISTRICT	MINIMUM LOT AREA ² (SQ FT)	MINIMUM LOT WIDTH ² (FT)	MAXIMUM DENSITY (DU/AC) ^{2,3}	MINIMUM FLOOR AREA PER DWELLING UNIT (SQ FT) ²	MAXIMUM LOT COVERAGE (% OF LOT AREA) ²	MINIMUM PERVIOUS AREA (% OF LOT AREA) ²	MAXIMUM HEIGHT ⁴ (FT)	MINIMUM YARD		SETBACK (FT)		MINIMUM SPACING BETWEEN PRINCIPAL STRUCTURES (FT)
								FRONT	STREET SIDE	INTERIOR SIDE	REAR	
...												
SPECIAL ZONING DISTRICTS												
TO: Transit-Oriented	5,000	50	46	n/a- ²³	60	20	105	0- ²⁴	0	0- ^{14,19}	0- ^{14,19}	n/a
PR: Parks and Recreation	n/a	n/a	n/a	n/a	10	40	30	25	25	25	25	n/a
CF: Community Facilities	20,000 ²⁵²³	125 ²⁵²³	n/a	n/a	25	20	60	25	25	25	25	n/a
PU: Public Utility	20,000 ²⁵²³	125 ²⁵²³	n/a	n/a	25	20	60	25	25	25	25	n/a
T: Transportation	n/a	n/a	n/a	n/a	n/a	n/a	n/a	25 ²⁶²⁴	25 ²⁶²⁴	25	25	n/a
BP: Business Parking	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10	10	n/a	n/a	n/a

NOTES: ft = feet; sq ft = square feet; du = dwelling unit; SF = single-family dwelling; 2F = two-family dwelling; MF = multifamily dwelling; BR = bedroom; n/a = not applicable

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. See measurement rules and allowed exceptions/variations in Article 9: Part 4 2. For townhouse development, minimum lot area, minimum lot width, maximum density, maximum lot coverage, and minimum pervious surface standards apply only to the development site as a whole; individual townhouse lots shall have a minimum lot area of 1,800 sq ft and a minimum lot width of 18 ft. 3. In addition, development of dwellings shall not exceed the maximum gross density established in the Land Use Plan for the applicable land use classification (as may be modified by use of flexibility or reserve units). 4. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits established in Section 155.3707. 5. 110 ft for a corner lot. 6. RESERVED See code for accessory structure setbacks. 7. 25 ft from a waterway or canal. 8. For zero lot line development, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line. 9. The density requirement is 5,000 sq ft of gross land area per single-family dwelling (with dwellings sited on a commonly owned site rather than on individual lots). 10. 25 ft from a major arterial street or the garage door side of a dwelling (from any street). 11. 15 ft from another zoning district. 12. Increases to 15 ft between a one-story structure and a two-story structure and 20 ft between structures with 2 or more stories each. 13. Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft. | <ol style="list-style-type: none"> 14. 25 ft from a dune vegetation line. 15. Not applicable within a Multifamily Residential 45 High-Rise (RM-45 HR) Overlay District. 16. For mobile home parks formerly zoned R-1T by Broward County, comprised of mobile home spaces that are individually owned or leased for periods of one year or more, and fronting on a public street, each mobile home space shall have a minimum front yard setback of 6 ft, a minimum street or interior side yard setback of 4 ft, and a minimum rear yard setback of 8 ft. No enclosed or roofed structure may encroach into a required setback except that a roofed carport (enclosed or not) may encroach into a required interior side yard setback to within 2 ft of the space boundary. 17. Applicable to mobile home spaces. 18. Applicable to spacing between mobile homes; mobile homes shall be spaced at least 25 ft from any accessory or service building or structure in the mobile home park. 19. 15 ft from a waterway or canal. 20. Increased 1 ft for each 4 ft (of major fraction thereof) the structure's height exceeds 50 ft. 21. 10 ft from a waterway or canal. 22. If adjacent to a railroad siding, reduced to 8 ft from the centerline of the siding. 23. Minimum nonresidential floor area ratio is 1.5; maximum floor area ratio is 4.0 for institutional uses, 5.0 for commercial uses, and 2.0 for industrial uses. 24. Maximum front yard setback shall be 15 ft. 25-23. Not applicable to parks or utility structures covering no more than 50 sq ft of ground area. 26-24. 100 ft along N.E. 10th Street right-of-way and N.E. 23rd Street. |
|---|--|

APPENDIX C: FEE SCHEDULE

TYPE OF APPLICATION	FEE
I. CONCURRENCY (Fee is part of Site Plan Review Fee)	
II. OTHER DEVELOPMENT SERVICES APPLICATIONS	
A. Development of Regional Impact (or equivalent)	\$7,525
B. Comprehensive Plan Amendment	
1. Local Amendment	\$3,290
2. Broward County	\$4,940
Applicant must also pay all advertising costs.	
C. Rezoning	
1. General and Site Specific Zoning Map Amendment	\$2,525
2. Master Plan	\$2,525
a. Residential	\$355 plus \$35 per acre plus \$20 per unit
b. Non-Residential	\$1,060 plus \$105 per acre
c. Mixed Use	\$1,060 plus \$105 per acre plus \$20 per unit
Applicant must pay for one required sign	\$60
Applicant must pay for additional required signs, per sign	\$30
D.	
1. Special Exception	\$1,070
2. Special Exception – Family Community Residence, Transitional Community Residence, Recovery Community	\$300
E. Variances/Temporary Use Permits/Appeals from alleged error which requires a Public Hearing	
1. Single-family without outstanding zoning code violations	\$325
2. Single-family with outstanding related code violation	\$1,175
3. Multi-Family and Non-Residential without outstanding relate code violations	\$860
4. Multi-Family and Non-Residential with outstanding related code violations	\$1,715
5. Time extension for a variance or special exception	\$235
F. Plat	

1. Residential	\$350 plus \$25 per acre plus \$15 per unit
2. Non-Residential	\$705 plus \$70 per acre
3. Mixed Use	\$705 plus \$70 per acre plus \$15 per unit
G. Request to change any previously approved item on a plat	\$350
H. Post-Decision Actions	\$235
I. Site Plan and Building Design	
1. Major Site Plan	
a. Pre-Application Meeting	\$790
b. Residential/Multi Family	\$2,550 plus \$50 per acre
c. Non-Residential	\$2,550 plus \$150 per acre
d. Mixed Use	\$2,550 plus \$50 per acre
2. Major Building Design	
a. b. Residential/Multi-Family	\$770 plus \$25 per unit
b. c. Non-Residential	\$770 plus \$45 per 1,000 sq. ft. of building area
c. d. Mixed Use	\$770 plus \$25 per unit plus \$45 per 1,000 sq. ft. of net building area of non-residential use
3. 2. Minor Site Plan	
a. Residential	\$1,780 plus \$50 per acre
b. Non-Residential	\$1,780 plus \$150 per acre
c. Outdoor Seating	\$130
3. Minor Building Design	\$180 plus \$25 per unit plus \$45 per

	1,000 sq. ft. of net building area of non-residential use
a. Residential	\$180 plus \$25 per unit
b. Non-Residential	\$180 plus \$45 per 1,000 sq. ft.
c. Mixed Use	\$180 plus \$25 per unit plus \$45 per 1,000 sq. ft. of net building area of non-residential use
4. Transportation Study	
1. Trip Generation Review	\$600 City Fee + Cost Recovery Fee \$1,500 Initial cost recovery deposit to cover engineering consultant fees for meetings, review, and comments
2. Full Traffic Study	\$1,000 City Fee + Cost Recovery Fee \$5,000 Initial cost recovery deposit to cover engineering consultant fees for meetings, review, and comments
54. Air Park Obstruction <u>Permit</u>	\$370 City fee + Cost Recovery \$5,000 Initial cost recovery deposit to cover consultant engineering fees for meetings, review, and staff report. <u>Final cost to be determined.</u>
J. Revised Site Plan	\$1,780

K. Administrative Adjustment	
1. Major	\$965
2. Minor	\$150
L. Sidewalk Café Permit	Annual fee of \$20 for the first four tables; plus \$20 for each additional table
M. Interpretation	\$225
N. Interim Use Permit	\$1,095
O. Sign Permit Review	\$25
P. Abandonments	
1. Right-of-way abandonments	\$1,195
2. Utility Easement abandonment	\$350
Q. Takings or Vested Rights Determination	\$600
<u>R. Transportation Study</u>	
1. <u>Trip Generation Review</u>	<u>\$600 City Fee +</u> <u>Cost Recovery Fee</u> <u>\$1,500 Initial cost recovery deposit to cover engineering consultant fees for meetings, review, and comments. Final cost to be determined.</u>
2. <u>Full Traffic Study</u>	<u>\$1,000 City Fee +</u> <u>Cost Recovery Fee</u> <u>\$5,000 Initial cost recovery deposit to cover engineering consultant fees for meetings, review, and comments. Final cost to be determined.</u>
<u>S. At a PreApplication Meeting, staff may determine that the fees for the above applications will apply or if the fee will be based on a cost recovery contract.</u>	<u>\$1,000 City Fee +</u> <u>Cost Recovery Fee +</u> <u>Amount necessary</u>

	<u>for required advertisement.</u> <u>\$5,000 Initial cost recovery deposit to cover consultant fees for meetings, review, and comments. Final cost to be determined.</u>
III. LANDSCAPING.	
A. Tree Permit	\$25 plus \$5 per tree
1. Single-Family and Duplex	Exempt
2. Multi-Family Residential	\$45 plus \$7 per tree
3. Non-Residential	\$50 plus \$10 per tree
Fee shall double for work done without a permit.	
B. Tree Abuse	
1. For each abused tree	\$60
2. Second incident for each abused tree	\$120
3. Third incident for each abused tree	\$235
IV. FEES FOR CODE COPIES (Black and white copies, all fees are plus tax)	
A. Land use and zoning maps	
1 in. = 1,000 ft. Scale	\$7 plus tax
B. Planning (Ch. 154)	\$2
C. Zoning Code (Ch. 155)	\$58
D. Sign Code (Ch. 156)	\$3
V. REQUESTS FOR ZONING INFORMATION OR REVIEW	
A. A Zoning Use Certificate	\$30
B. Zoning Letter. The first two questions are free of charge. Any request for a written statement from the Planning and Zoning Division either confirming the land use plan designation and/or zoning classification of certain land within the city , or confirming that a proposed or existing use of land is in compliance with the requirements of that land use plan designation and/or zoning district , shall include a fee in the amount of \$70 for each question or item to be verified over and above the second question or item to be verified (single-family exempt).	\$70
C. Nonconforming Certificate	\$325
D. Zoning Compliance Permit	

1. Permit for single-family home:	
a. Single Family Residential	\$50
b. Minor Residential	\$25
c. Subsequent zoning reviews, (per review after the third review)	\$25
2. Permit for multi-family property	
a. Multi-family	\$70
b. Subsequent zoning reviews, (per review after the third review)	\$165
3. All other permits	
a. Non Residential and Mixed Use	\$100
b. Subsequent zoning reviews, (per review after the third review)	\$220
E. Revocable License Agreement	\$1,100
F. Unity of Title	\$180
G. Zoning/Landscaping Reinspection Fees:	
1. First reinspection fee	\$35
2. Each additional reinspection fee	\$140
VI. MISCELLANEOUS DEVELOPMENT SERVICES FEES	
A. Telecommunication Towers	
1. Annual registration fee	\$430
2. Application fee for site plan approval	\$2,150
B. Portable Storage Units	\$65
C. Applications for Parking Agreements	
1. Off site parking	\$240
2. Shared parking	\$240
3. Master Parking Program	
Per parking space	\$14,040
D. Proposed code amendment initiated by the public	\$1,315 plus advertising costs
E. Public Event Fee	\$30
F. Special Event Fee	\$30
VII. FLEXIBILITY	
A. Application for allocation of flexibility or redevelopment units.	\$1,765 plus \$120 per acre
B. Requests for time extension or reaffirmation of the initial allocation of flexibility	\$1,765 plus \$120 per

or redevelopment units.	acre
C. Request for Residential to Commercial flexibility (when not done concurrent with a rezoning).	\$1,765 plus \$120 per acre
D. Request for Commercial Use in Industrial Land Use Category (when not done concurrent with rezoning, process required is DRC and P&Z only).	\$1,110

CHAPTER 156: SIGN CODE

...

§ 156.03 DEFINITIONS.

...

TEMPORARY SIGN. A sign that ~~is~~may be moveable and may not be permanently affixed or attached to the ground in the manner required by this chapter for permanent signs. Where not otherwise specified in this chapter, the maximum time for which a temporary sign may be displayed is 90 days.

...

§ 156.08 OVERLAY DISTRICTS.

(A) *Atlantic Boulevard Overlay District (AOD) and ~~Downtown Pompano Beach Overlay District (DPOD)~~ Transit Oriented (TO) Overlay Districts.* The following sign provisions shall apply to all nonresidential and mixed-use development within the AOD and ~~DPOD~~TO Districts. Where not specifically defined for the AOD and ~~DPOD~~TO Districts, the provisions for all other signs, as specified in this chapter, shall apply.

...

§ 156.12 PROHIBITED SIGNS.

It is unlawful for any person to erect, install, affix, place, or to assist or participate in same, or allow to be erected, installed, affixed, or placed any of the following signs that is not designated as a landmark sign:

...

(W) Additional signs prohibited in the Atlantic Boulevard Overlay District (AOD) and ~~Downtown Pompano Beach Overlay District (DPOD)~~ Transit Oriented (TO) Overlay Districts.

- (1) Signs with iridescent or day-glow colors or signs with reflective material.
- (2) A-frame sign.
- (3) Changeable copy sign, including manual and automatic.
- (4) Cabinet sign.
- (5) Pylon signs.
- (6) Painted sign.
- (7) Temporary window sign.

...

TRANSIT ORIENTED DISTRICT - I 55.3501.O.4

BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS







The strikethrough on this section is to show text to be deleted/modified. The following section will show the highlighted text as amended.

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

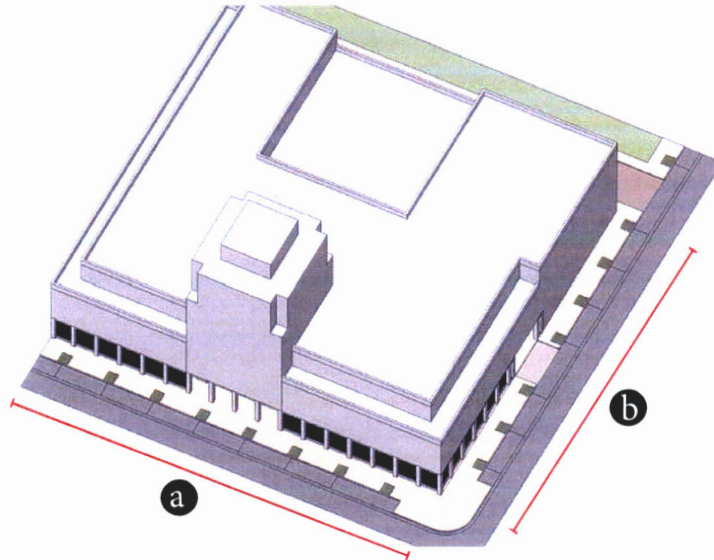
TOWER BUILDING TYPE

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:

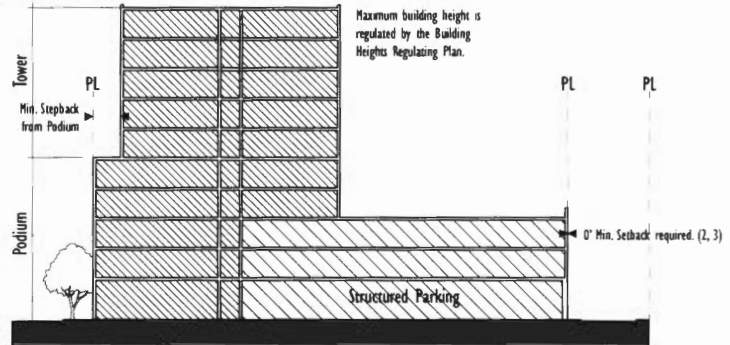
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

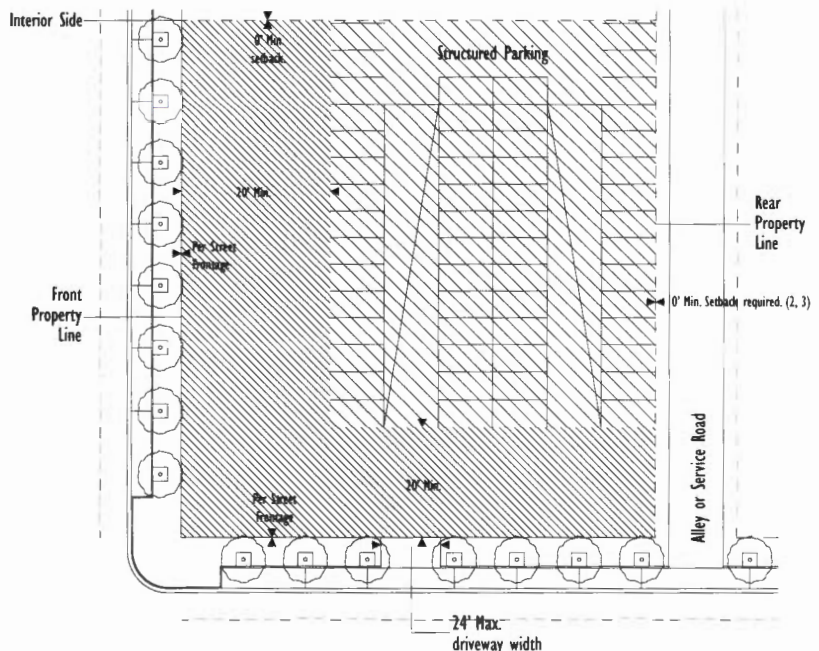
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- 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.

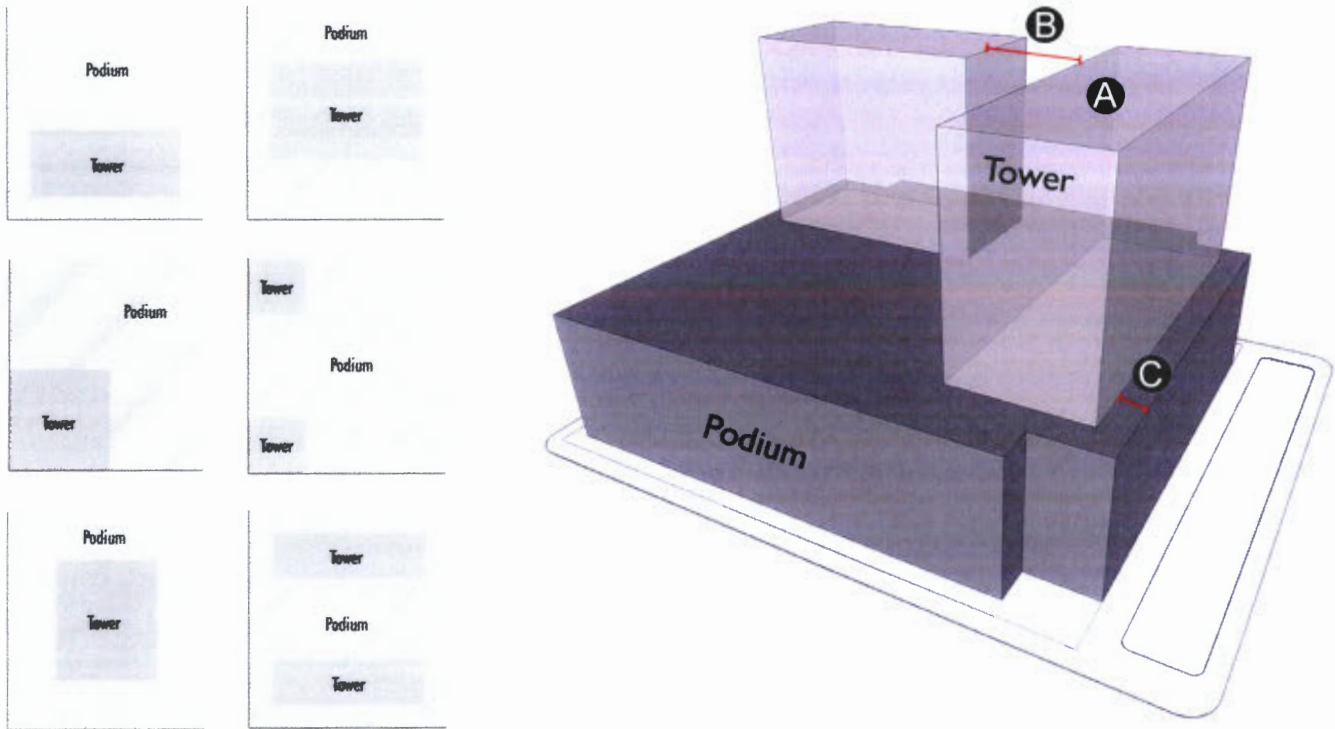
BUILDING CONFIGURATION



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:

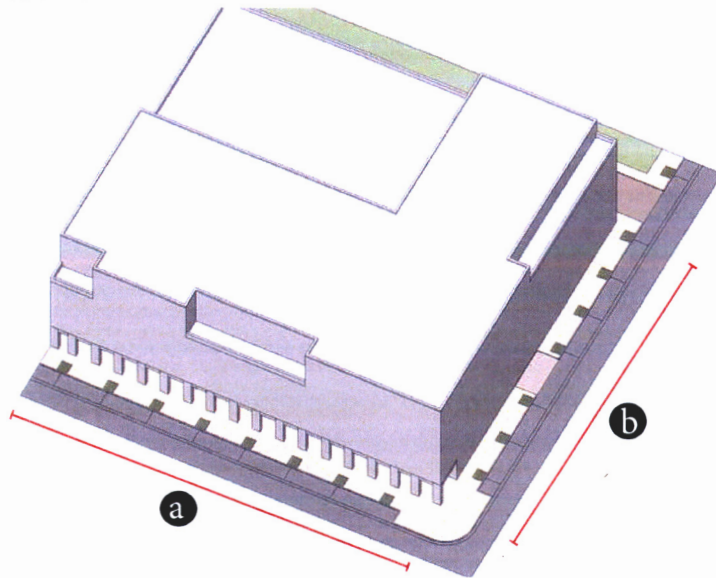
LINER BUILDING TYPE

DEFINITION:

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



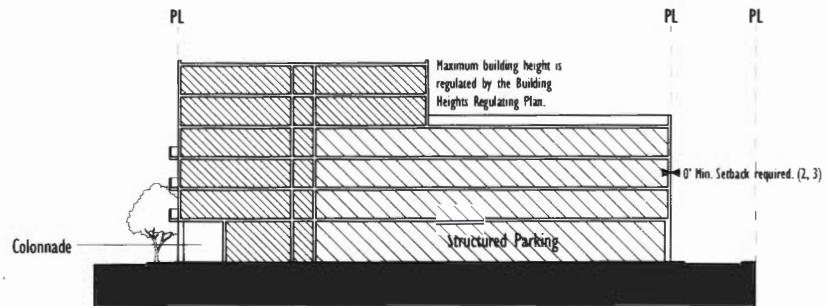
BUILDING MASSING



LOT STANDARDS: 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:

1. At grade.
2. ~~Except~~ 30' minimum when abutting zero lot lines or single family residential ~~and an alley or service road is not existing or proposed.~~
3. ~~Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross-block pedestrian passage is provided.~~
4. ~~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.

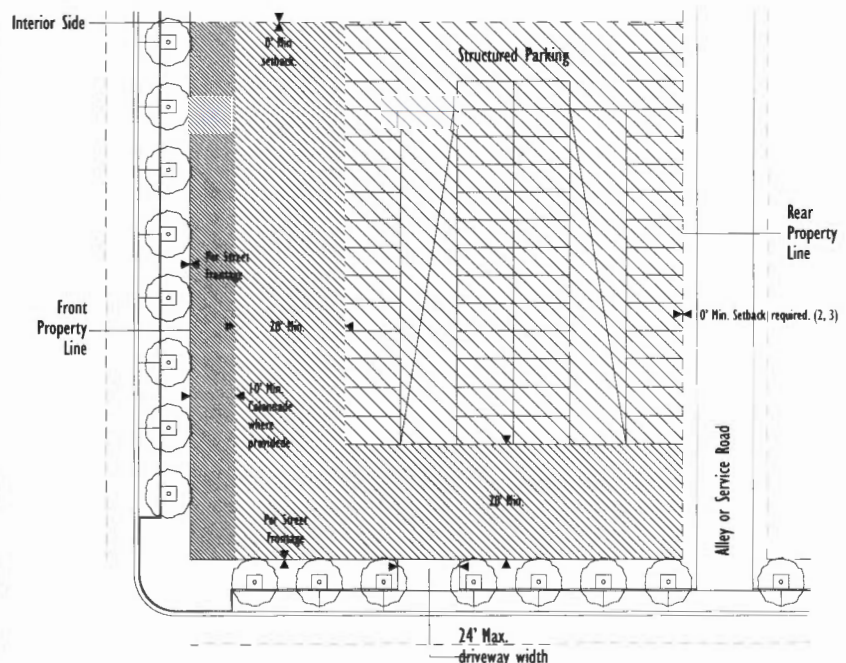
FORECOURT STANDARDS:

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

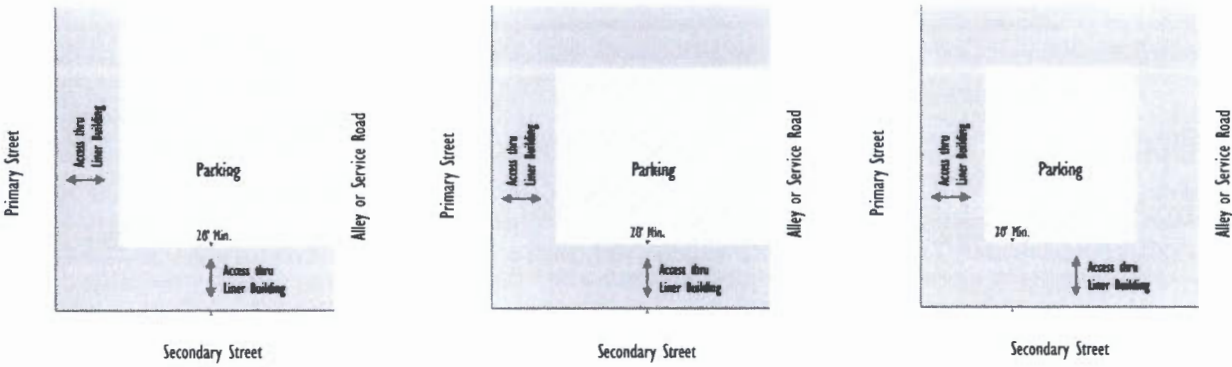
1. The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.

~~2. 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

LOT STANDARDS: 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

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:

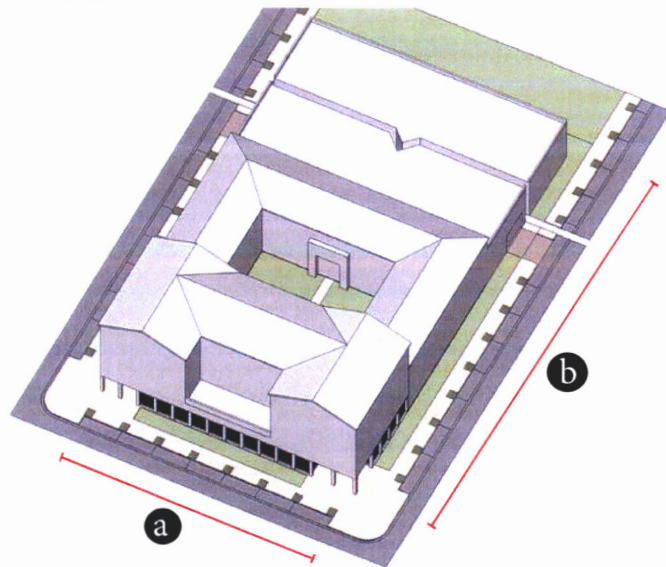
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

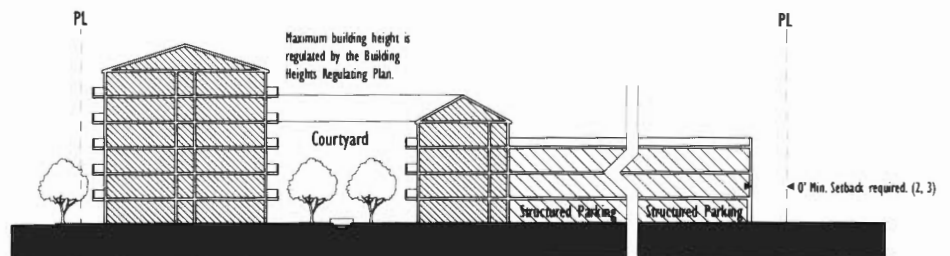
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- 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.

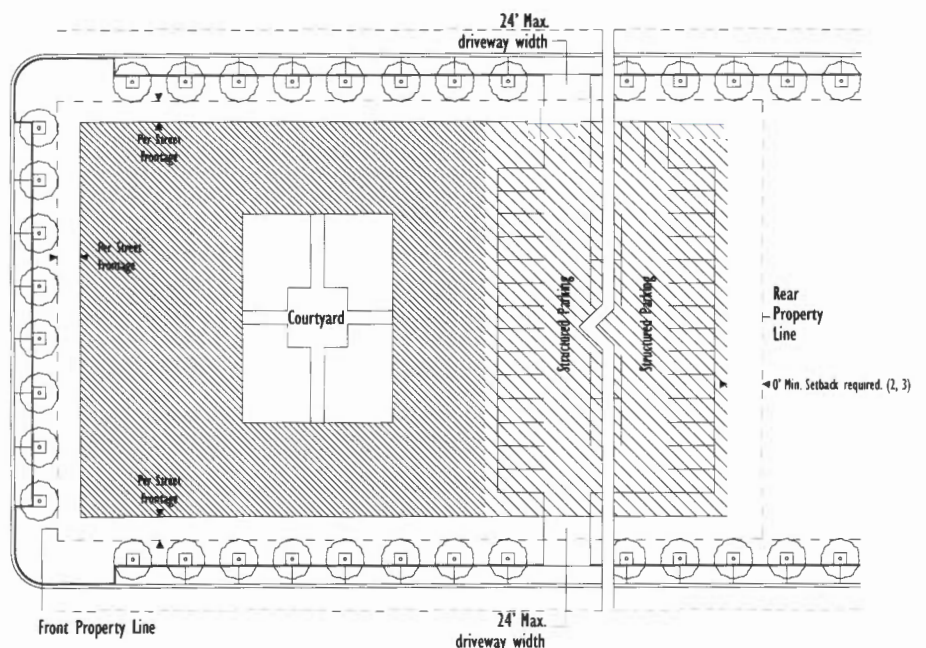
BUILDING MASSING



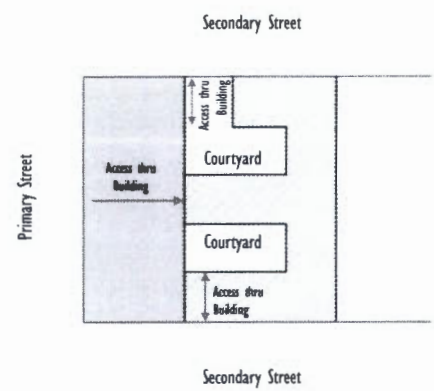
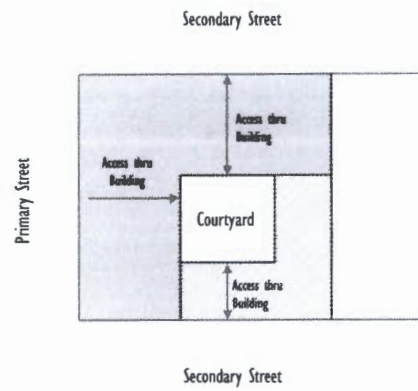
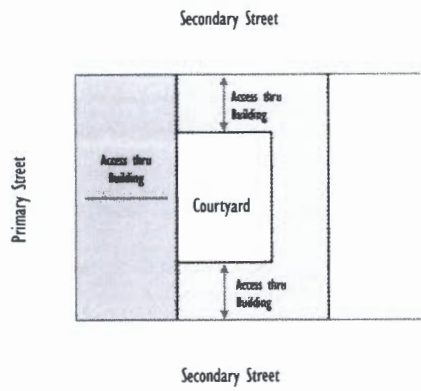
BUILDING CONFIGURATION



BUILDING SETBACKS



EXAMPLES OF BUILDING CONFIGURATION









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

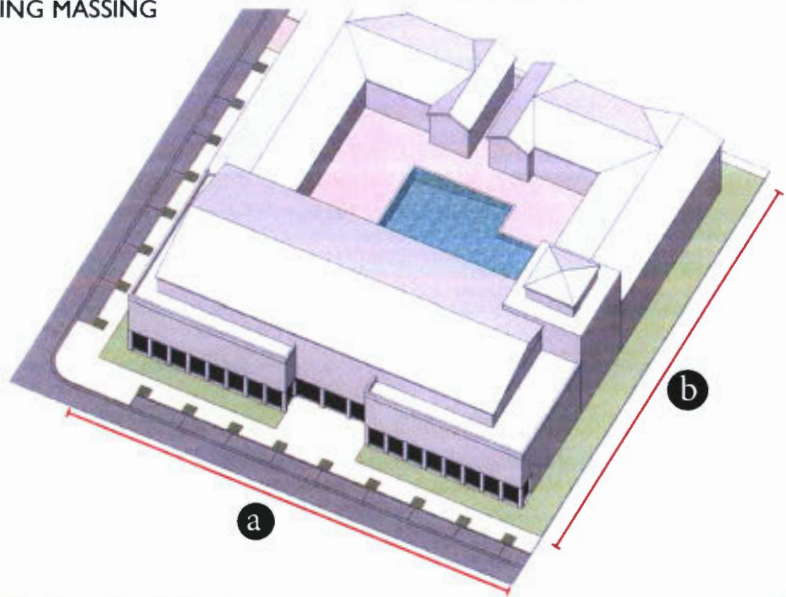
COURTYARD BUILDING TYPE B

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

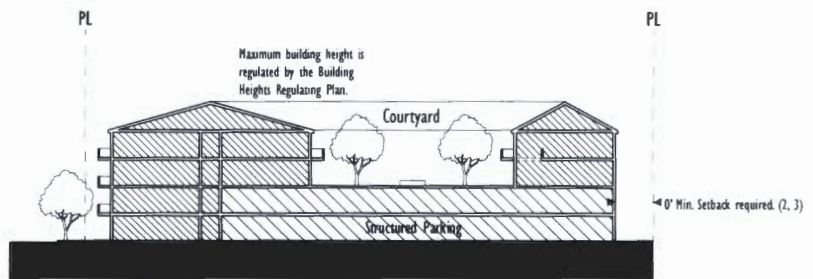
BUILDING MASSING



LOT STANDARDS: MIN. MAX.

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:

1. At grade.
2. ~~Except~~ 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
3. ~~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:

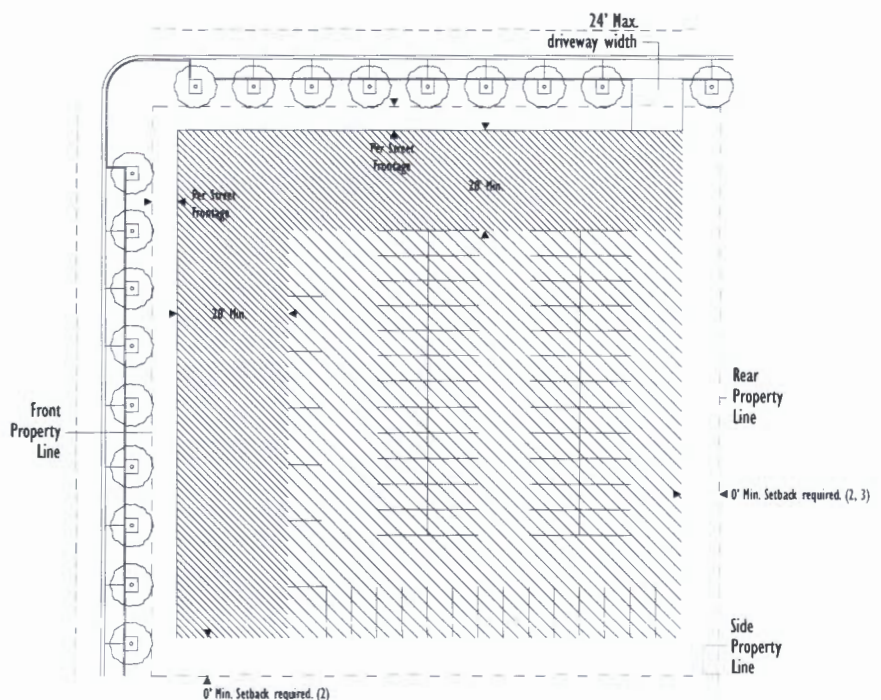
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

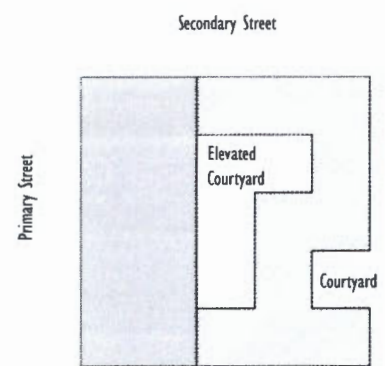
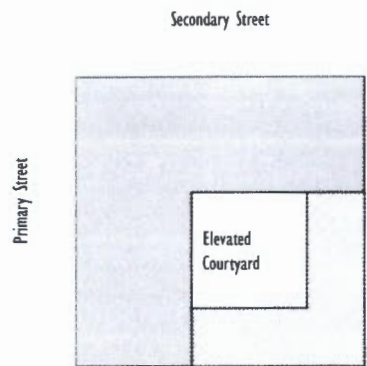
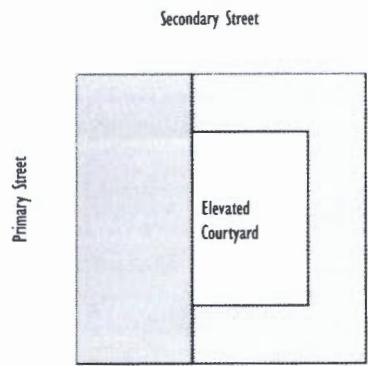
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

1. The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
2. ~~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



FLEX BUILDING TYPE

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
-  ACTIVE USE
-  PARKING AREA
-  LOT WIDTH
-  LOT DEPTH

LOT STANDARDS:	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

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

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.

1. The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
2. ~~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.

Diagram illustrating building massing. The diagram shows a 3D perspective view of a building complex. The building has a purple base and a white roof. The roof is divided into two main sections: a smaller, gabled section on the left and a larger, rectangular section on the right. The building is situated on a green plot. A red double-headed arrow labeled 'a' indicates the width of the building complex. A red double-headed arrow labeled 'b' indicates the depth of the building complex. The building is surrounded by a green lawn and a paved area. The diagram is labeled 'NG MASSING' in the top left corner.

Maximum building height is regulated by the Building Heights Regulating Plan.

40' Min. Setback required. (2, 3)

Colonnade

Surface Parking

Diagram illustrating the minimum setbacks for a building with a driveway. Key setbacks and requirements shown:

- 20' Min. Per Street Frontage** (Top Left)
- 0' Min. setback** (Top Center)
- 10' Min. setback** (Middle Left)
- 20' Min.** (Middle Center)
- 10' Min. Cornercutter where provided** (Bottom Left)
- 0' Min. Per Street Frontage** (Bottom Left)
- Surface Parking** (Top Right and Middle Right)
- Crown Access Easement between properties** (Middle Right)
- 0' Min. Setback required. (2, 3)** (Far Right)
- Front Property Line** (Left Side)
- Rear Property Line** (Right Side)
- Wall required** (Bottom Center)
- 24' Max. driveway width** (Bottom Right)
- Interior Side** (Left Side)
- Exterior Side** (Right Side)







BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS

The highlight in the following section is to show the modified text and reflects the proposed amendment. Strikethrough is shown in the previous section.

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

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

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

NOTES:

- At grade
- Setback shall be 30' minimum when abutting single family residential development. The 30' shall be provided as or preserved for an alley or service road capable of providing cross access.
- Setback shall be 15' minimum when abutting two family or townhouse development. The 15' shall be provided as or preserved for a pedestrian passage capable of providing cross access.

OPEN SPACE STANDARDS:

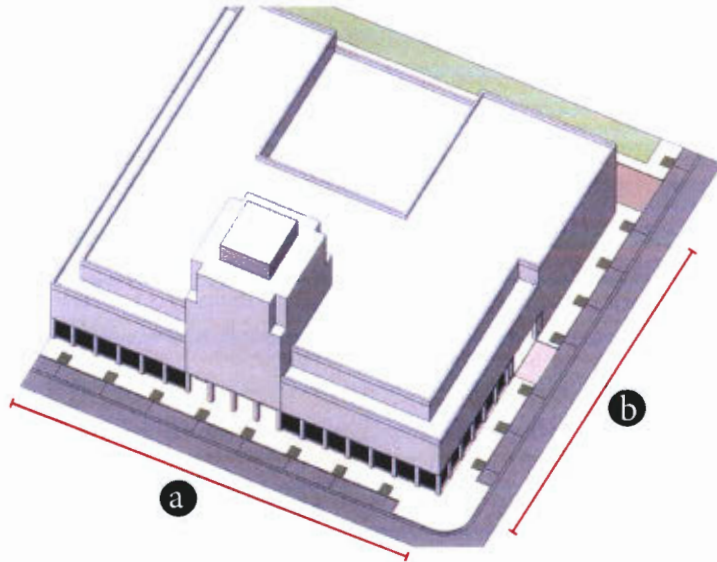
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

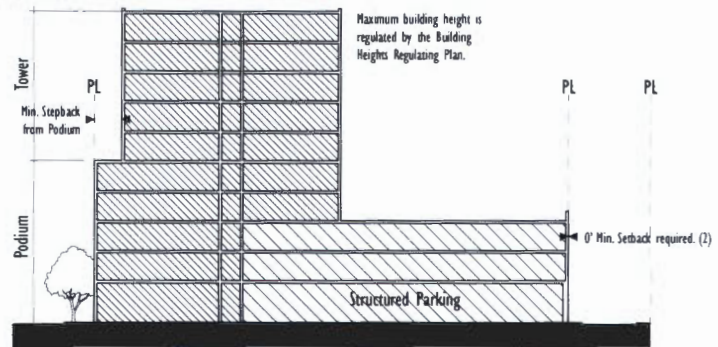
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
- The forecourt shall not exceed sixty (60%) percent of the building frontage.
- To preserve existing tree canopy, the forecourt setback or percent of building frontage may be greater, subject to Urban Forestry approval.

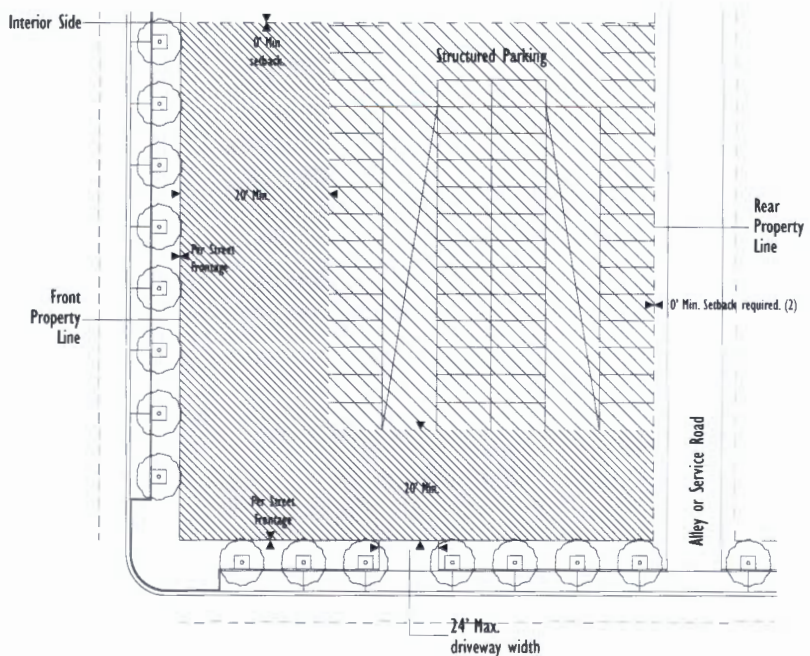
BUILDING MASSING



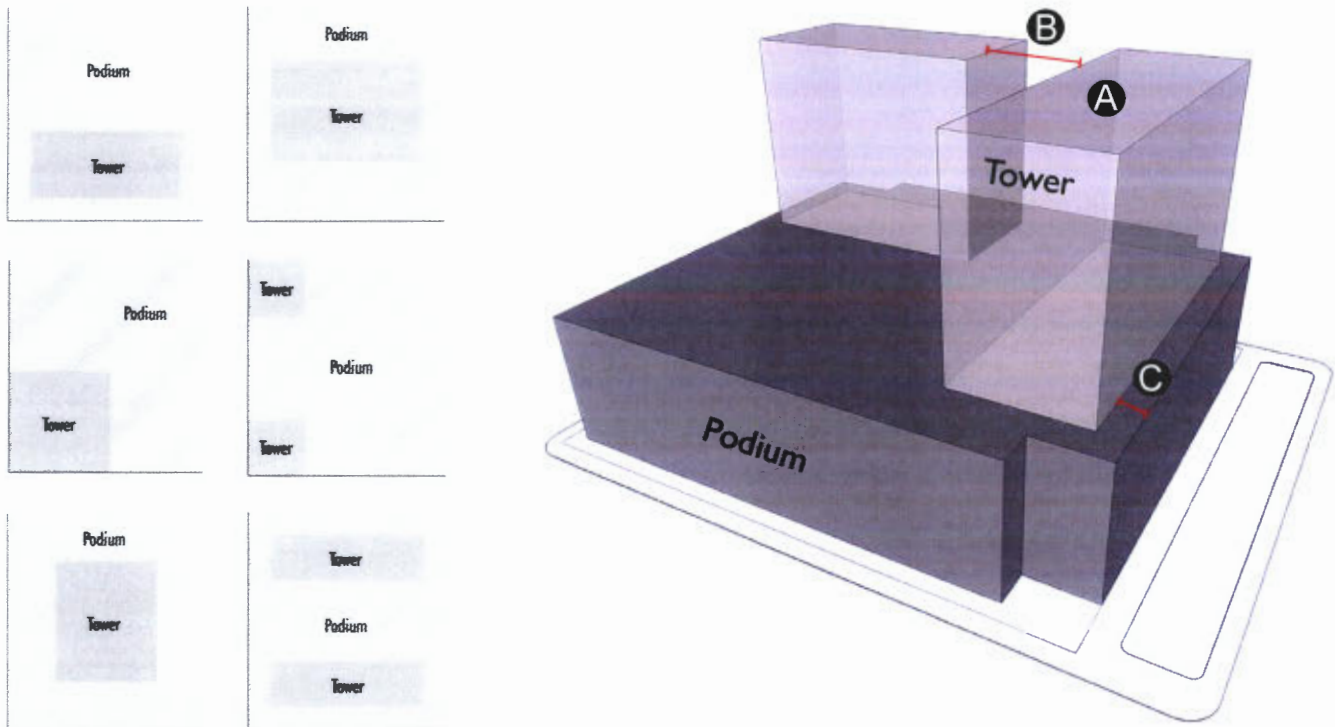
BUILDING CONFIGURATION



BUILDING SETBACKS



EXAMPLES OF TOWER CONFIGURATION



A. TOWER FLOORPLATE STANDARD:

Above the fifth floor there shall be a maximum 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 stories above the fifth 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 setback 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 setback 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



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.



LOT STANDARDS: 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

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

NOTES:

1. At grade.
2. Setback shall be 30' minimum when abutting single family residential development. The 30' shall be provided as or preserved for an alley or service road capable of providing cross access.
3. Setback shall be 15' minimum when abutting two family or townhouse development. The 15' shall be provided as or preserved for a pedestrian passage capable of providing cross access.

OPEN SPACE STANDARDS:

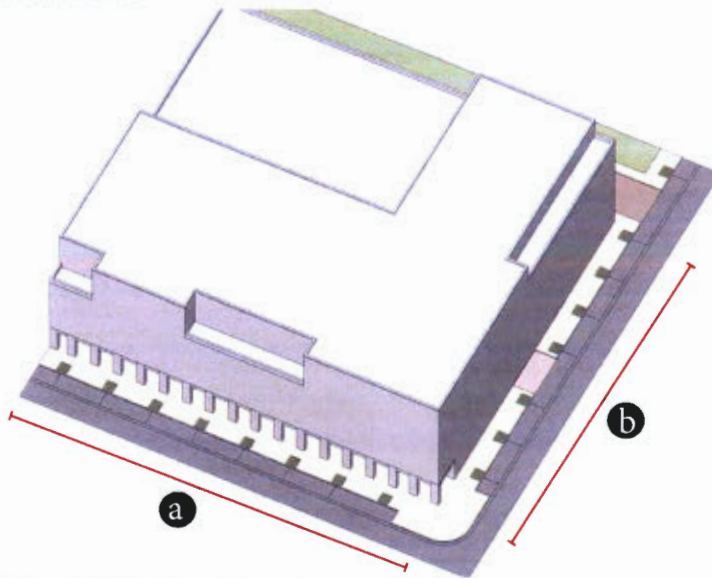
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

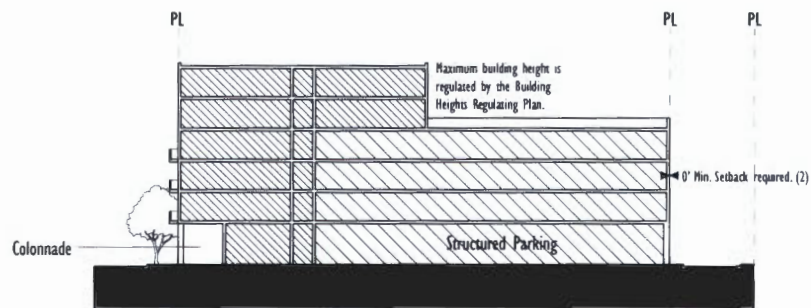
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

1. The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
2. The forecourt shall not exceed sixty (60%) percent of the building frontage.
3. To preserve existing tree canopy, the forecourt setback or percent of building frontage may be greater, subject to Urban Forestry approval.

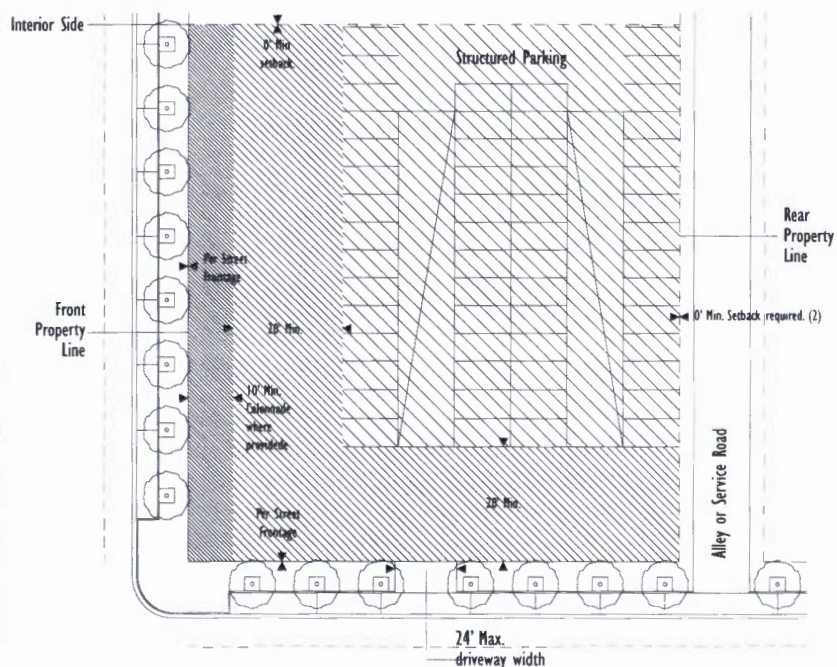
BUILDING MASSING



BUILDING CONFIGURATION



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

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

LOT STANDARDS: 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)	N/A
g. Rear Setback	0' (2)	N/A

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

NOTES:

- At grade.
- Setback shall be 30' minimum when abutting single family residential development. The 30' shall be provided as or preserved for an alley or service road capable of providing cross access.
- Setback shall be 15' minimum when abutting two family or townhouse development. The 15' shall be provided as or preserved for a pedestrian passage capable of providing cross access.

OPEN SPACE STANDARDS:

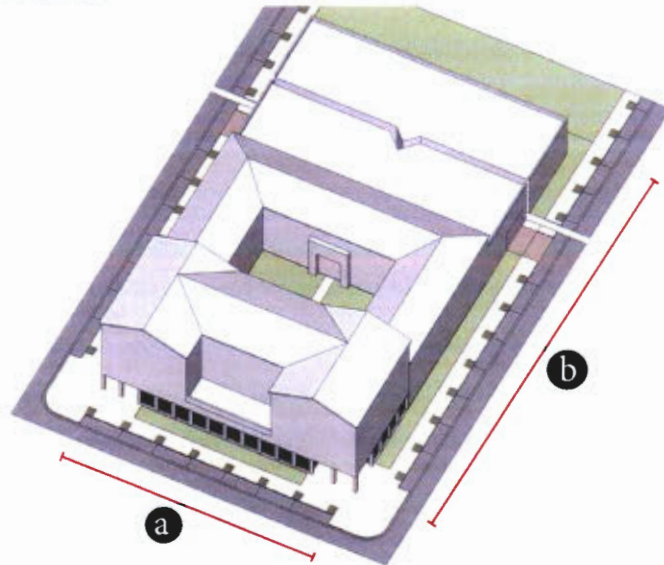
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

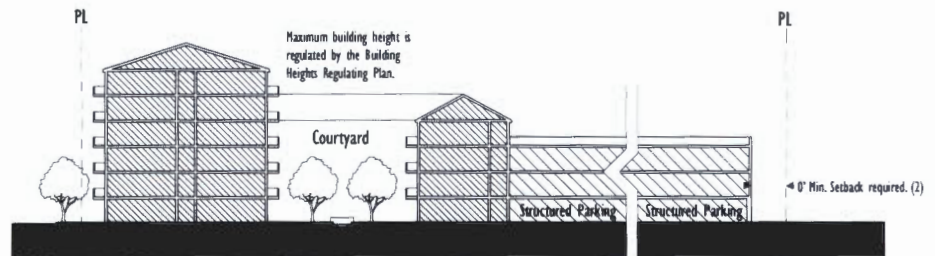
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
- The forecourt shall not exceed sixty (60%) percent of the building frontage.
- To preserve existing tree canopy, the forecourt setback or percent of building frontage may be greater, subject to Urban Forestry approval.

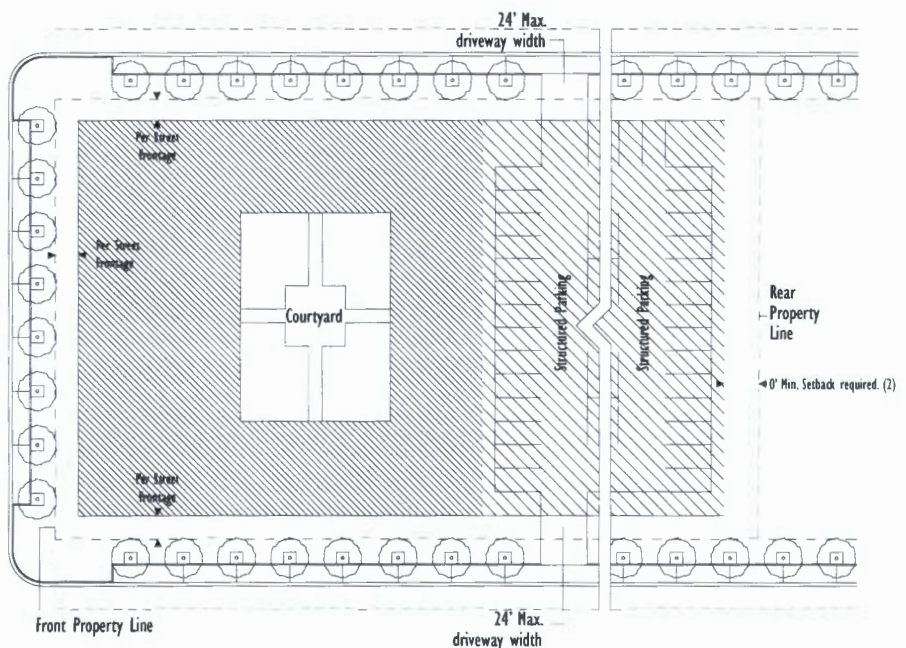
BUILDING MASSING



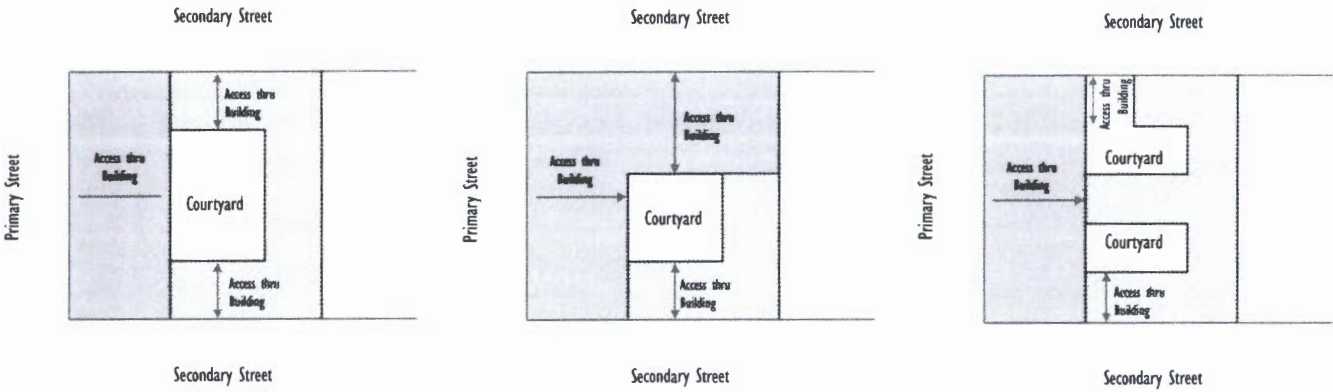
BUILDING CONFIGURATION



BUILDING SETBACKS



EXAMPLES OF BUILDING CONFIGURATION



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
- a LOT WIDTH
- b LOT DEPTH

LOT STANDARDS: 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)	N/A
g. Rear Setback	0' (2)	N/A

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

NOTES:

- At grade.
- Setback shall be 30' minimum when abutting single family residential development. The 30' shall be provided as or preserved for an alley or service road capable of providing cross access.
- Setback shall be 15' minimum when abutting two family or townhouse development. The 15' shall be provided as or preserved for a pedestrian passage capable of providing cross access.

OPEN SPACE STANDARDS:

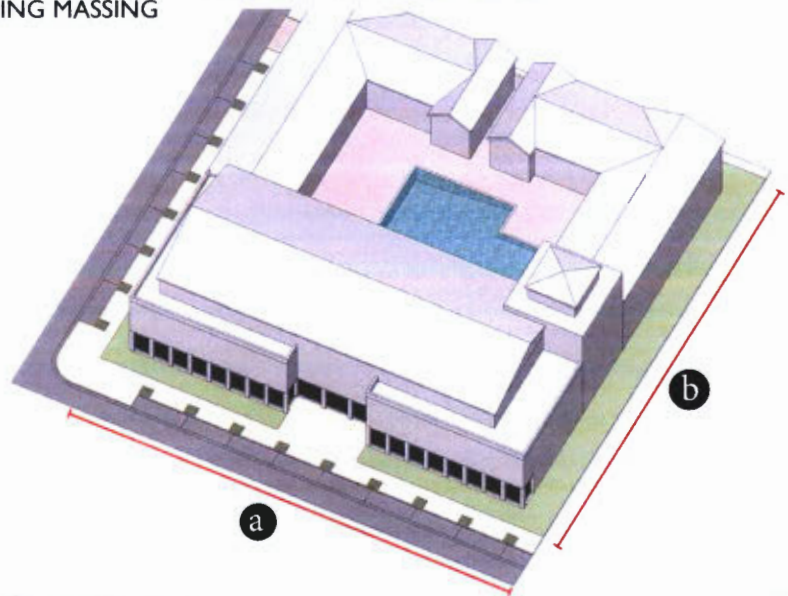
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

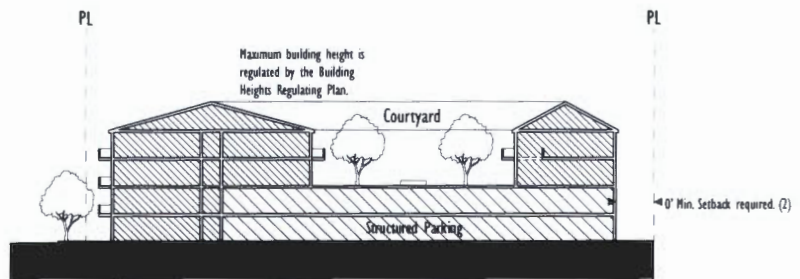
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
- The forecourt shall not exceed sixty (60%) percent of the building frontage.
- To preserve existing tree canopy, the forecourt setback or percent of building frontage may be greater, subject to Urban Forestry approval.

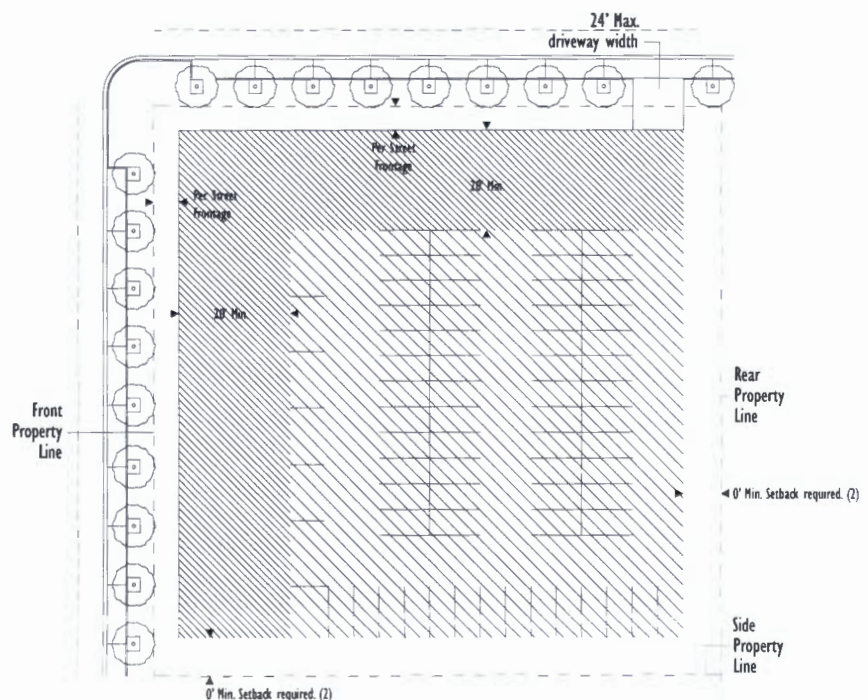
BUILDING MASSING



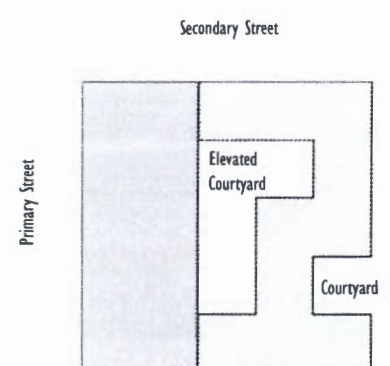
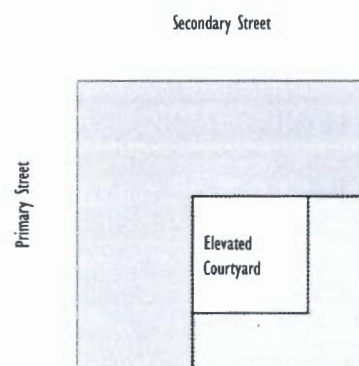
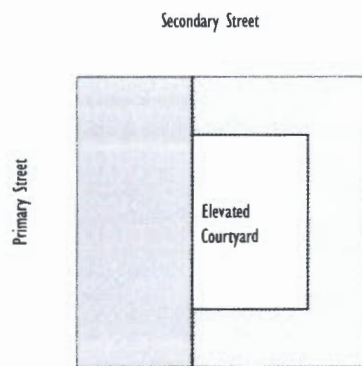
BUILDING CONFIGURATION



BUILDING SETBACKS



EXAMPLES OF BUILDING CONFIGURATION



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 LINE
- - - PROPERTY LINE
- ARCADE / COLONNADE
- ▨ ACTIVE USE
- ▧ PARKING AREA
- a LOT WIDTH
- b LOT DEPTH

LOT STANDARDS: 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)	N/A
g. Rear Setback	0' (2)	N/A

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

NOTES:

- At grade.
- Setback shall be 30' minimum when abutting single family residential development. The 30' shall be provided as or preserved for an alley or service road capable of providing cross access.
- Setback shall be 15' minimum when abutting two family or townhouse development. The 15' shall be provided as or preserved for a pedestrian passage capable of providing cross access.

OPEN SPACE STANDARDS:

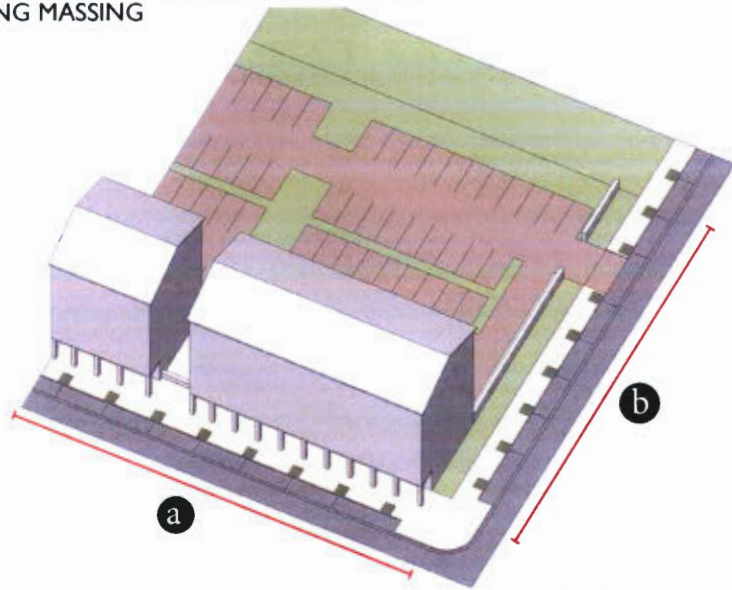
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

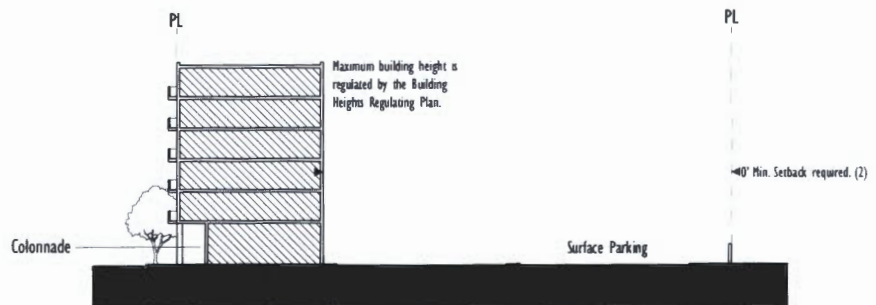
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

- The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
- The forecourt shall not exceed sixty (60%) percent of the building frontage.
- To preserve existing tree canopy, the forecourt setback or percent of building frontage may be greater, subject to Urban Forestry approval.

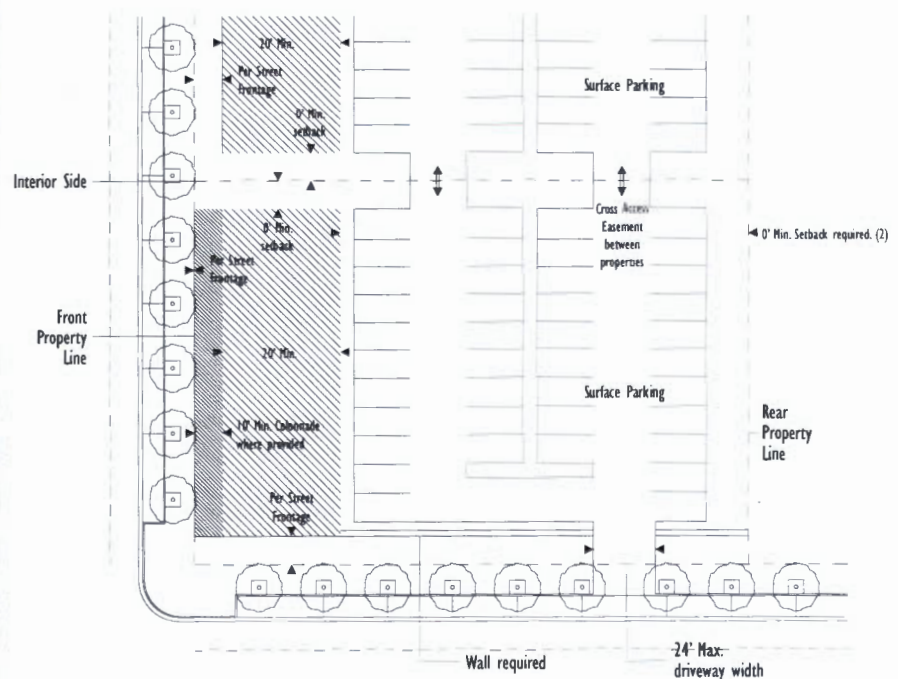
BUILDING MASSING



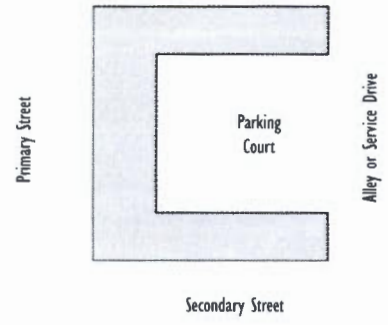
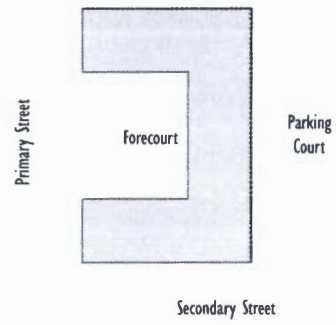
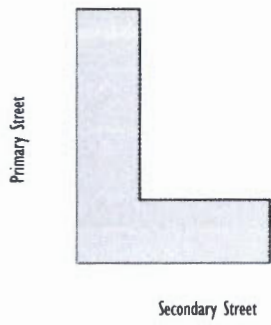
BUILDING CONFIGURATION



BUILDING SETBACKS









EXAMPLES OF BUILDING CONFIGURATION



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'

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

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.

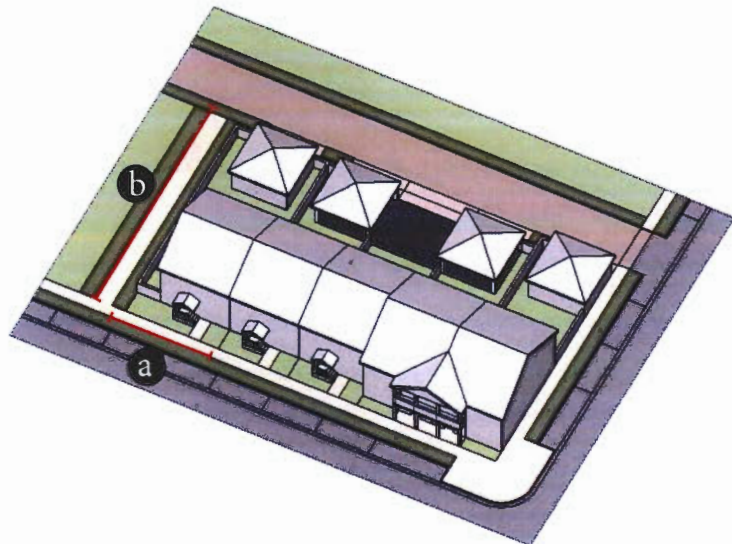
OPEN SPACE STANDARDS:

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

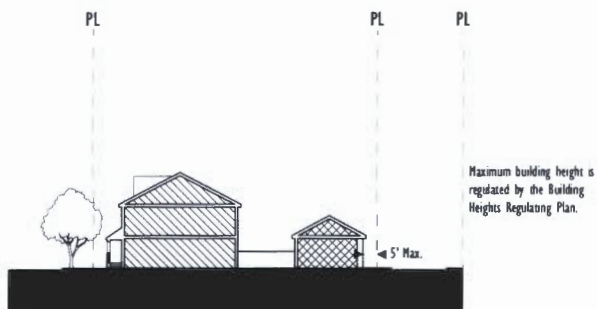
TOWNHOUSE STANDARDS:

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.

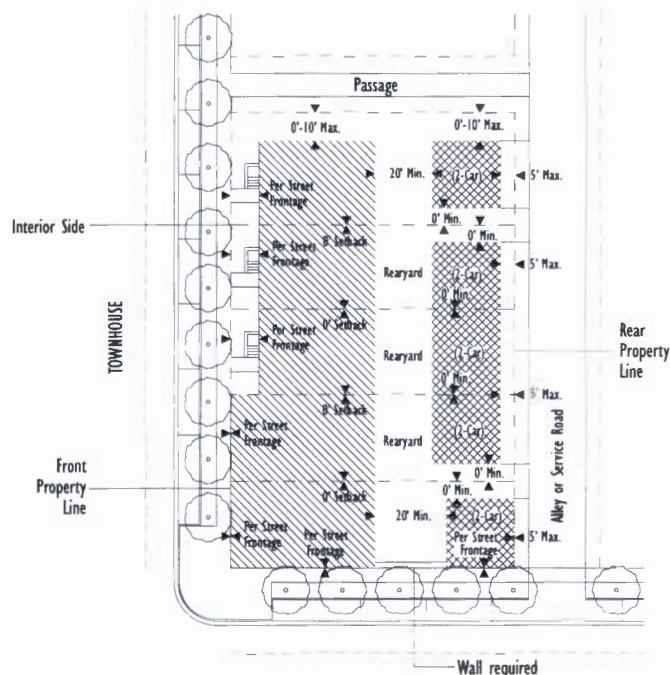
BUILDING MASSING



BUILDING CONFIGURATION



BUILDING SETBACKS



BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM: TOWNHOUSE BUILDING TYPE B

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.



LOT STANDARDS: 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

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

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.

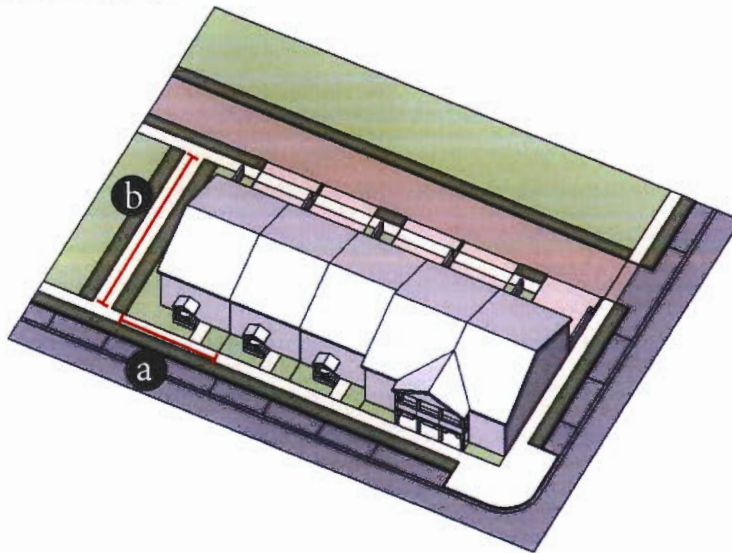
OPEN SPACE STANDARDS:

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

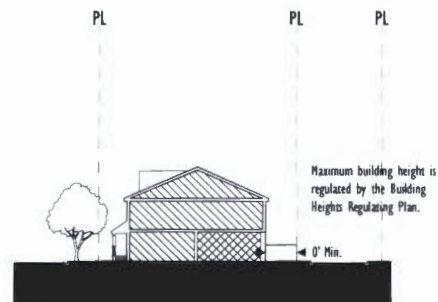
TOWNHOUSE STANDARDS:

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.

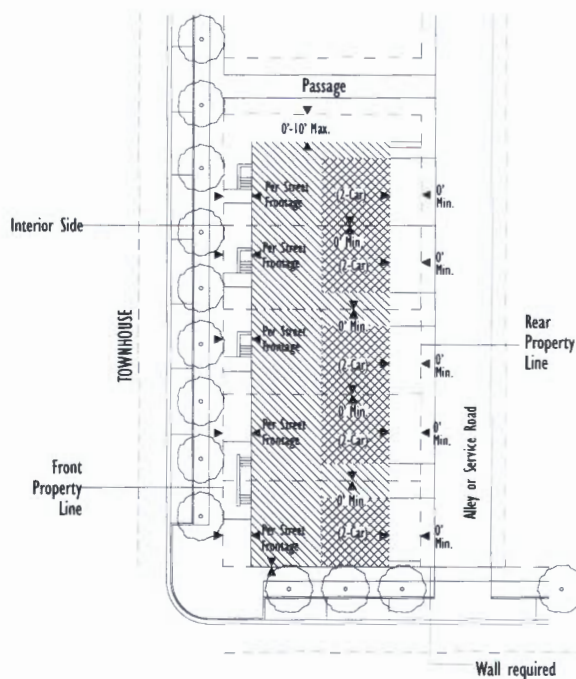
BUILDING MASSING



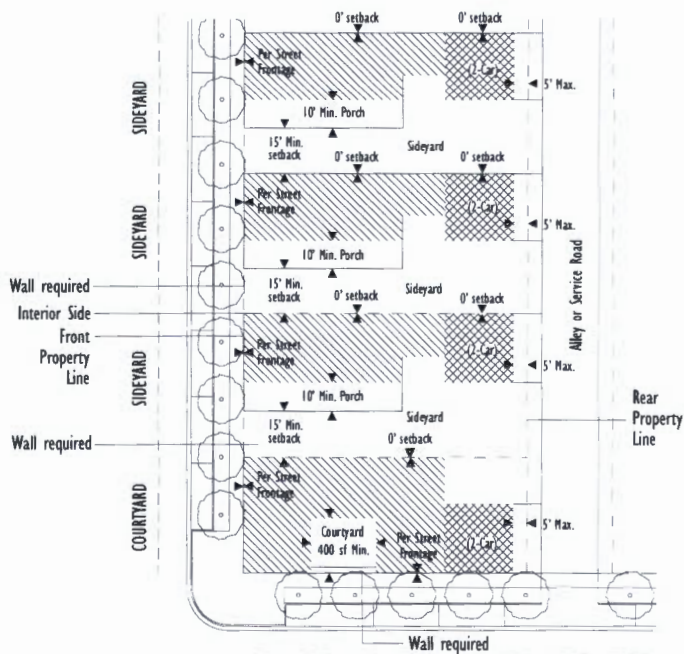
BUILDING CONFIGURATION



BUILDING SETBACKS



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



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: MIN. MAX.

	SY	CY	SY	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	
g. Rear Setback	15'(2)	N/A		

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

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.

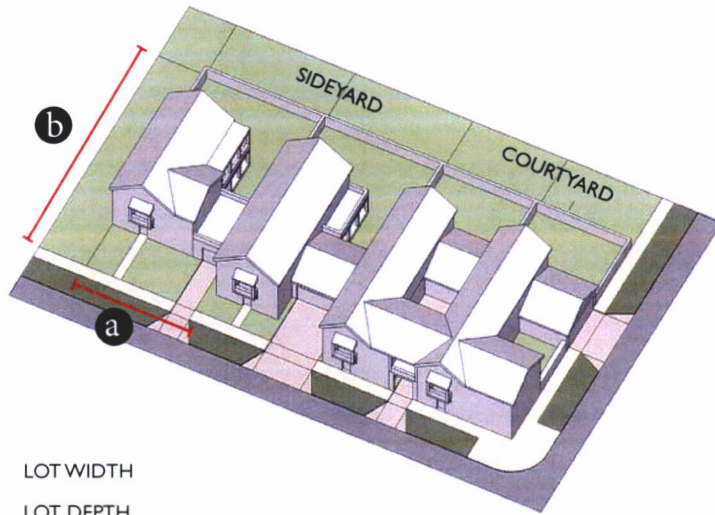
For Courtyard House Types, all garages shall be stepped back from the principle structure.

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.

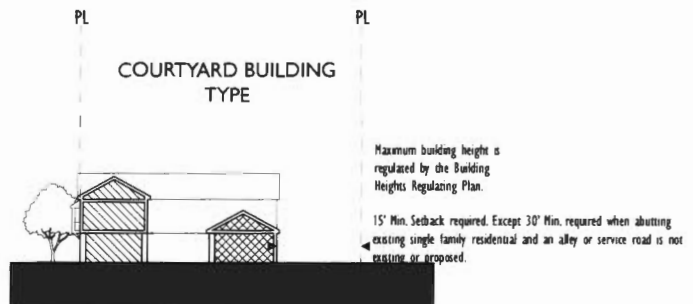
For Sideyard House Types only, The required sideyard shall be a minimum of 15 feet wide.

BUILDING MASSING

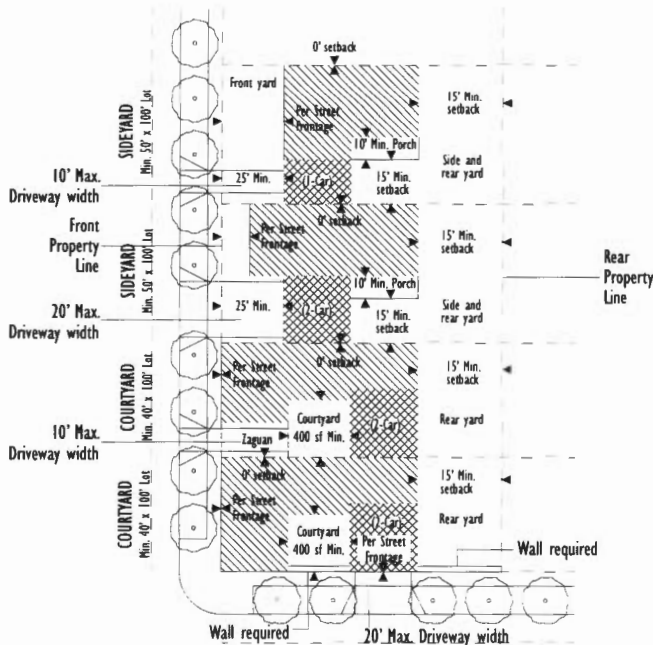


- a LOT WIDTH
- b LOT DEPTH

BUILDING CONFIGURATION



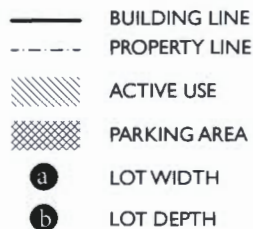
BUILDING SETBACKS



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.



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

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

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.

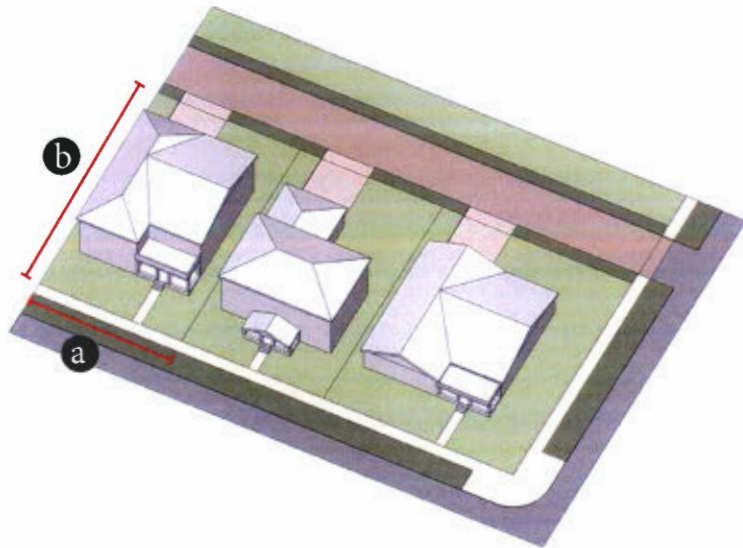
PARKING STANDARDS:

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.

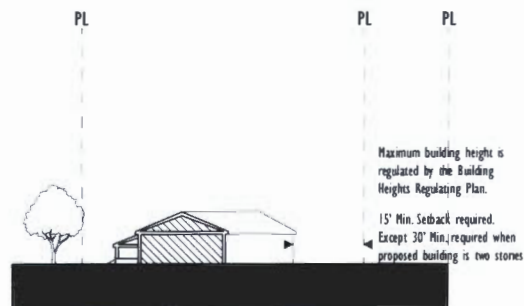
OPEN SPACE STANDARDS:

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

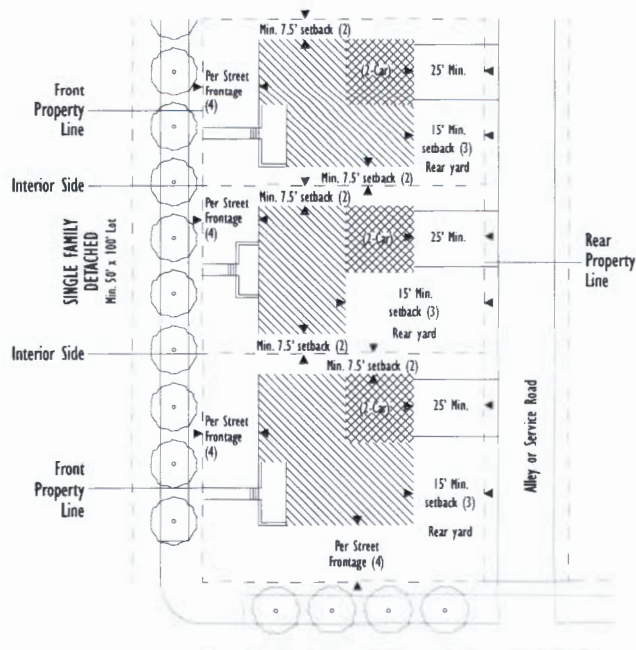
BUILDING MASSING



BUILDING CONFIGURATION



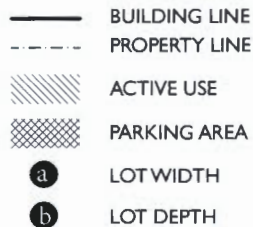
BUILDING SETBACKS



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.



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

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

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.

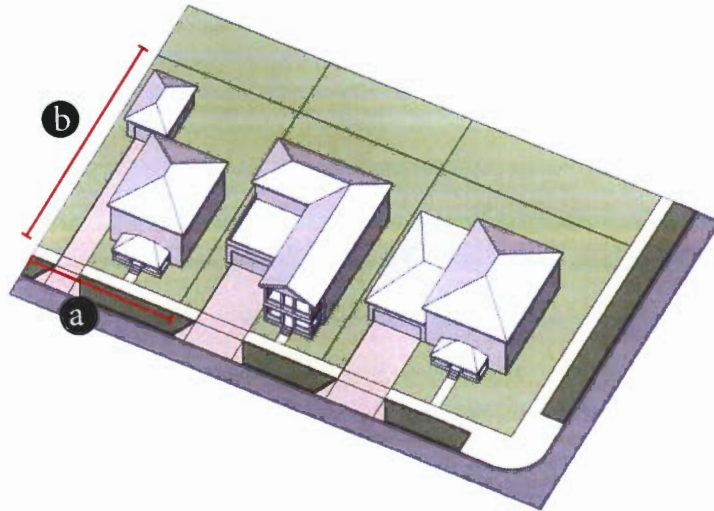
PARKING STANDARDS:

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.

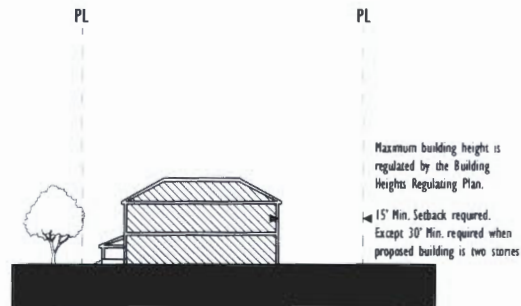
OPEN SPACE STANDARDS:

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

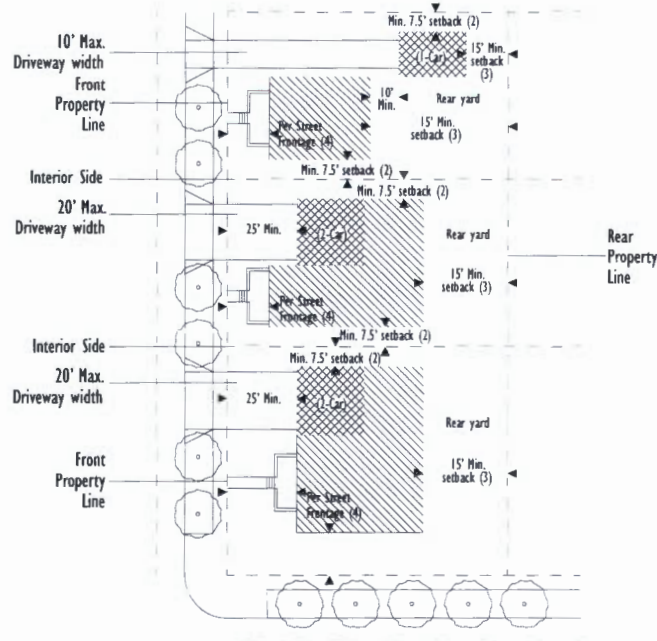
BUILDING MASSING



BUILDING CONFIGURATION











BUILDING SETBACKS



LEGEND

Diagram 155.3709.F.1 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

A J

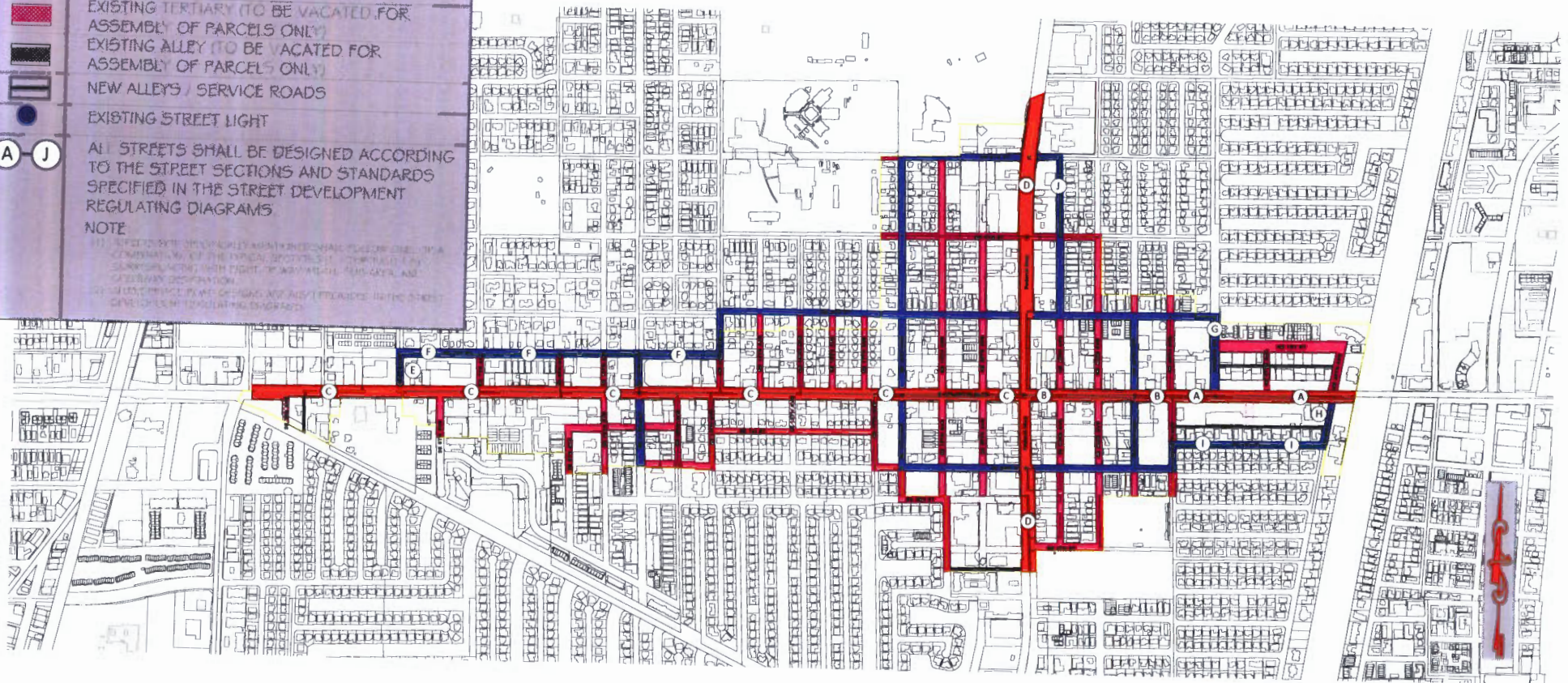
ALL STREETS SHALL BE DESIGNED ACCORDING TO THE STREET SECTIONS AND STANDARDS SPECIFIED IN THE STREET DEVELOPMENT REGULATING DIAGRAMS.

NOTE

(1) STREETS WITH SPECIFICALLY ASSIGNED OR SHOWN DESIGNATIONS TO A CATEGORY OF THE STREET DEVELOPMENT REGULATING PLAN SHALL BE SHOWN WITH THE CORRESPONDING DESIGNATION.

(2) STREETS SHOWN WITH DESIGNATIONS NOT ASSIGNED TO THE STREET DEVELOPMENT REGULATING PLAN SHALL BE SHOWN WITH THE DESIGNATION "STREET DEVELOPMENT REGULATING PLAN".

Strike diagram and replace with proposed diagram of same name on following page.



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

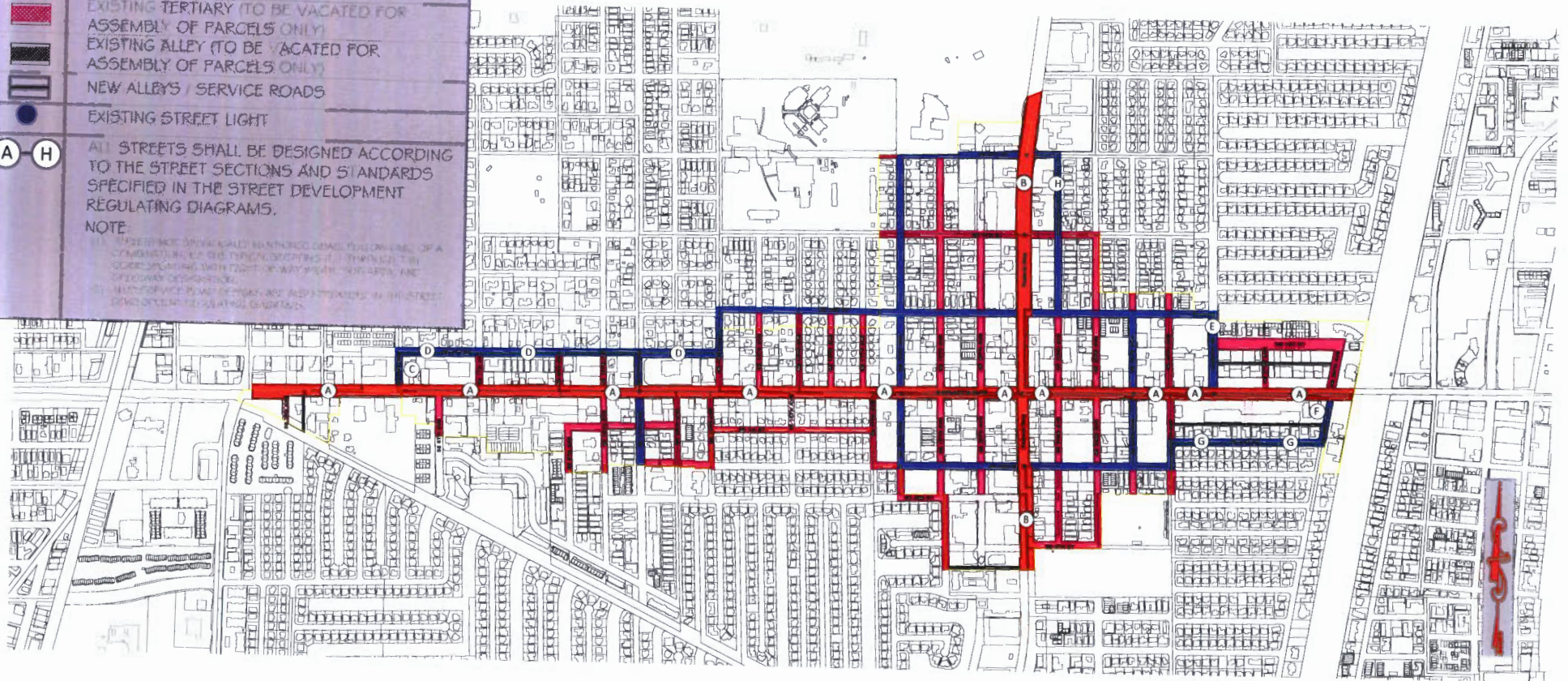
A

H

ALL STREETS SHALL BE DESIGNED ACCORDING TO THE STREET SECTIONS AND STANDARDS SPECIFIED IN THE STREET DEVELOPMENT REGULATING DIAGRAM.

NOTE:

1. THESE MAPS SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER, CITY OF LOS ANGELES, BEFORE ANY CONSTRUCTION OF A STREET OR ALLEY IS BEGUN. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY STREET OR ALLEY THAT DOES NOT MEET THE STANDARDS SPECIFIED IN THE STREET DEVELOPMENT REGULATING DIAGRAM.



EAST OVERLAY DISTRICT - I55.3709.F2

STREET DEVELOPMENT REGULATING DIAGRAMS

Strike entire section (A. Atlantic BLVD - Pedestrian Passage) of diagrams and replace with proposed section of color diagrams (A. Atlantic Blvd - Waterfront Promenade) presented after the following section.

DIAGRAM I55.3709.F2. STREET DEVELOPMENT REGULATING DIAGRAM

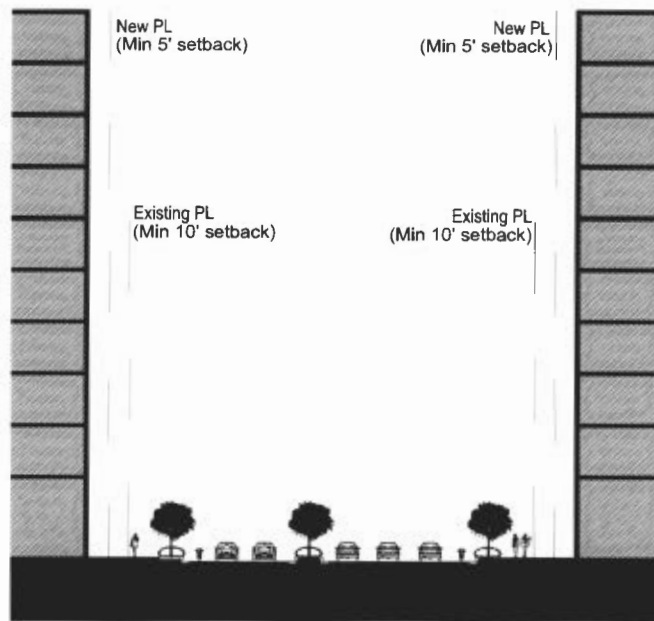
A. Atlantic Blvd. (East of 25th Ave)

KEY:

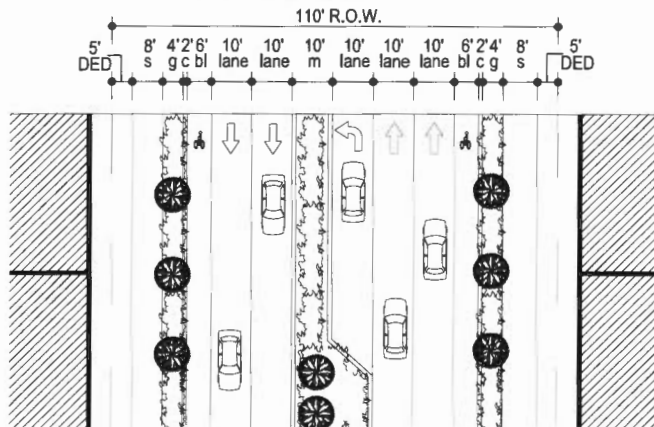
tg: tree grate
m: median
bl: bike lane
g: landscape strip
lane(s): lane(s)
s: sidewalk
st: shared trail
c: curb and gutter
p: parking
sb: setback

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

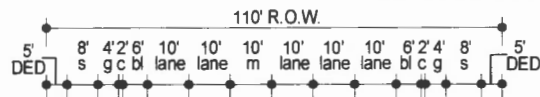
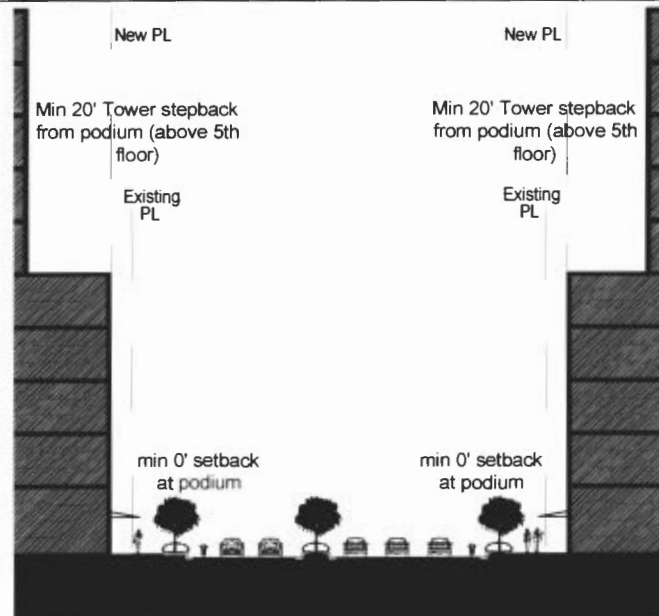
B.Atlantic Blvd. (Federal Hwy to 25th Ave)

KEY:

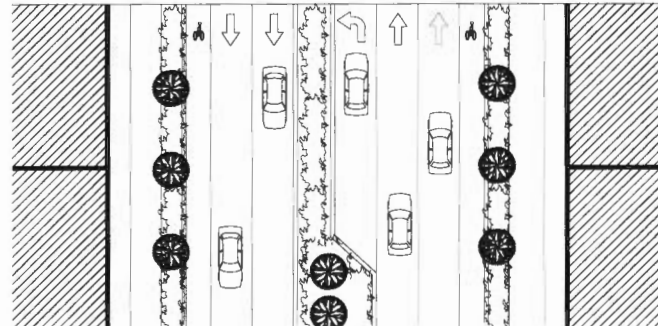
tg: tree grate
m: median
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st: shared trail
c: curb and gutter
p: parking
sb: setback

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

SECTION



PLAN



Street Type	Primary Street, Greenway
Sub-District	Core
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 I55.3709.F2. STREET DEVELOPMENT REGULATING DIAGRAM

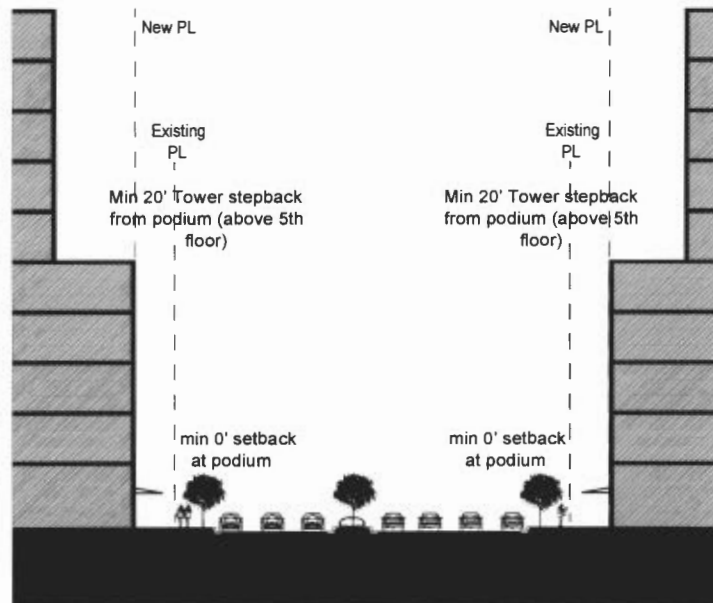
C.Atlantic Blvd. (Federal Hwy to S. Cypress Rd)

KEY:

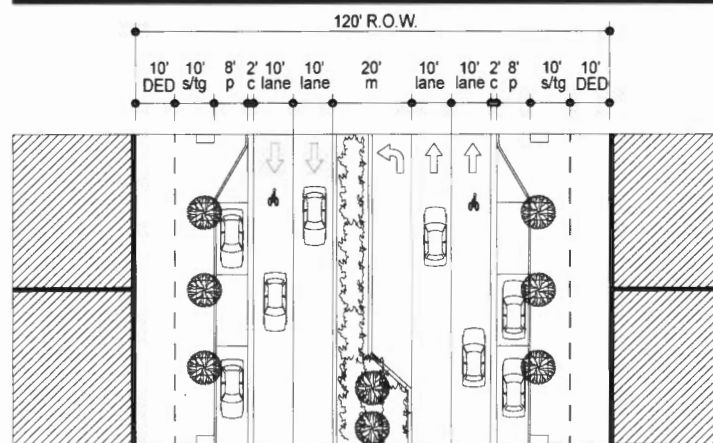
tg: tree grate
m: median
bl: bike lane
g: landscape strip
lane(s): lane(s)
s: sidewalk
st: shared trail
c: curb and gutter
p: parking
sb: setback

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

SECTION



PLAN



Street Type	Primary Street, Greenway
Sub-District	Core / 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

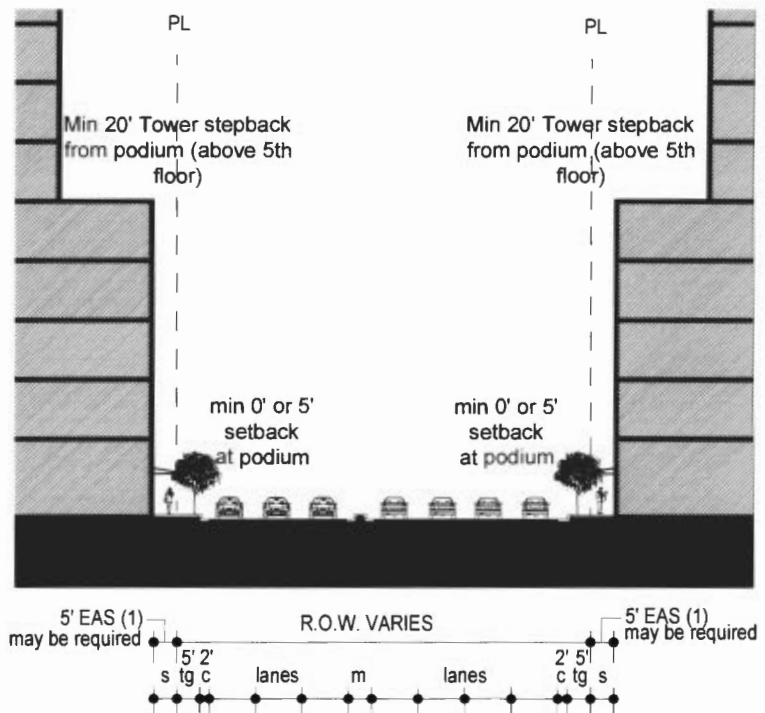
D. Federal Hwy

KEY:

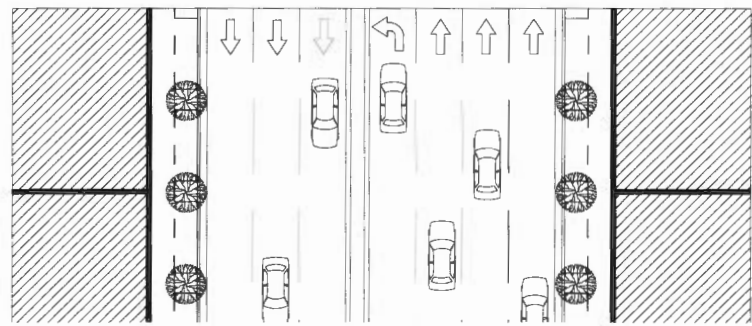
tg: tree grate
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s: sidewalk
st: shared trail
c: curb and gutter
p: parking
sb: setback

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

SECTION



PLAN



Street Type	Primary Street, Greenway
Sub-District	Core / 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

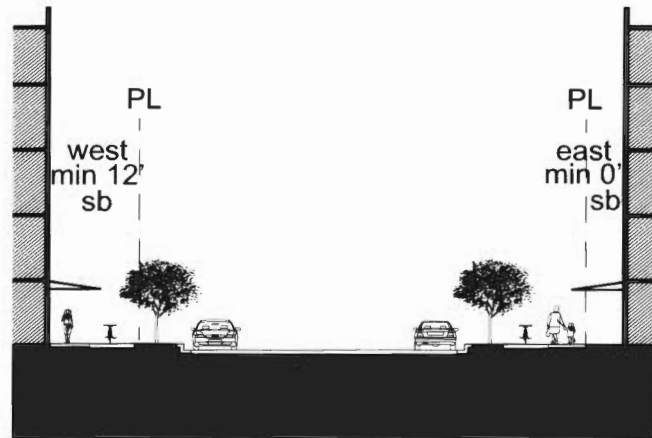
E. NE 5th Ave

KEY:

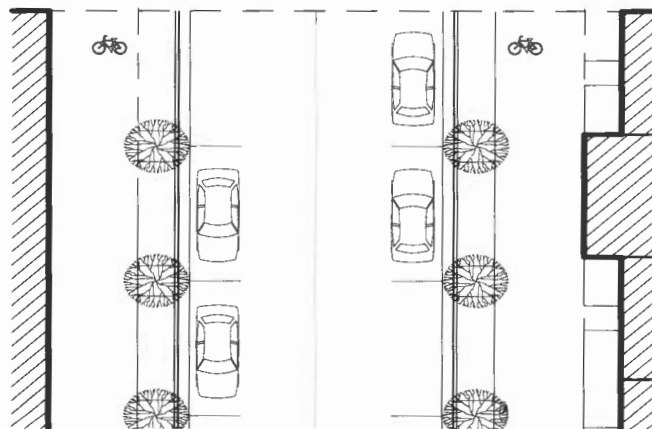
tg: tree grate
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lane(s): lane(s)
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st: shared trail
c: curb and gutter
p: parking
sb: setback

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

SECTION



PLAN



Street Type	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

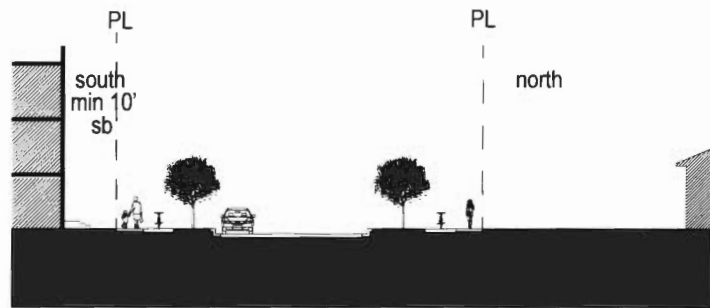
F. NE 1st ST

KEY:

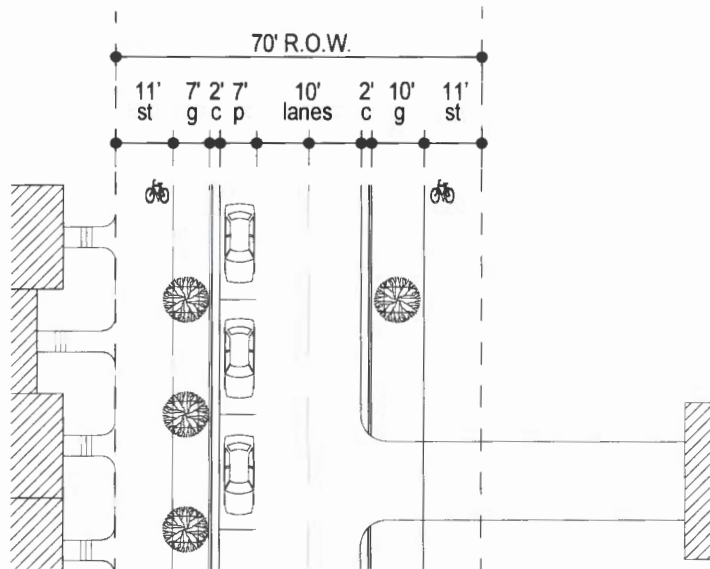
tg: tree grate
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g: grass
lane: lane
s: sidewalk
st: shared trail
c: curb and gutter
p: parking
sb: setback

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

SECTION



PLAN



Street Type	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

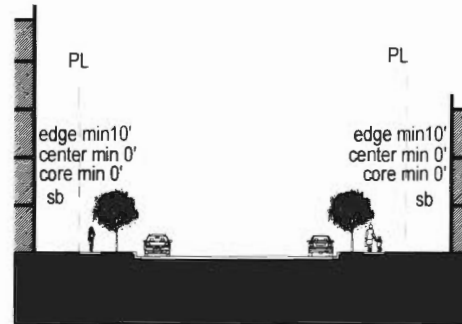
G. Harbor Dr between NE 2nd Ave and Atlantic Blvd

KEY:

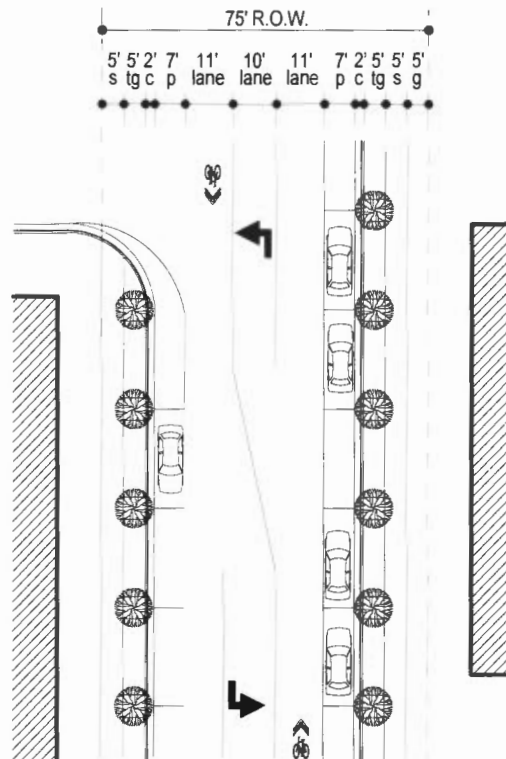
tg: tree grate
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lane(s): lane(s)
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c: curb and gutter
p: parking
sb: setback

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

SECTION



PLAN



Street Type	Secondary Street, Greenway
Sub-District	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

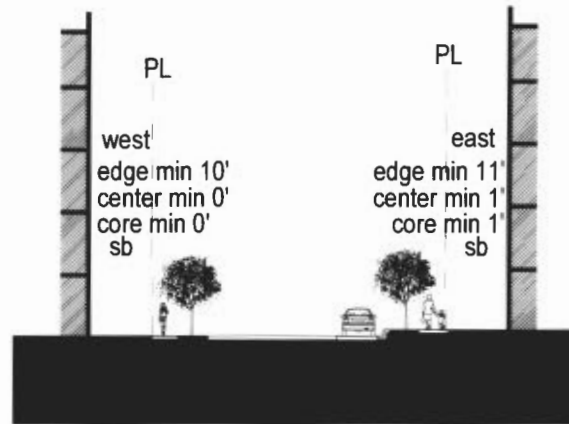
H. SE 28th Ave between Atlantic Blvd and SE 1st Ct

KEY:

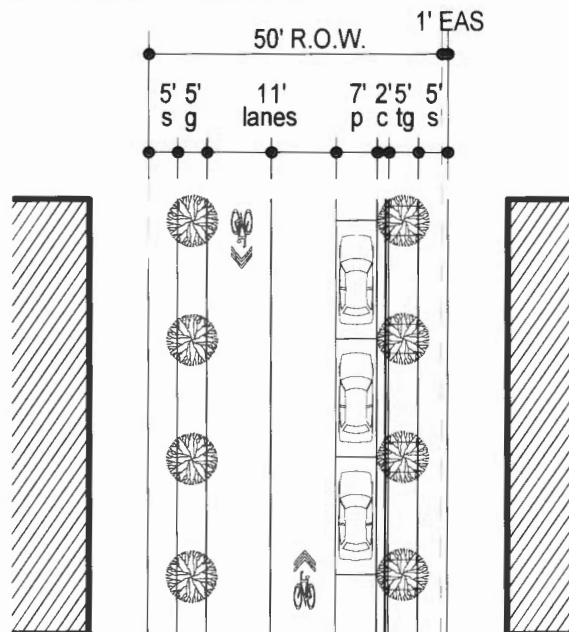
tg: tree grate
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p: parking
sb: setback

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

SECTION



PLAN



Street Type	Secondary Street, Greenway
Sub-District	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.

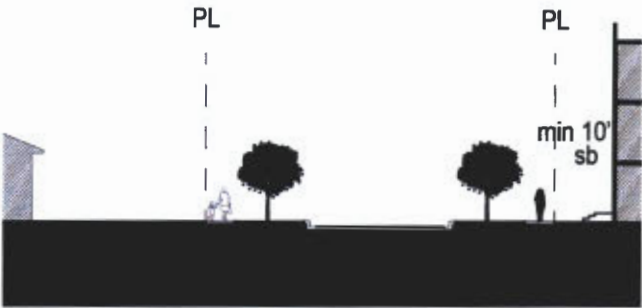
DIAGRAM 155.3709.F2. STREET DEVELOPMENT REGULATING DIAGRAM
I. SE 1st Ct between 25th Ave and 28th Ave (North Side)

KEY:

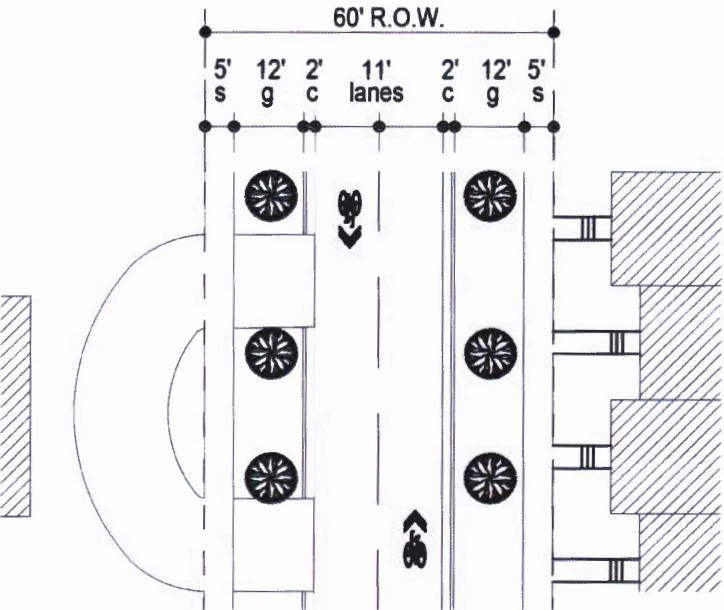
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lane(s): lane(s)
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sb: setback

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

SECTION



PLAN



Street Type	Secondary Street, Greenway
Sub-District	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

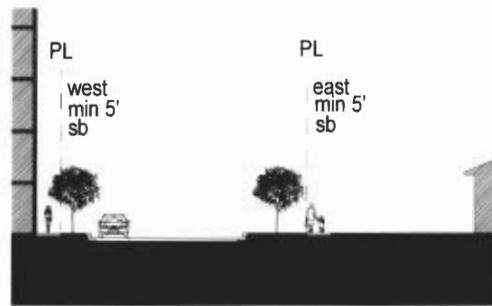
J. NE 22nd Ave between NE 4th and NE 6th St (West Side)

KEY:

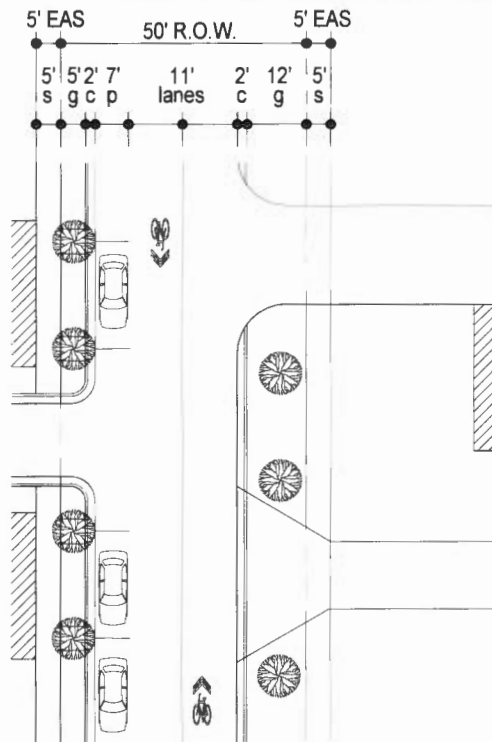
tg: tree grate
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c: curb and gutter
p: parking
sb: setback

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	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 I55.3709.F.2. STREET DEVELOPMENT REGULATING DIAGRAM

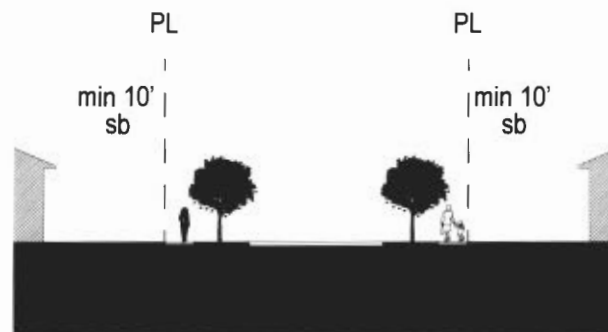
T-I. Typical 50' R.O.W with no parking

KEY:

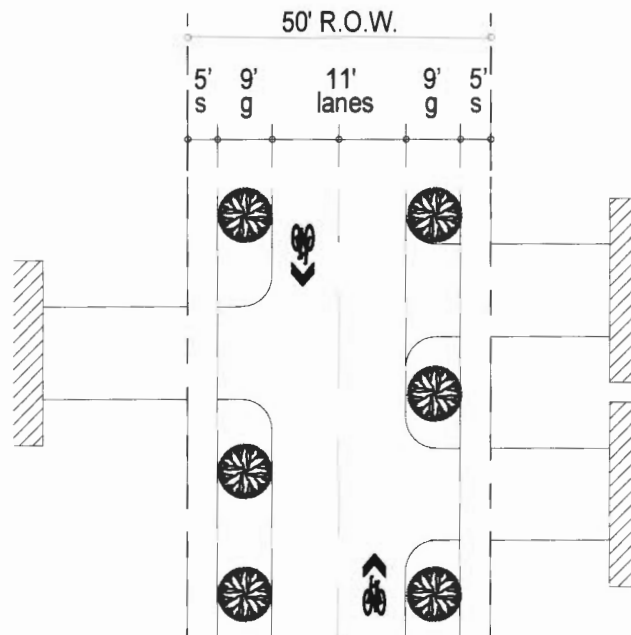
tg: tree grate
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sb: setback

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EAS: Easement
O.C.: On center
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SECTION



PLAN



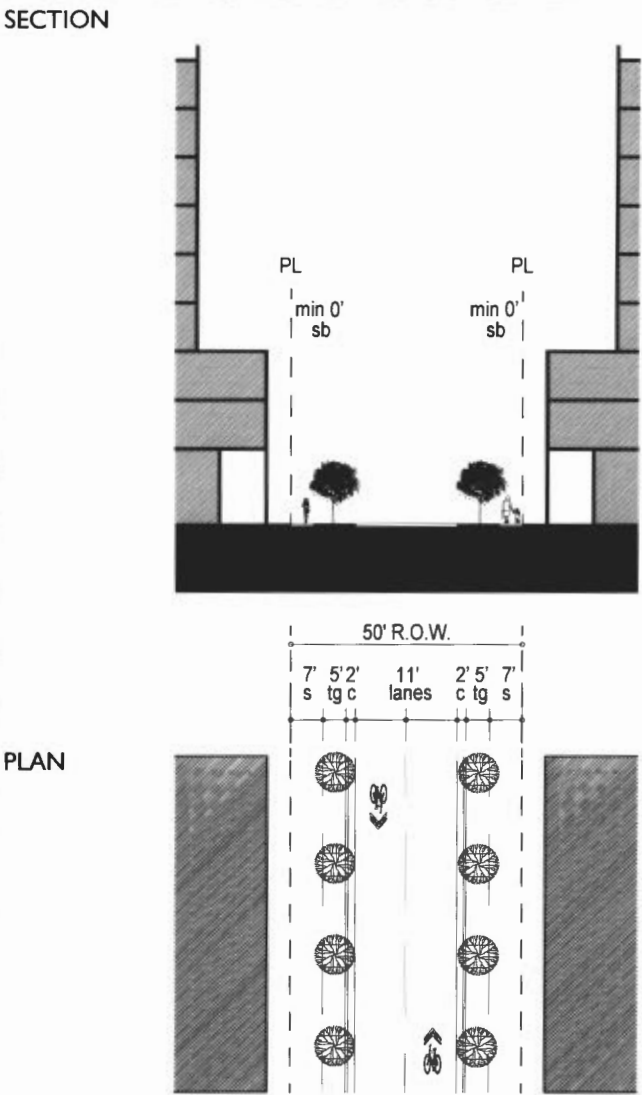
Street Type	Typical Street
Sub-District	Edge
Traffic Lanes	2
Parking Lanes	N/A
Bike Lanes	Sharrow in each direction
Walkway Type	5' concrete sidewalk
Landscape Type	9' continuous landscape strip
Curb Type	N/A
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	N/A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

DIAGRAM I 55.3709.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



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 in not a Designated Greenway. Refer to the TO. Sec. K.5 for additional Greenway Standards.

DIAGRAM I 55.3709.F2. STREET DEVELOPMENT REGULATING DIAGRAM

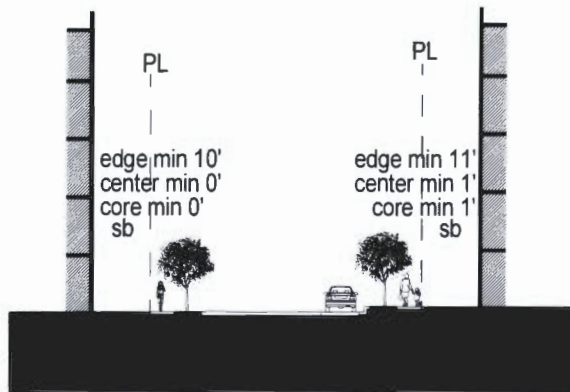
T-3. Typical 50' R.O.W with parking on one side

KEY:

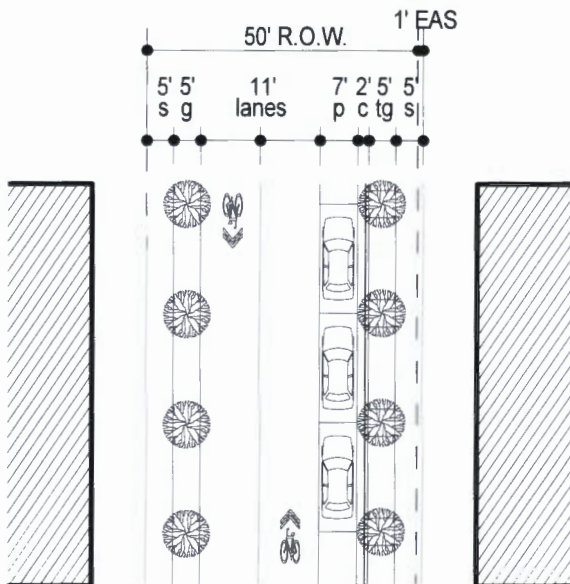
tg: tree grate
m: median
bl: bike lane
g: landscape strip
lane(s): lane(s)
s: sidewalk
st: shared trail
c: curb and gutter
p: parking
sb: setback

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	<ol style="list-style-type: none"> 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

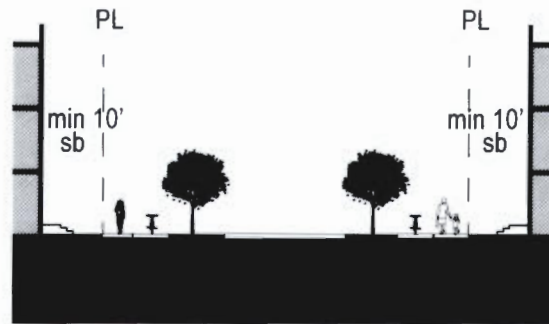
T-4. Typical 60' R.O.W with no parking

KEY:

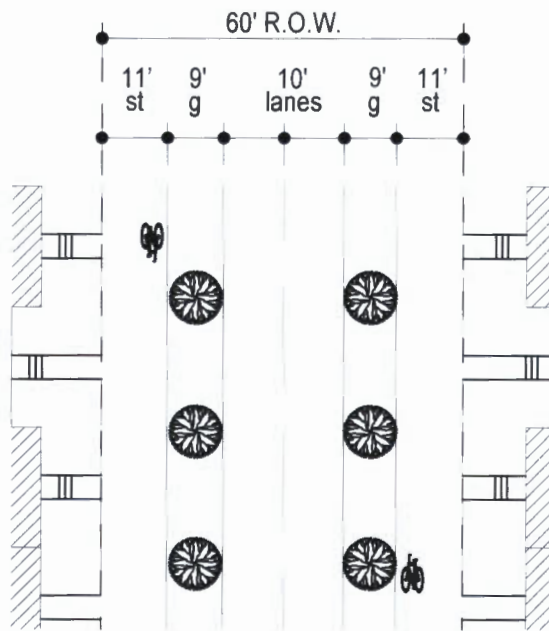
tg: tree grate
m: median
bl: bike lane
g: grass
lane: lane
s: sidewalk
st: shared trail
c: curb and gutter
p: parking
sb: setback

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.F2. STREET DEVELOPMENT REGULATING DIAGRAM

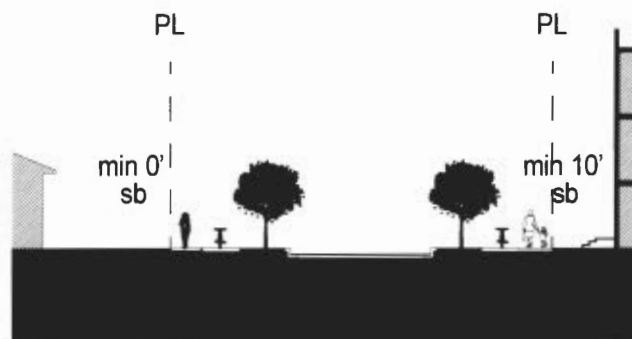
T-5. Typical 60' R.O.W with no parking

KEY:

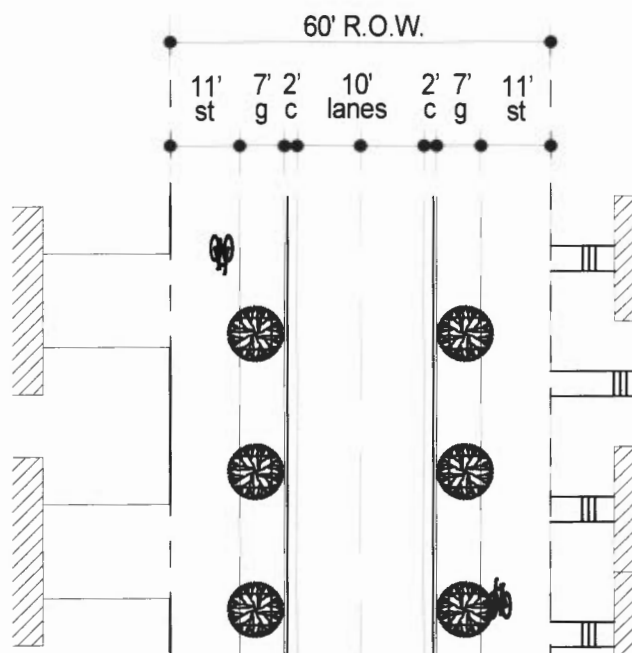
tg: tree grate
m: median
bl: bike lane
g: landscape strip
lane(s): lane(s)
s: sidewalk
st: shared trail
c: curb and gutter
p: parking
sb: setback

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

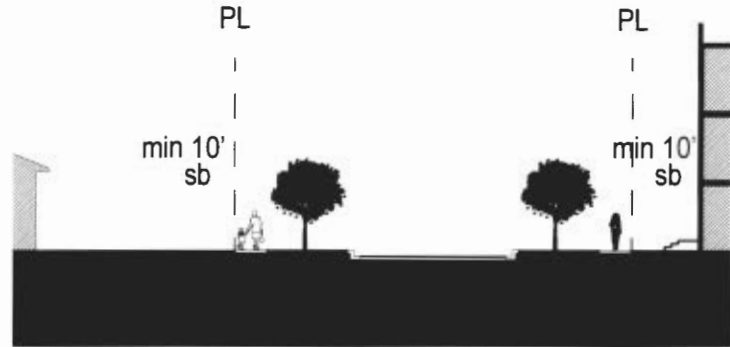
T-6. Typical 60' R.O.W with no parking

KEY:

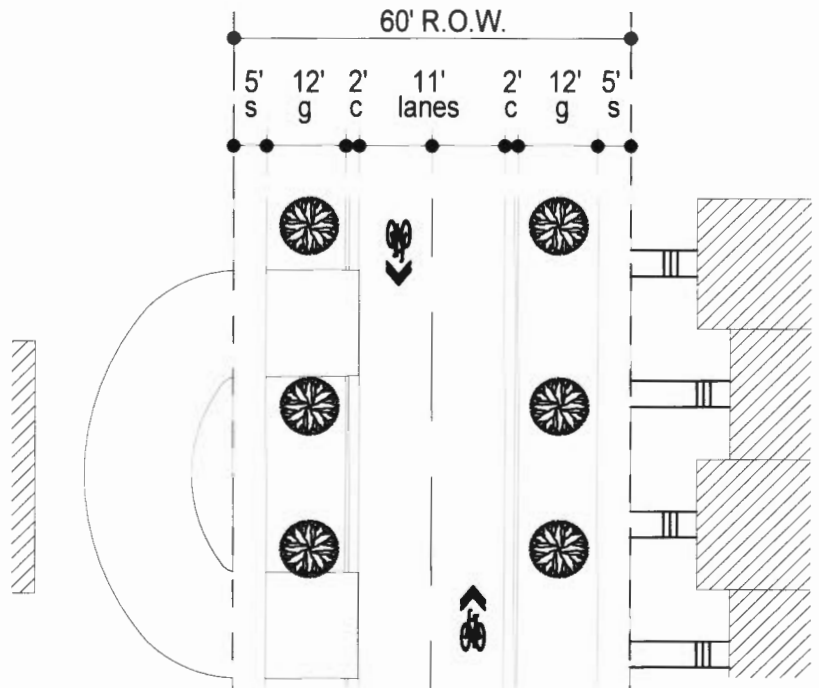
tg: tree grate
m: median
bl: bike lane
g: grass
lane: lane
s: sidewalk
st: shared trail
c: curb and gutter
p: parking
sb: setback

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

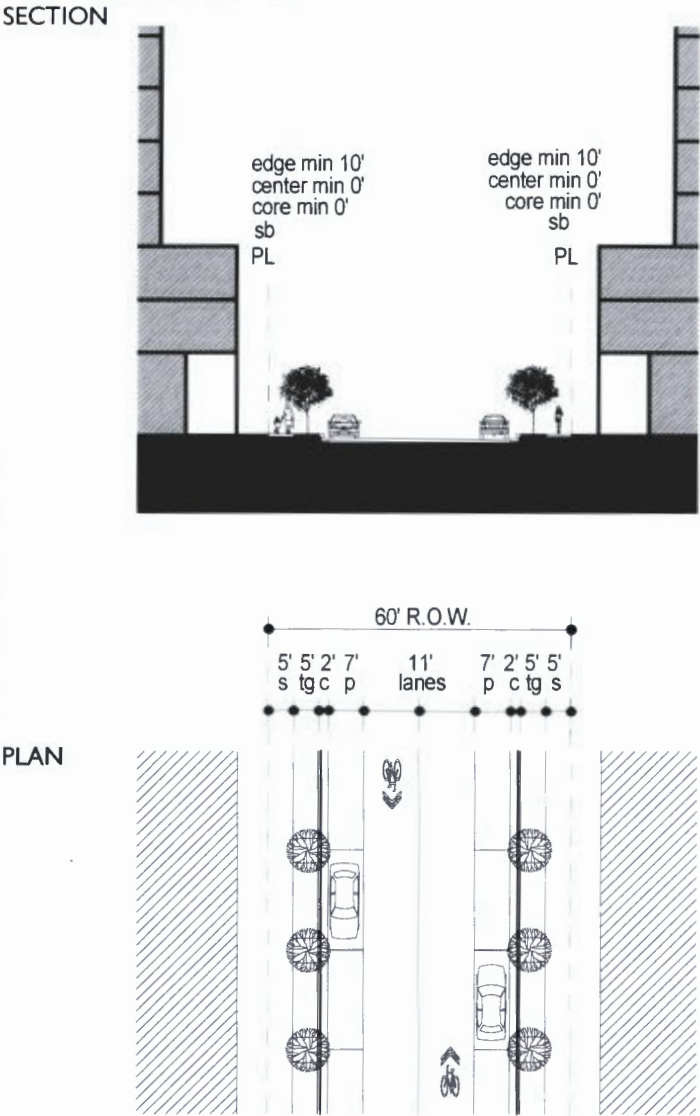
Notes

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



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	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

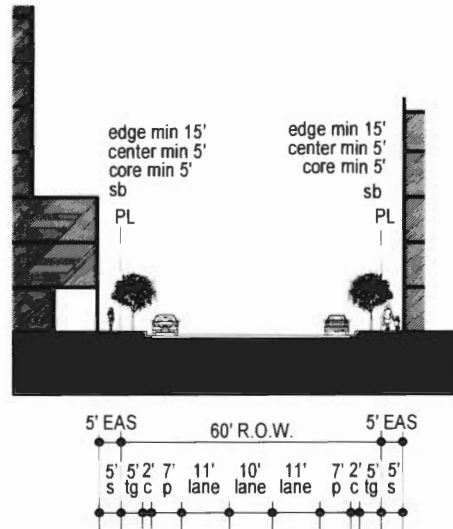
T-8. Typical 60' R.O.W with turning lane and parking on both sides

KEY:

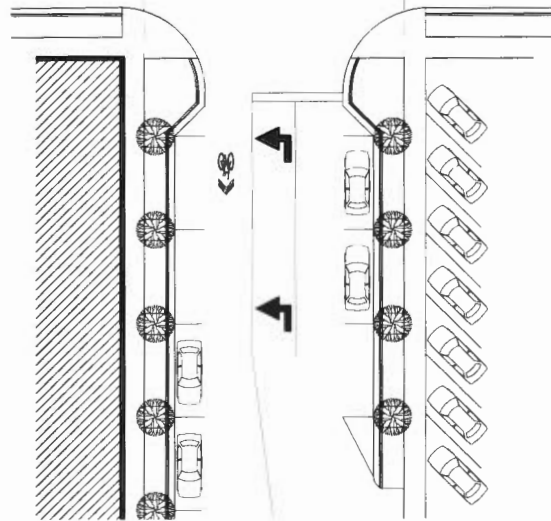
tg: tree grate
m: median
bl: bike lane
g: grass
lane: lane
s: sidewalk
st: shared trail
c: curb and gutter
p: parking
sb: setback

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

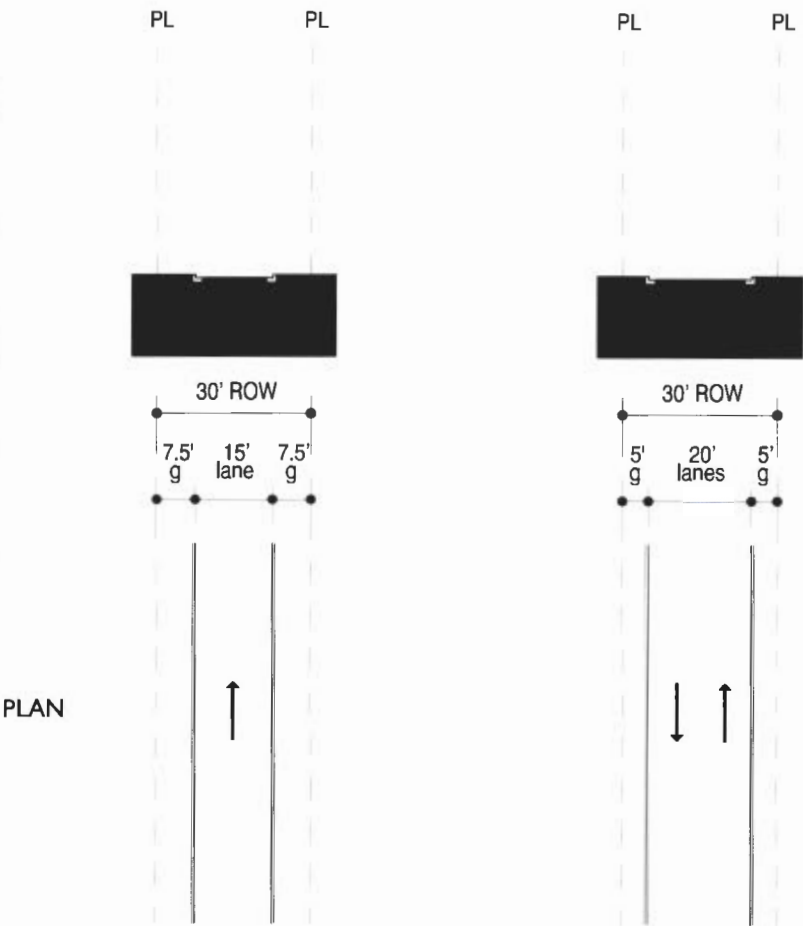
1. A 5 feet easement shall be required on both sides as redevelopment occurs, for the expansion of the sidewalk.
 2. 100 percent of the area within the minimum setback (easement) shall be hard surfaced.
- * Street trees may be provided 1 per 30 feet of frontage if the Street is not a Designated Greenway.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

DIAGRAM 155.3709.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
Sub-District
Traffic Lanes
Parking Lanes
Bike Lanes
Walkway Type
Landscape Type
Curb Type
Street Trees
Median

Alley	Alley
Core / Center / Edge	Core / Center / Edge
1	2
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
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

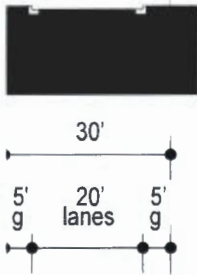
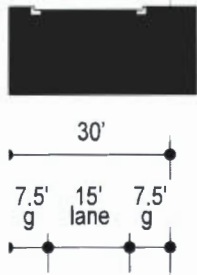
- DED: Dedication
- EAS: Easement
- O.C.: On center
- R.O.W.: Right-Of-Way

SECTION

PL

PL

PLAN



Street Type
Sub-District
Traffic Lanes
Parking Lanes
Bike Lanes
Walkway Type
Landscape Type
Curb Type
Street Trees
Median

Notes

Service Road	Service Road
Core / Center / Edge	Core / Center / Edge
1	2
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A

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

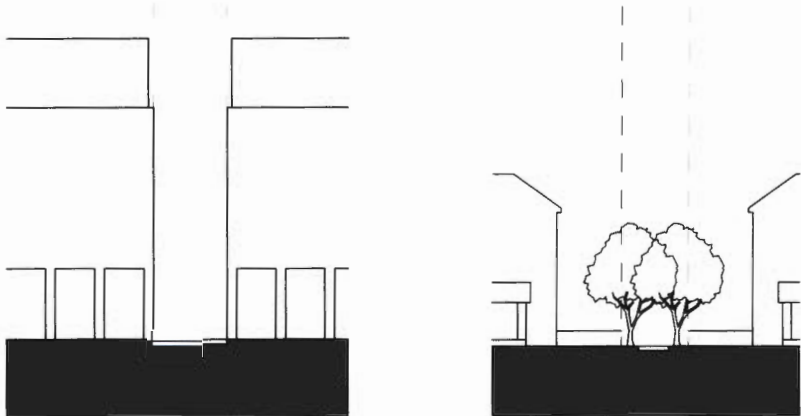
DIAGRAM 155.3709.F2. STREET DEVELOPMENT REGULATING DIAGRAM

Pedestrian passage

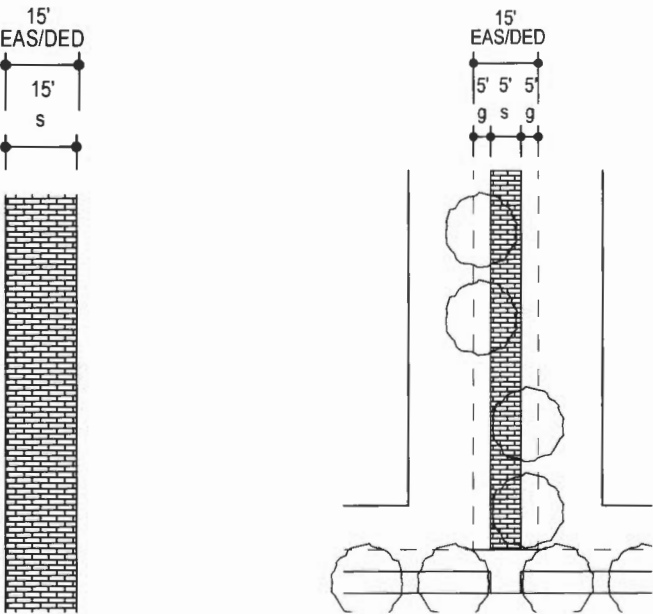
KEY:

- 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	Pedestrian Passage
	Core / Center	Center / Edge
Street Type	N/A	N/A
Sub-District	N/A	N/A
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 30 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.

EAST OVERLAY DISTRICT - 155.3709.F.2

STREET DEVELOPMENT REGULATING DIAGRAM

Proposed. to replace
previous section of
same name.

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM

A. Atlantic Blvd.



Street Type	Primary Street, Greenway featuring Live Oak Street Trees
Sub-Area	Core (90% Building Frontage), Center (80% Building Frontage)
Setback ¹	Minimum 0' to Maximum 20' (Core and Center)
Right-of-Way Width	110'
Parking Lanes	Optional, See A. Atlantic Blvd. (alternatives to on-street parking)
Bike Lanes	5' buffered, at a continuous level with the sidewalk, delineated by color and texture or material
Walkway Type	6', between buffered bike lane and property line
Landscape Type	5' tree grates abutting parking or building entrances, or 5' landscape strip
Curb Type	Raised curb abutting gutter
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	18', with 10' turning lane where required
Notes	1. Developed in accordance with Sec. 155.3501.H.T.O District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage.

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM

A. Atlantic Blvd. (alternatives to on-street parking)



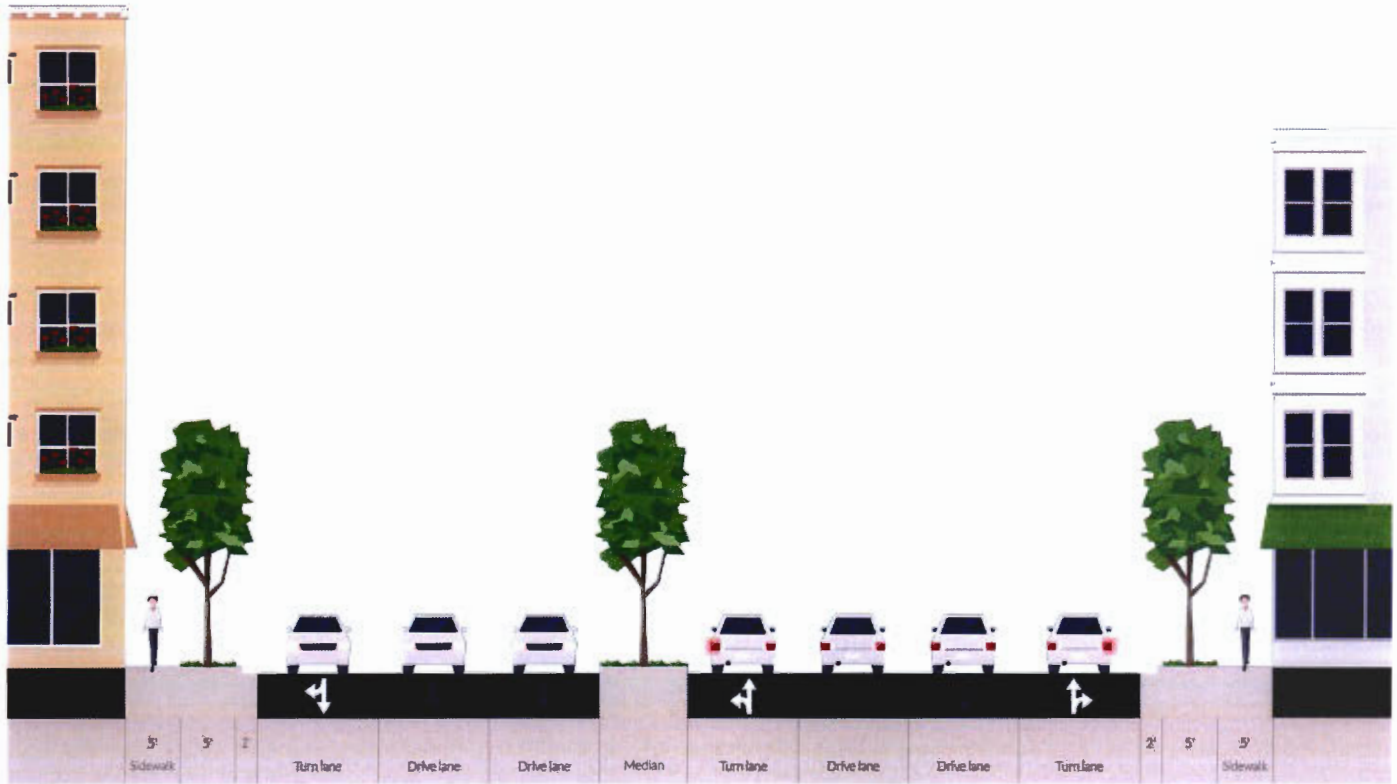
Street Type
Sub-Area
Setback¹
Right-of-Way Width
Parking Lanes
Bike Lanes
Walkway Type
Landscape Type
Curb Type
Street Trees
Median
Notes

Primary Street, Greenway featuring Live Oak Street Trees
Core (90% Building Frontage), Center (80% Building Frontage)
Minimum 0' to Maximum 20' (Core and Center)
110'
Follow section A. Atlantic Blvd. for parking lane configuration
5' buffered, at a continuous level with the sidewalk, delineated by color and texture or material
6 ft. minimum, between buffered bike lane and property line
5' tree grates abutting parking or building entrances, or 5' landscape strip
Raised curb abutting gutter
Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
18', with 10' turning lane where required

- Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage.

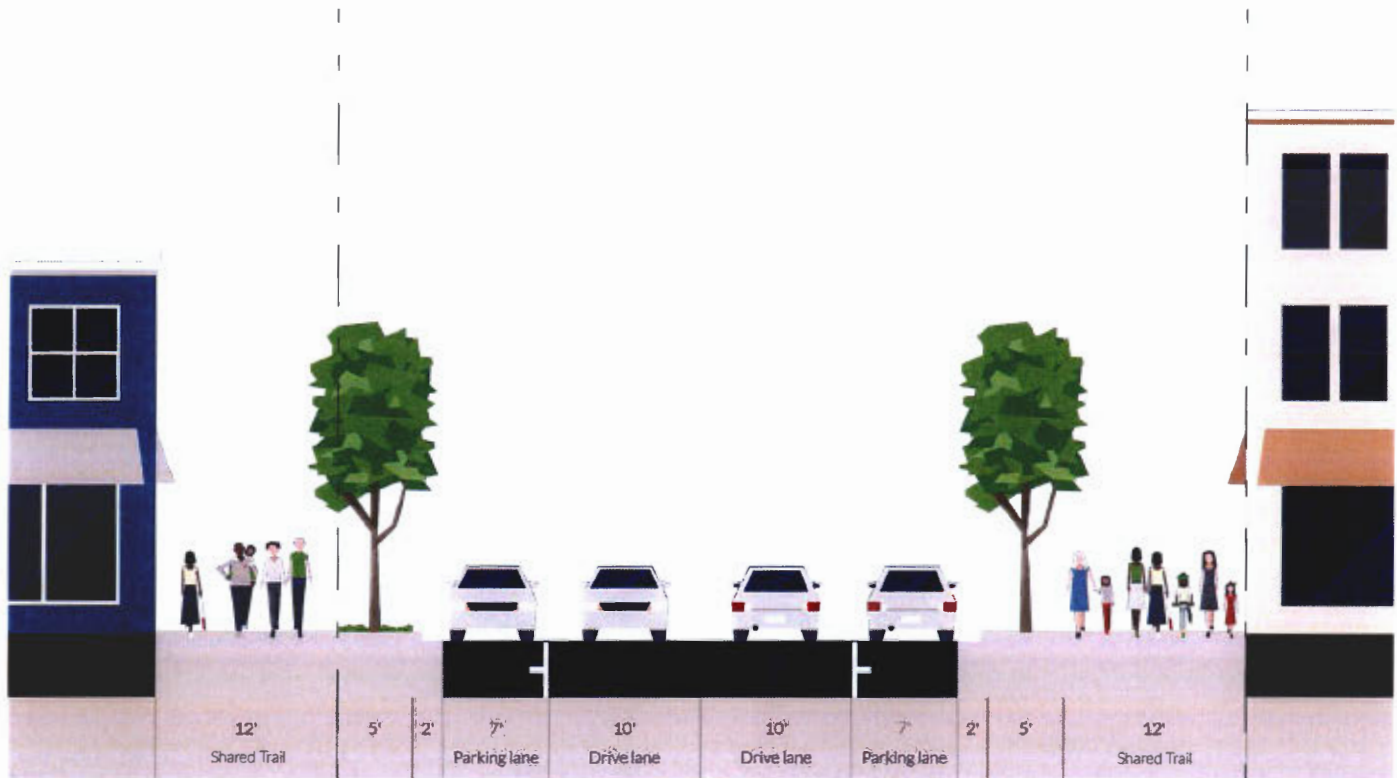
EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM

B. Federal Hwy. (streetscape improvements, no change to travel lanes)



Street Type	Primary Street, Greenway
Sub-Area	Core (90% Building Frontage), Center (80% Building Frontage)
Setback ¹	Minimum 0' to Maximum 20' (Core and Center)
Right-of-Way Width	Varies, maintained by Florida Department of Transportation
Parking Lanes	N/A
Bike Lanes	N/A
Walkway Type	5' Minimum
Landscape Type	5' landscape strip or 5' tree grates abutting parking or building entrances
Curb Type	Raised curb abutting gutter
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	Varies
Notes	<ol style="list-style-type: none"> 1. Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage. 2. 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, to accommodate the landscape strip and the sidewalk.

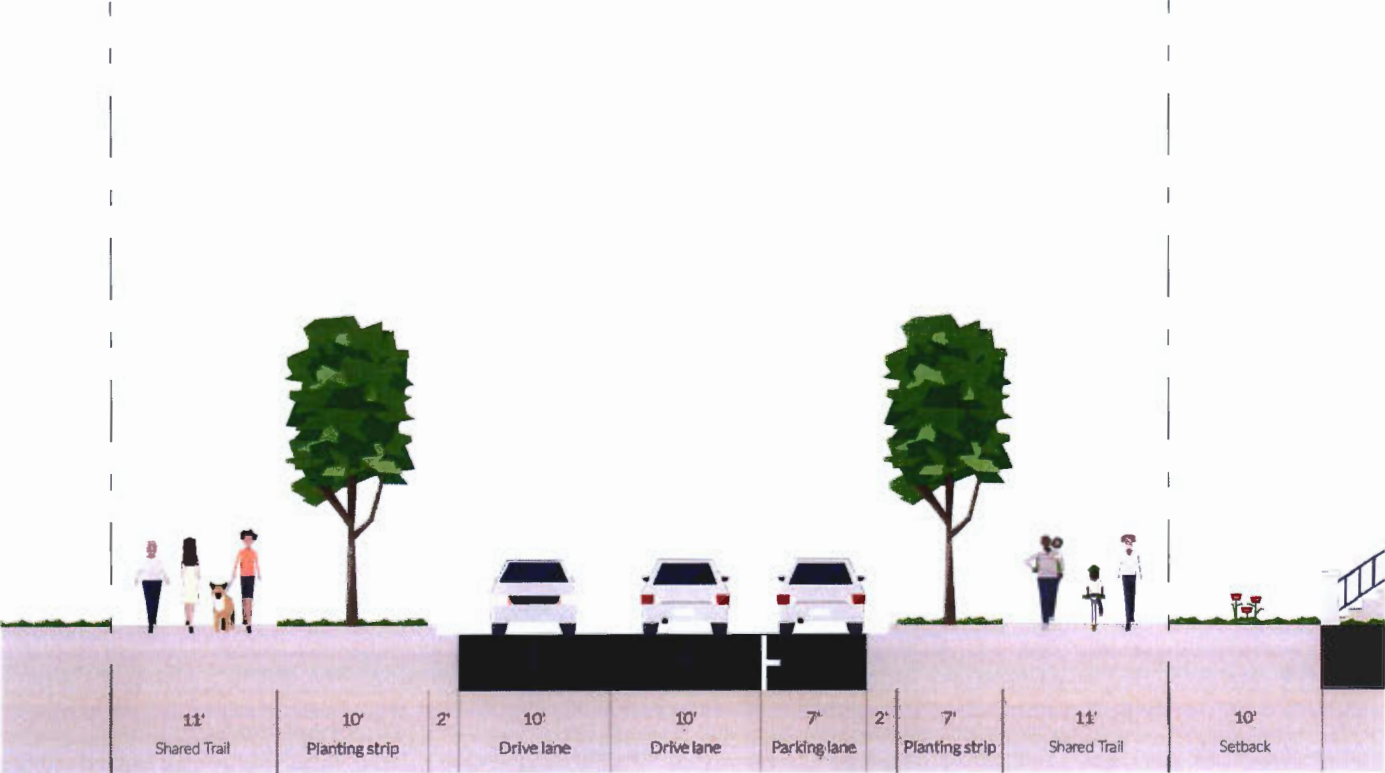
EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM
C. NE 5th Ave



West side of roadway is within the
 TO/DPOD Zoning District

Street Type	Secondary Street, Greenway featuring Royal Poinciana Trees
Sub-Area	Center (70% Building Frontage), Edge (60% Building Frontage)
Setback¹	Minimum 0' to Maximum 20' (Core), Minimum 10' to Maximum 30' (Edge)
Right-of-Way Width	60' plus 12' easement on the west side
Parking Lanes	Required
Bike Lanes	Shared Trail
Walkway Type	Shared Trail
Landscape Type	5' landscape strip or 5' tree grates abutting parking or building entrances
Curb Type	Raised curb abutting gutter
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	N/A
Notes	<ol style="list-style-type: none"> 1. Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage. 2. 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.

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM
D. NE 1st St.



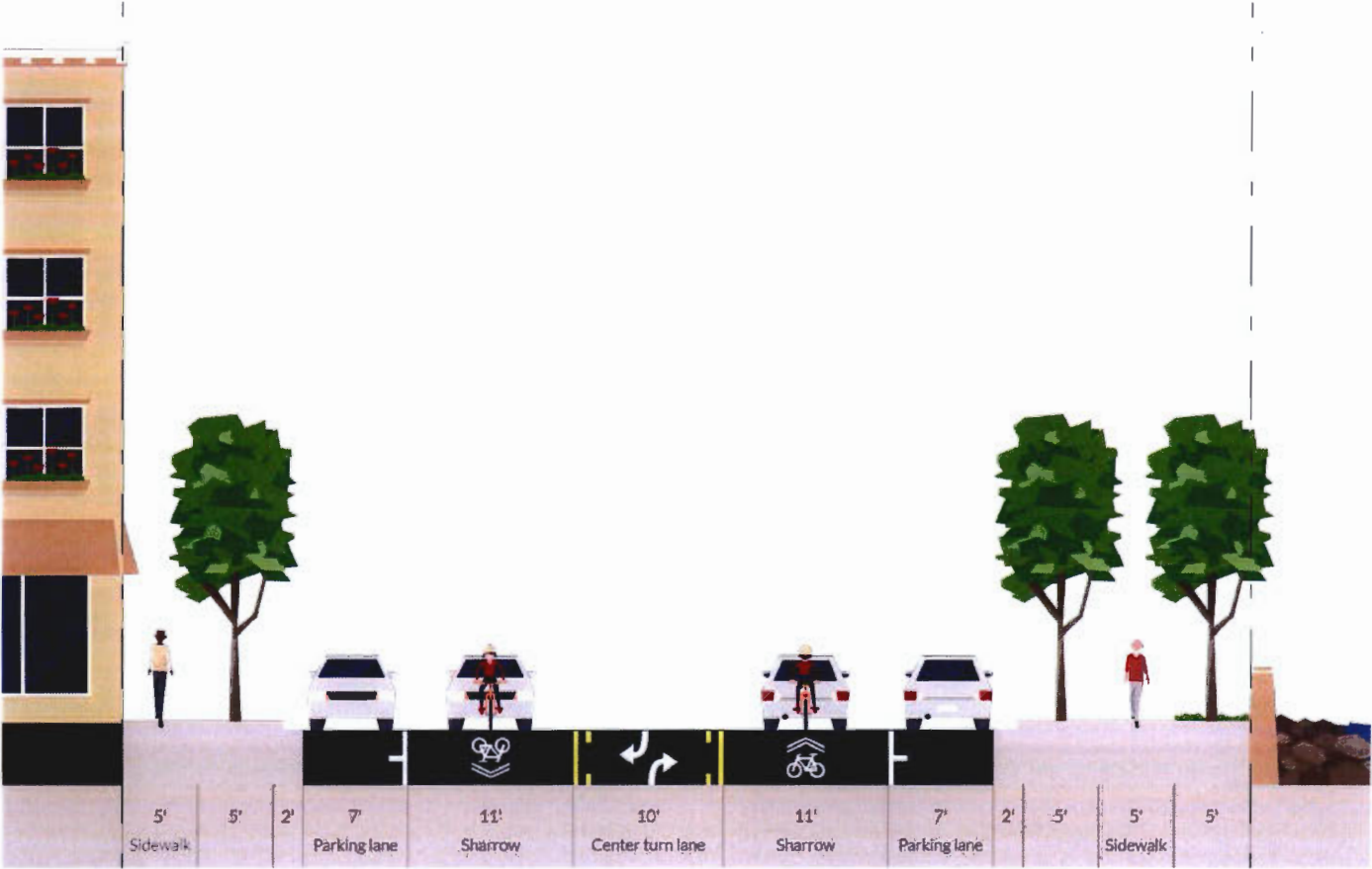
North side of roadway is not within
the TO/EOD Zoning District

Street Type	Secondary Street, Greenway featuring Royal Poinciana Trees
Sub-Area	Edge (60% Building Frontage)
Setback ¹	Minimum 10' to Maximum 30' (Edge)
Right-of-Way Width	70'
Parking Lanes	On the south side only
Bike Lanes	Shared trail
Walkway Type	Shared trail
Landscape Type	10' landscape strip on the north side, 7' on the south side
Curb Type	Raised curb abutting gutter
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	N/A

Notes

1. Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage.
2. Tree grates may be used in lieu of a continuous landscape strip abutting on-street parking and building entrances
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.

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM
E. Harbor Dr. between NE 2nd Ave and Atlantic Blvd.



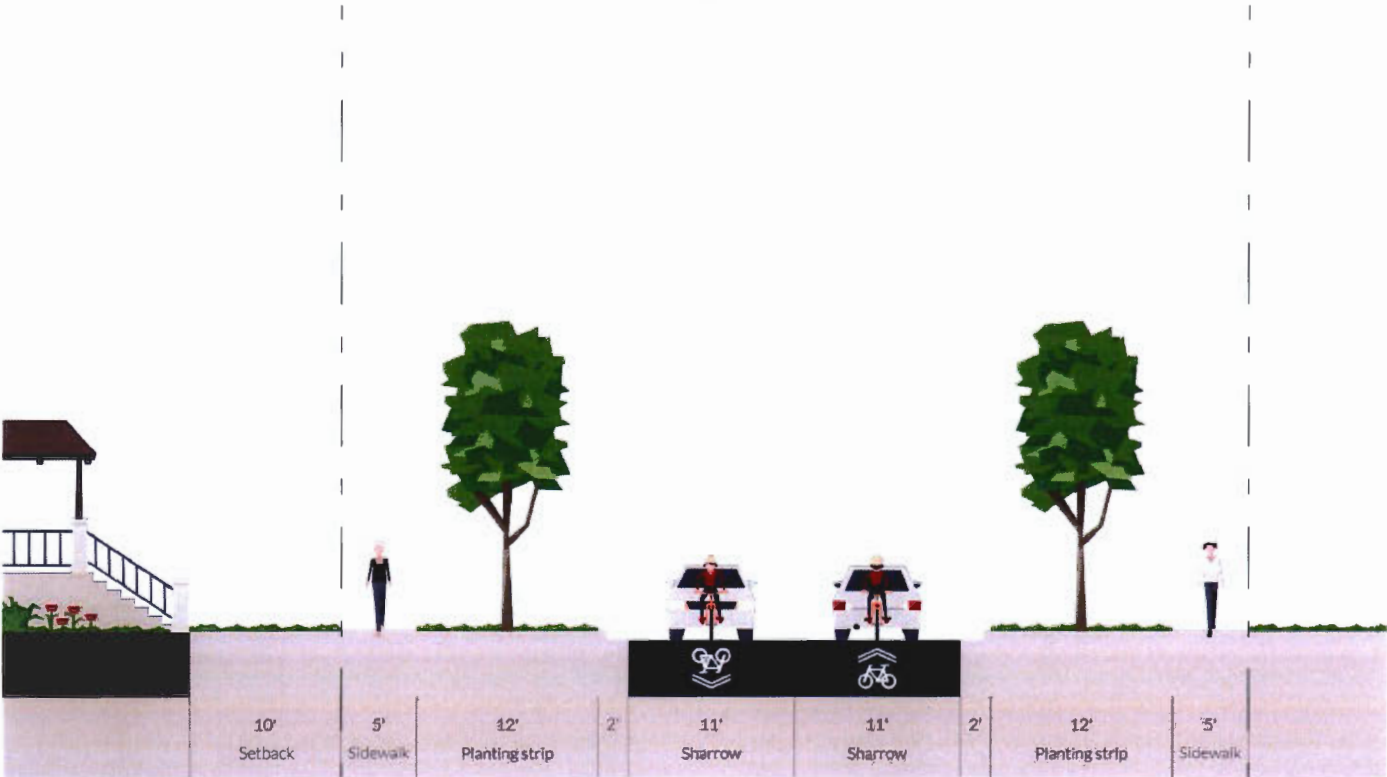
Street Type	Secondary Street, Greenway featuring Silver Trumpet Trees
Sub-Area	Core (80% Building Frontage), Center (70% Building Frontage), Edge (60% Building Frontage)
Setback ¹	Minimum 0' to Maximum 20' (Core), Minimum 10' to Maximum 30' (Edge)
Right-of-Way Width	75'
Parking Lanes	Required
Bike Lanes	Sharrow
Walkway Type	5' Sidewalk
Landscape Type	5' tree grates or 5' continuous landscape strip
Curb Type	Raised curb abutting gutter
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	10' striped median or turning lane
Notes	<ol style="list-style-type: none"> Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage. 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.

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM
F. SE 28th Ave between Atlantic Blvd. and SE 1st Ct.



Street Type	Secondary Street, Greenway featuring Silver Trumpet Trees
Sub-Area	Core (80% Building Frontage), Center (70% Building Frontage), Edge (60% Building Frontage)
Setback ¹	Minimum 0' to Maximum 20' (Core/Center), Minimum 10' to Maximum 30' (Edge)
Right-of-Way Width	50' plus 1' as an easement on the east side to accommodate on-street parking
Parking Lanes	Required on the east side only
Bike Lanes	Sharrows
Walkway Type	5' Sidewalk
Landscape Type	5' landscape strip or 5' tree grates abutting parking and building entrances (east side)
Curb Type	Raised curb abutting gutter adjacent to parking lane
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	N/A
Notes	<ol style="list-style-type: none"> Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage. On the east side, setback minimums and maximums shall be measured from the required easement line.

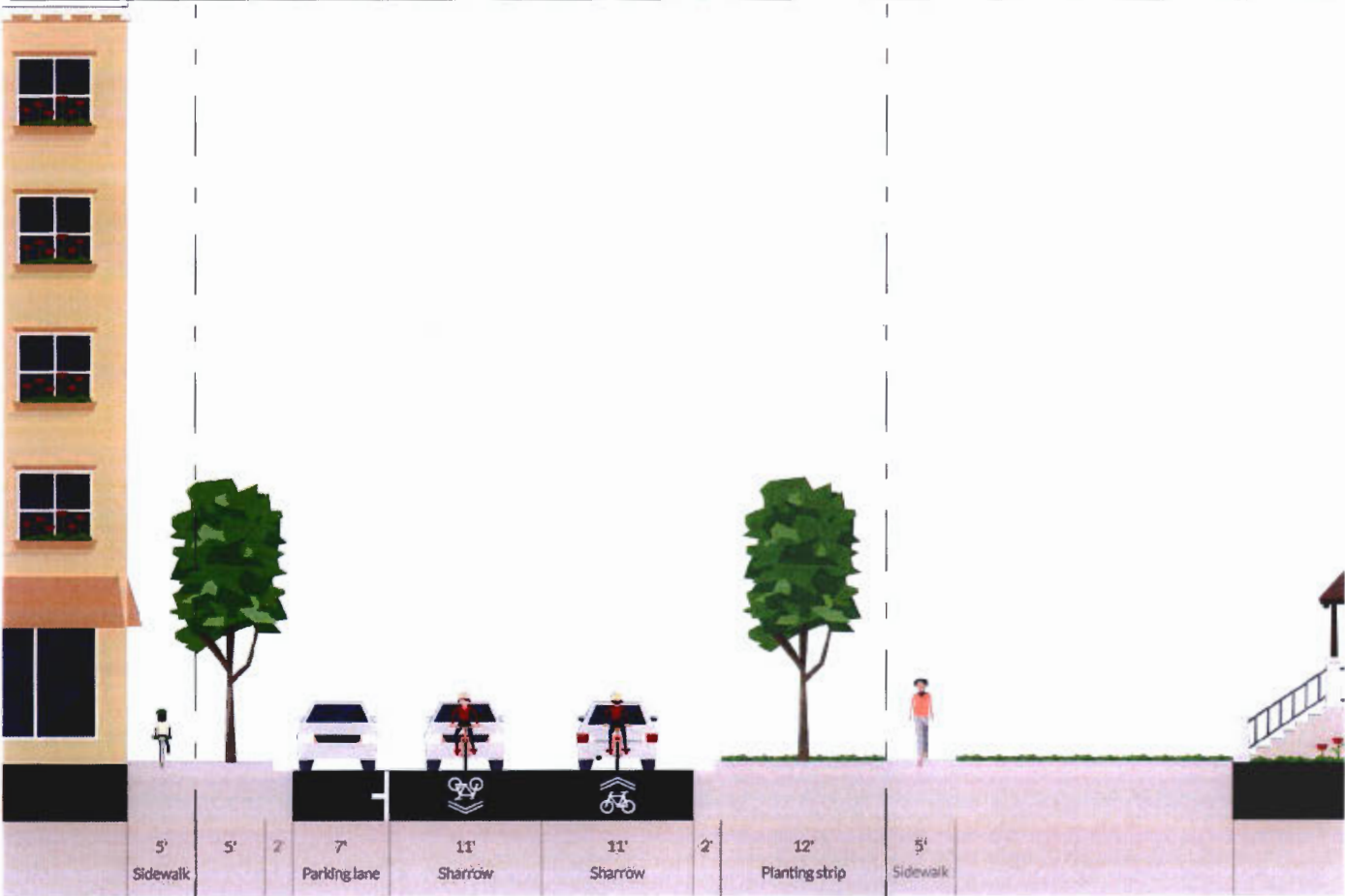
EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM
G. SE 1st Ct. between 25th Ave and 28th Ave



South side of roadway is not within the TO/EOD Zoning District

Street Type	Secondary Street, Greenway featuring Silver Trumpet Trees
Sub-Area	Edge (60% Building Frontage)
Setback¹	10' Minimum to 30' Maximum (Edge)
Right-of-Way Width	60'
Parking Lanes	N/A
Bike Lanes	Sharrow
Walkway Type	5' sidewalk
Landscape Type	12' continuous landscape strip
Curb Type	Raised Curb abutting gutter
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	N/A
Notes	<ol style="list-style-type: none"> Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage. 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.

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM
H. NE 22nd Ave between NE 4th and NE 6th St.

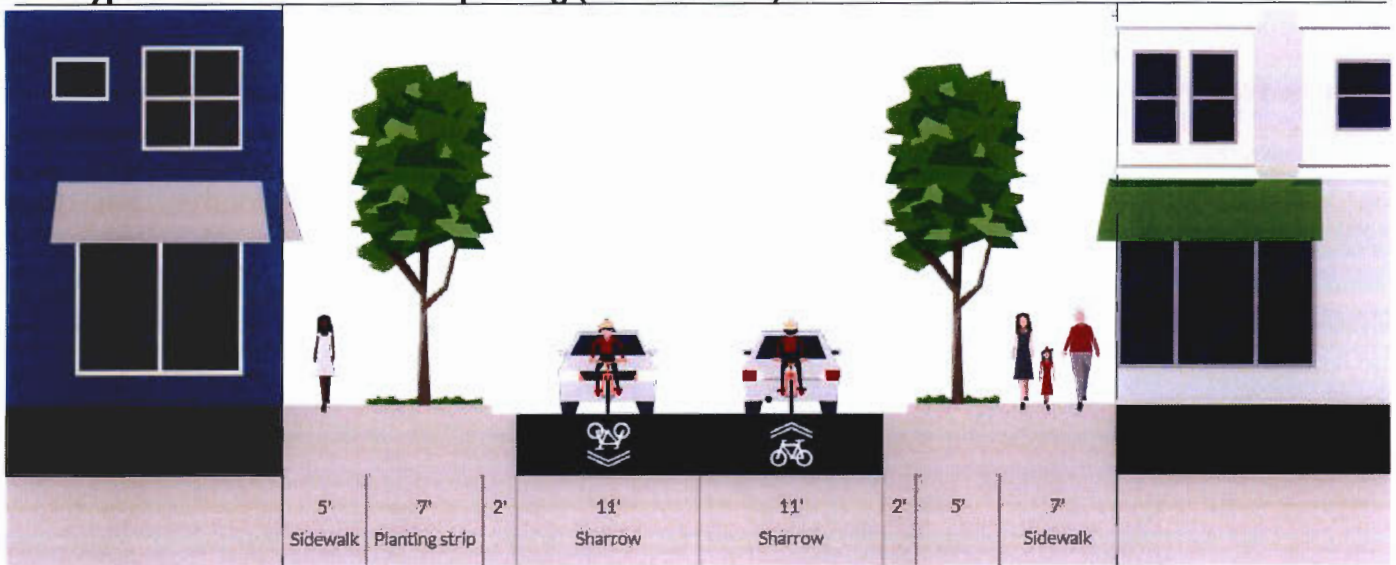


East side of roadway is not within the TO/EOD Zoning District

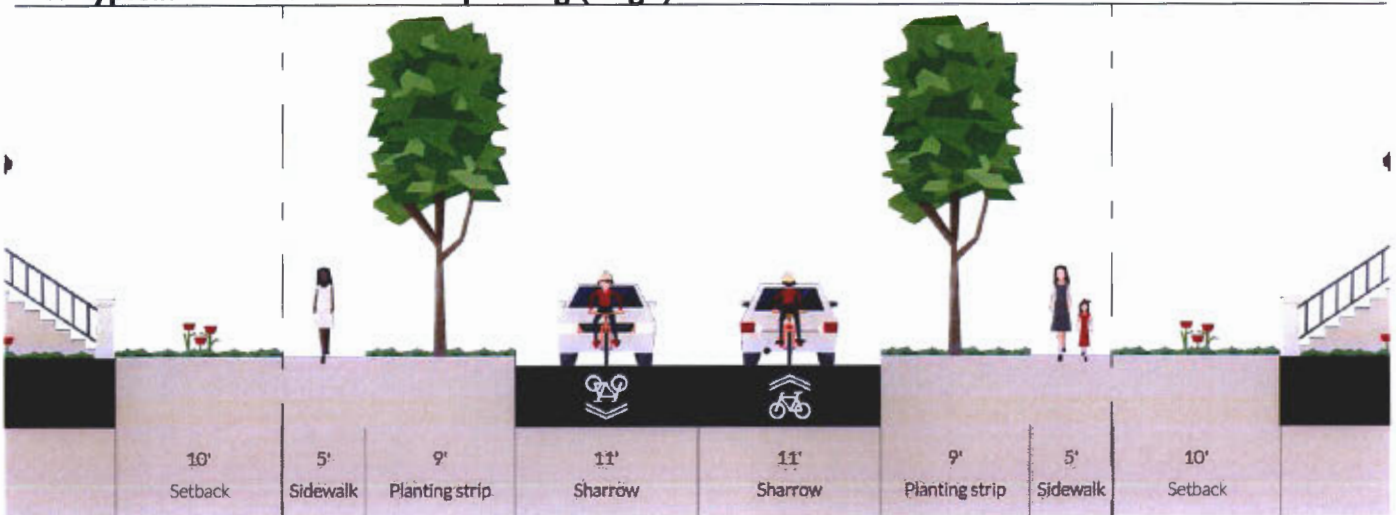
Street Type	Secondary Street, Greenway featuring Golder Shower Trees
Sub-Area	Center (70% Building Frontage)
Setback ¹	Minimum 0' to Maximum 20' (Edge)
Right-of-Way Width	60' plus 5' as an easement on both sides to accommodate the sidewalks
Parking Lanes	Required on the west side
Bike Lanes	Sharrow
Walkway Type	5' sidewalk
Landscape Type	5' tree grates or landscape strip on the west side, 12' landscape strip on the east side
Curb Type	Raised curb abutting gutter
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	N/A
Notes	<div>1. Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage.</div> <div>2. Setback minimums and maximums shall be measured from the required easement line.</div>

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM

T-1. Typical 50' R.O.W. with no parking (Core/Center)



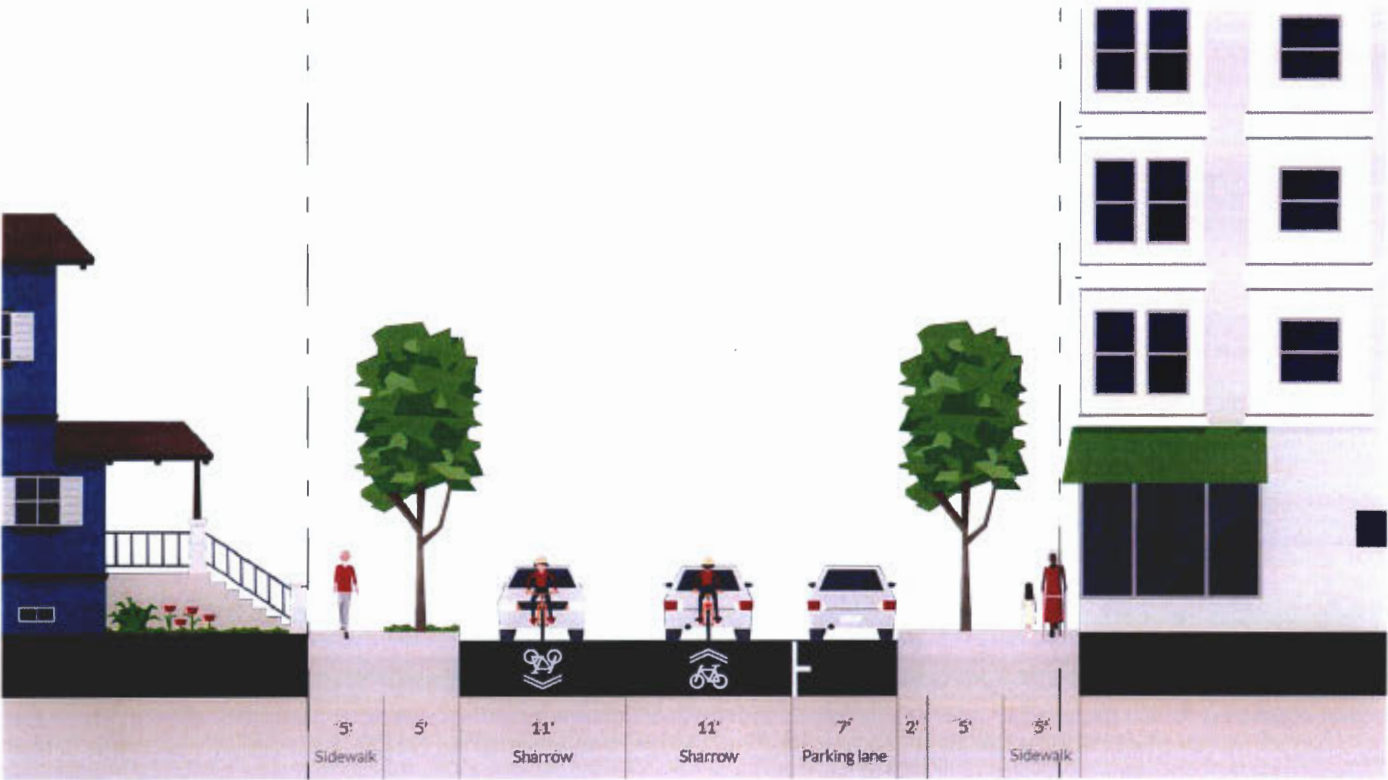
T-1. Typical 50' R.O.W. with no parking (Edge)



Street Type	Typical Street
Sub-Area	Core (80% Building Frontage), Center (70% Building Frontage), Edge (60% Building Frontage)
Setback ¹	Minimum 0' to Maximum 20' (Core), Minimum 10' to Maximum 30' (Edge)
Right-of-Way Width	50'
Parking Lanes	N/A
Bike Lanes	Sharrows
Walkway Type	5' to 7' sidewalk (Core/Center), 5' sidewalk (Edge)
Landscape Type	5' to 7' landscape strip or tree grates (Core/Center), 9' landscape strip (Edge)
Curb Type	Raised curb abutting gutter
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	N/A
Notes	<ol style="list-style-type: none"> Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage. If the street is a designated Greenway, Street Trees shall be provided at 1 per 25 feet of frontage. Refer to TO Section K.5 for additional Greenway Standards.

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM

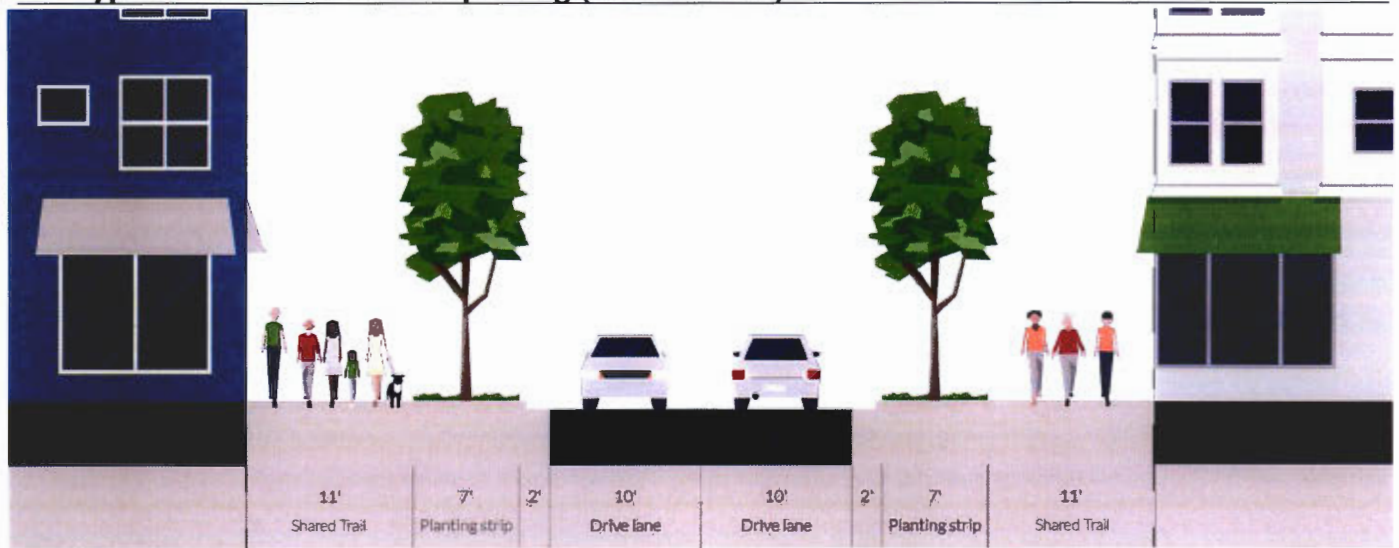
T-2. Typical 50' R.O.W. with parking on one side



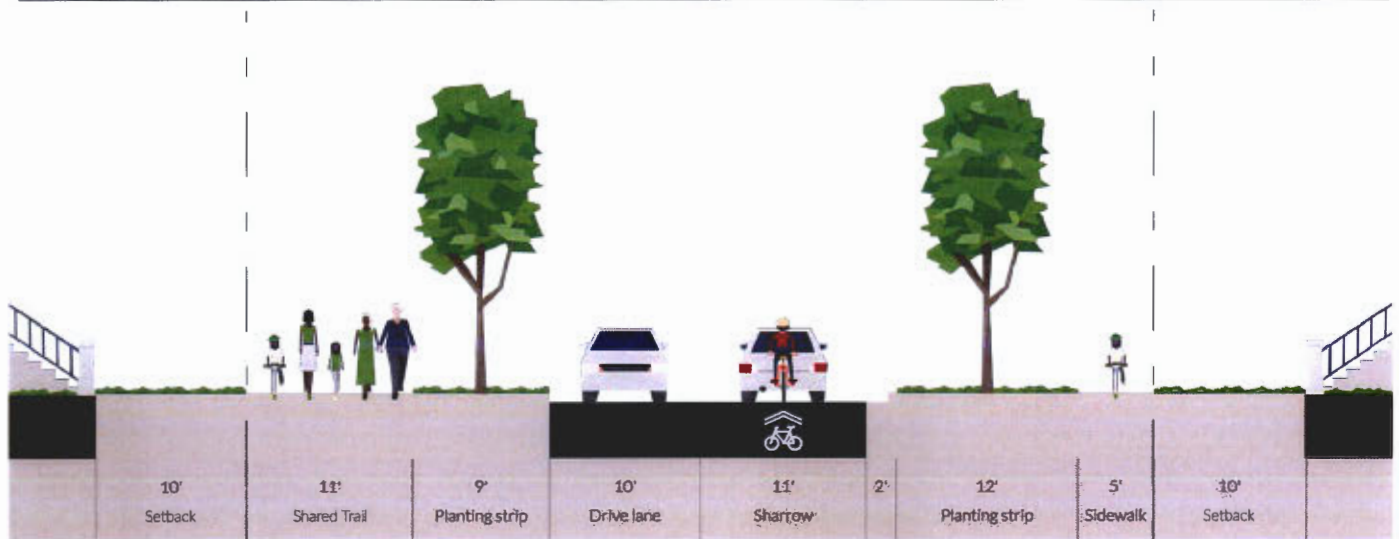
Street Type	Typical Street
Sub-Area	Core (80% Building Frontage), Center (70% Building Frontage), Edge (60% Building Frontage)
Setback ¹	Minimum 0' to Maximum 20' (Core), Minimum 10' to Maximum 30' (Edge)
Right-of-Way Width	50' plus 1' as an easement to accommodate on-street parking
Parking Lanes	N/A
Bike Lanes	Sharrow
Walkway Type	5' sidewalk
Landscape Type	5' landscape strip or 5' tree grates abutting parking and building entrances
Curb Type	Raised curb abutting gutter
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	N/A
Notes	<ol style="list-style-type: none"> Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage. If the street is a designated Greenway, Street Trees shall be provided at 1 per 25 feet of frontage. Refer to TO Section K.5 for additional Greenway Standards. Setback minimums and maximums shall be measured from the property line or the required easement line.

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM

T-3. Typical 60' R.O.W. with no parking (Core/Center)



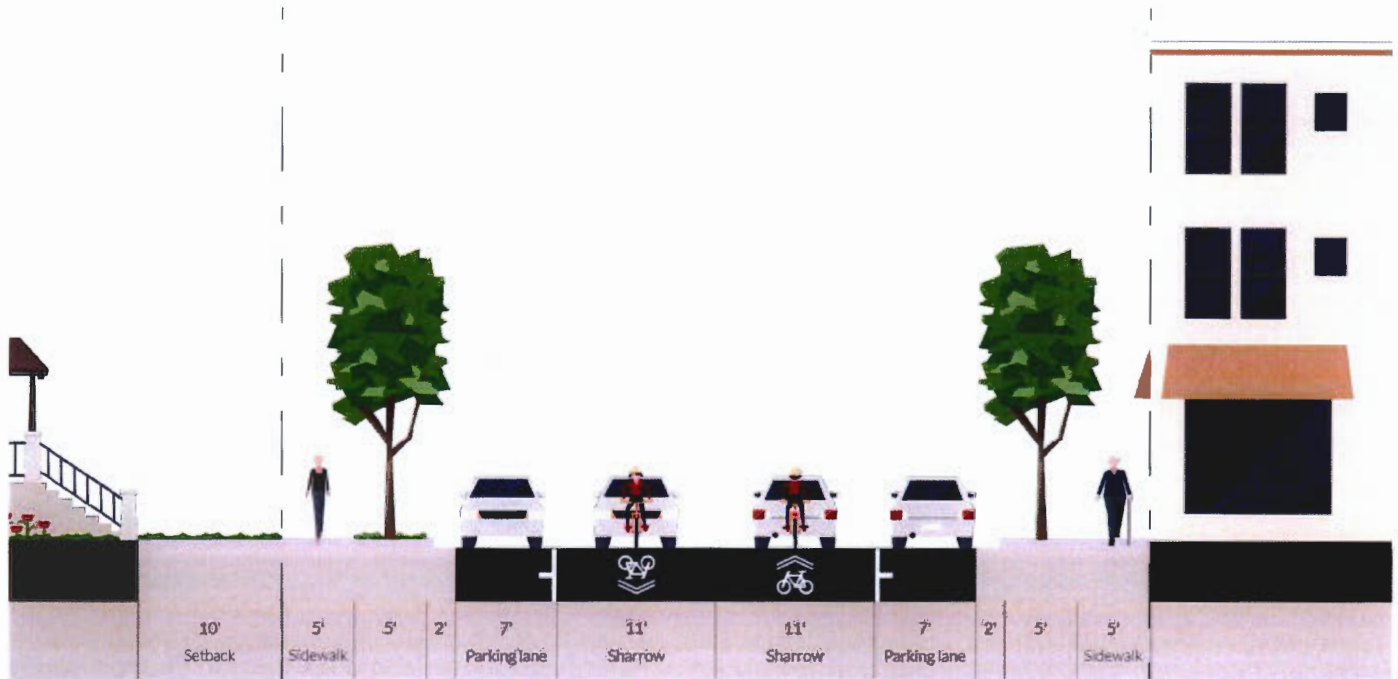
T-3. Typical 60' R.O.W. with no parking (Edge)



Street Type	Typical Street
Sub-Area	Core (80% Building Frontage), Center (70% Building Frontage), Edge (60% Building Frontage)
Setback ¹	Minimum 0' to Maximum 20' (Core), Minimum 10' to Maximum 30' (Edge)
Right-of-Way Width	60'
Parking Lanes	N/A
Bike Lanes	Shared Trail or Sharrow
Walkway Type	11' Shared Trail or 5' sidewalk
Landscape Type	7' landscape strip (Core/Center), 9' to 12' landscape strip (Edge)
Curb Type	Raised curb abutting gutter, where required
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	N/A
Notes	<ol style="list-style-type: none"> Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage. If the street is a designated Greenway, Street Trees shall be provided at 1 per 25 feet of frontage. Refer to TO Section K.5 for additional Greenway Standards.

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM

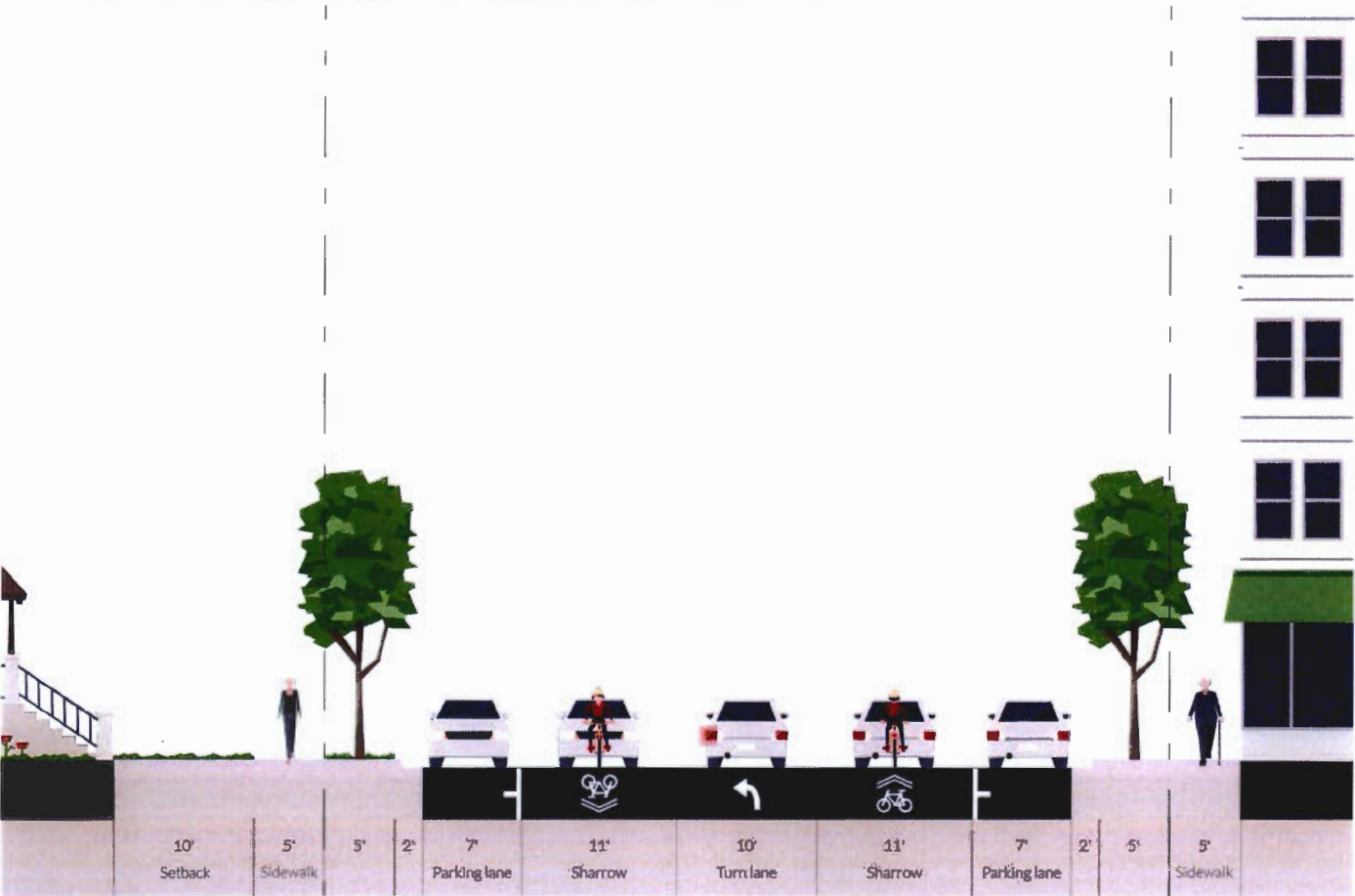
T-4. Typical 60' R.O.W. with parking on both sides



Street Type	Typical Street
Sub-Area	Core (80% Building Frontage), Center (70% Building Frontage), Edge (60% Building Frontage)
Setback ¹	Minimum 0' to Maximum 20' (Core), Minimum 10' to Maximum 30' (Edge)
Right-of-Way Width	60'
Parking Lanes	N/A
Bike Lanes	Sharrow
Walkway Type	5' sidewalk
Landscape Type	5' landscape strip or 5' tree grates abutting parking and building entrances
Curb Type	Raised curb abutting gutter
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	N/A
Notes	<ol style="list-style-type: none"> Developed in accordance with Sec. 155.3501.H.T.O District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage. If the street is a designated Greenway, Street Trees shall be provided at 1 per 25 feet of frontage. Refer to TO Section K.5 for additional Greenway Standards.

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM

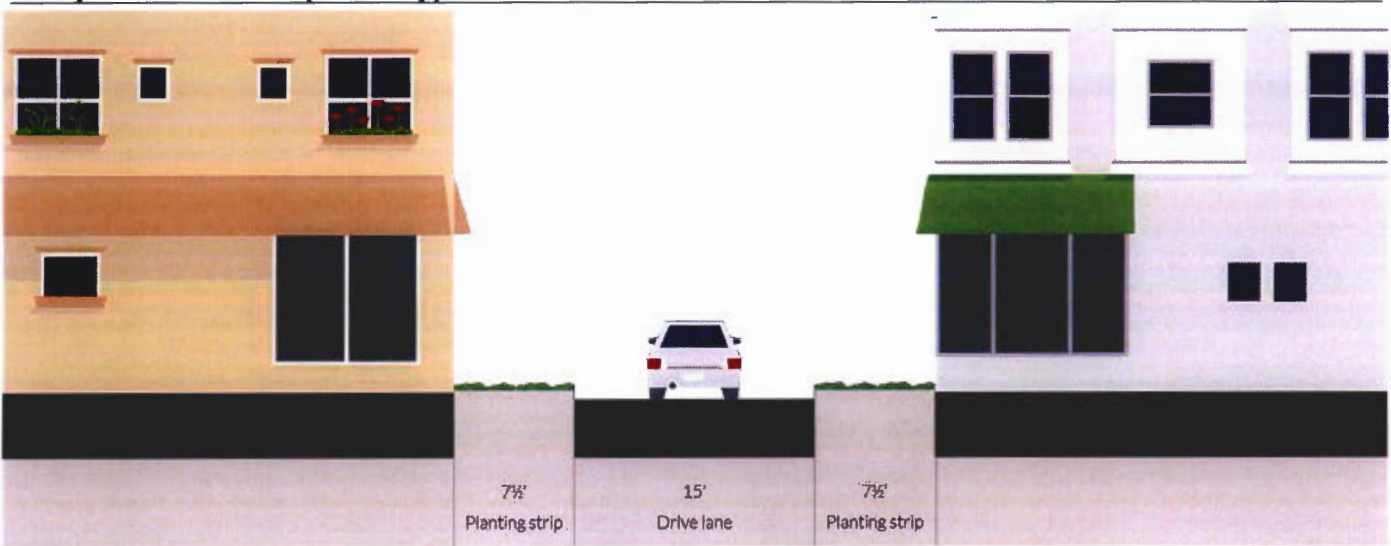
T-5. Typical 60' R.O.W. with turning lane and parking on both sides



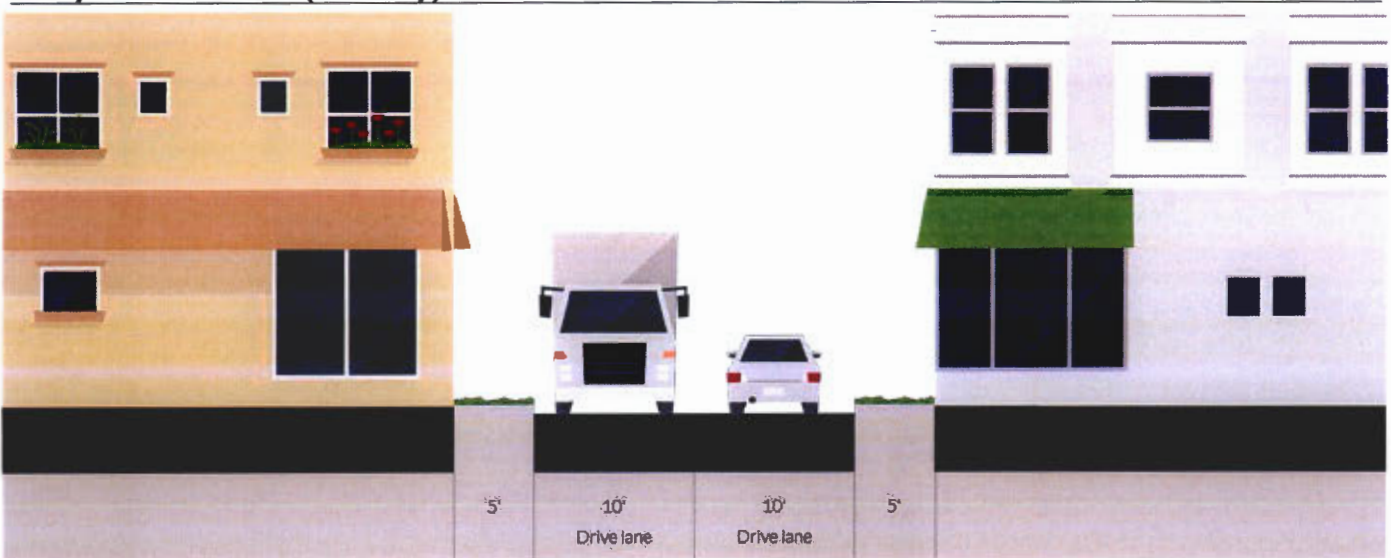
Street Type	Typical Street
Sub-Area	Core (80% Building Frontage), Center (70% Building Frontage), Edge (60% Building Frontage)
Setback¹	Minimum 0' to Maximum 20' (Core), Minimum 10' to Maximum 30' (Edge)
Right-of-Way Width	60' plus 5', as an easement, on both sides to accommodate the sidewalk
Parking Lanes	N/A
Bike Lanes	Sharrow
Walkway Type	5' sidewalk
Landscape Type	5' landscape strip or 5' tree grates abutting parking and building entrances
Curb Type	Raised curb abutting gutter
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	10' turning lane or striped median
Notes	<ol style="list-style-type: none"> Developed in accordance with Sec. 155.3501.H.TO District Street Standards and Sec. 155.3709.I.2 Setbacks and Building Frontage. If the street is a designated Greenway, Street Trees shall be provided at 1 per 25 feet of frontage. Refer to TO Section K.5 for additional Greenway Standards.

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM

Alley/Service Drive (one-way)



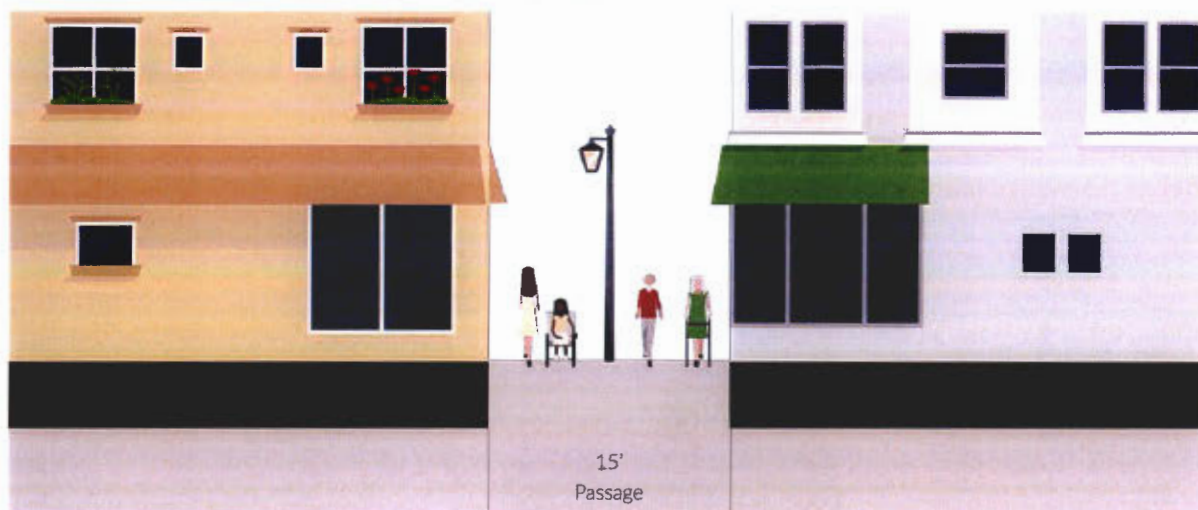
Alley/Service Drive (two-way)



Street Type	Alley/Service Drive (one-way)	Alley/Service Drive (two-way)
Sub-Area	Core / Center / Edge	Core / Center / Edge
Setback	0	0
Pavement Width	15' Alley	20' Alley
Parking Lanes	N/A	N/A
Bike Lanes	N/A	N/A
Walkway Type	N/A	N/A
Landscape Type	7.5' landscape strip on both sides	5' landscape strip on both sides
Curb Type	N/A	N/A
Street Trees	N/A	N/A
Median	N/A	N/A
Notes	I. Service Drives are to access parking areas and are on private property.	

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM

Pedestrian Passage (Core/Center)



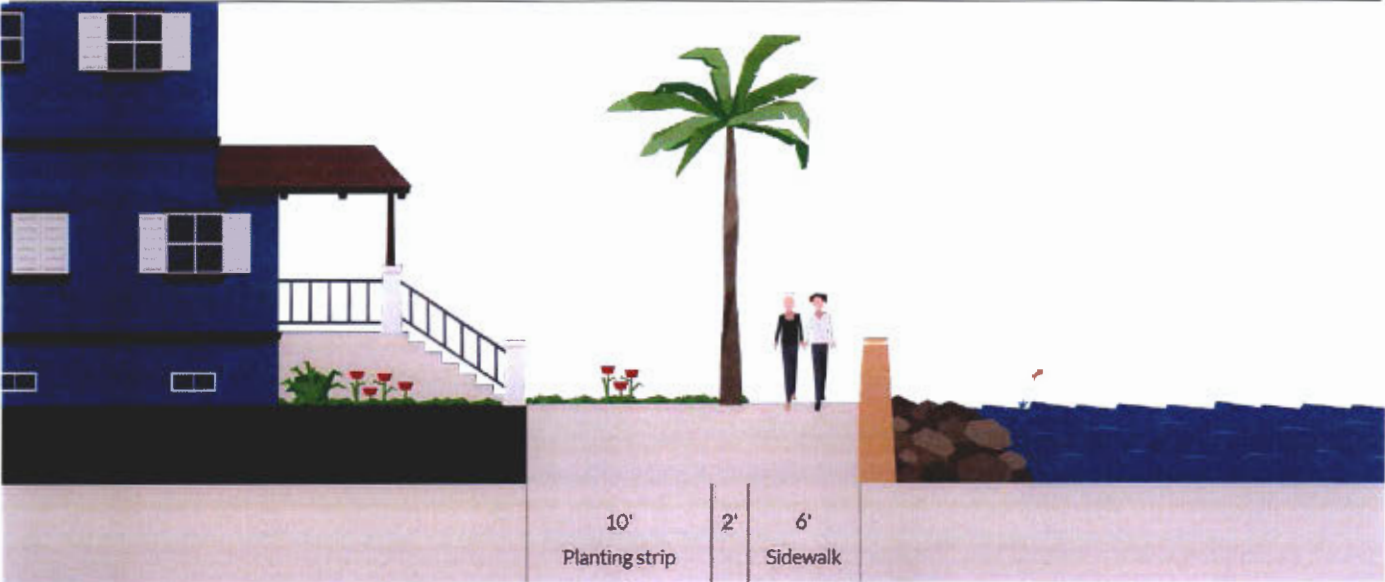
Pedestrian Passage (Edge)



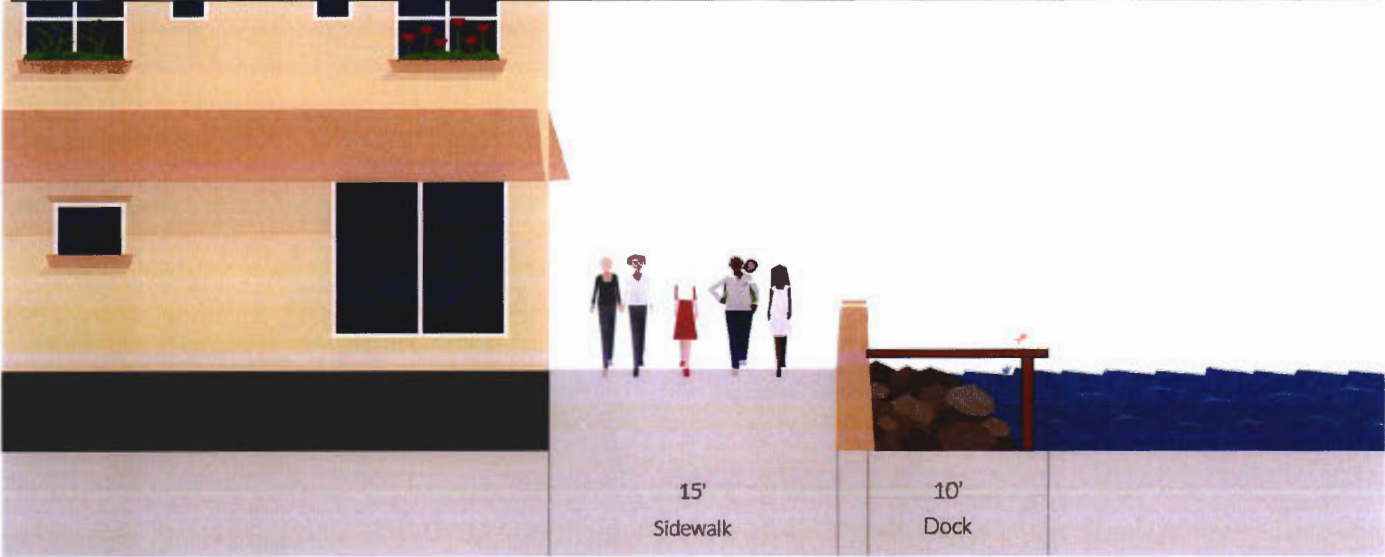
Street Type	Pedestrian Passage	Pedestrian Passage
Sub-Area	Core / Center	Edge
Setback	Varies with building typology	Varies with building typology
Passage Width	15'	5'
Parking Lanes	N/A	N/A
Bike Lanes	Shared Trail	N/A
Walkway Type	Sidewalk	Sidewalk
Landscape Type	Planters permitted	5' landscape strip on both sides
Curb Type	N/A	N/A
Street Trees	N/A	N/A
Median	N/A	N/A
Notes	A pedestrian passage may be required in accordance with the Open Spaces and Greenways Regulating Plan or may be provided, in accordance with the Building Typology and Placement Regulating Diagrams for setback relief.	

EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAM

Residential Waterfront Promenade



Commercial Waterfront Promenade



Street Type	Residential Waterfront Promenade	Commercial Waterfront Promenade
Sub-Area	Core / Center / Edge	Core / Center
Setback¹	Minimum 18' (8' easement required)	Minimum 15' (15' easement required)
Building Frontage	20' of depth; 90%, 80%, 70% per Sub-Area	20' of depth; 90%, 80% per Sub-Area
Dock	Optional	Minimum 10' required
Walkway Type	Minimum 8' concrete land side of seawall	Minimum 15' concrete land side of seawall
Notes	1. Developed in accordance with Sec. 155.3709.H	