

**ATTACHMENT D**  
Proposed Regulations

#### § 4.6 Regional Activity Center, Downtown and Beach Community Redevelopment, and Transit Oriented Corridor Districts.

A. Definitions. For the purpose of this subsection (4.6. Regional Activity Center, Downtown and Beach Community Redevelopment, and Transit Oriented Corridor Districts), the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ACTIVE USE.** An enclosed building use designed for human occupation with a direct view to adjacent streets or open space, commercial active uses generally include, but are not limited to, retail, personal services, offices, hotels, restaurants, coffee shops, libraries, municipal facilities, common areas, entrance lobbies, and the commercial uses associated with live/work. Residential active uses generally include, but are not limited to, residential units, common and lobby areas, lounges, gyms, and the residential uses associated with live/work. (See Appendix 1: Diagram 1)

**ACTIVE USE DEPTH.** The minimum depth of an Active Use, measured generally perpendicular to the building frontage. **Active use depth** minimums shall be pursuant to the Building Requirements Table in each district or subdistrict. (See Appendix 1: Diagram 1)

**ACTIVE USE, GROUND FLOOR.** An Active Use that attracts pedestrian activity; provides access to the general public; and conceals uses designed for parking and other non-active uses if present. (See Appendix 1: Diagram 1)

**ACTIVE USE, LINER.** An Active Use that serves to conceal uses designed for parking and other non-habitable uses. (See Appendix 1: Diagram 1)

**ACTIVE USE, NON-.** Building uses that are generally not intended for human occupation. Non-active uses include, but are not limited to, parking and building service areas such as storage, mechanical, electrical, and trash.

**ANNULUS.** The region between two coplanar concentric circles; defined by the minimum and maximum setbacks as indicated by the Building Requirements Table in each district or subdistrict. (See Appendix 1: Diagram 2)

**ARCHITECTURAL TREATMENT.** The provision of architectural and/or landscape elements on a facade which serve to visually screen Non-Active Uses.

**ARTICULATION.** The composition of building elements, shape, mass, and form that modulate the rhythm of a facade, improving the overall composition and aesthetic quality. The following treatments are permitted, but shall not fulfill the requirement for architectural treatment: the application of paint and faux treatments; scoring, construction joints or material projections less than four (4) inches in height, width, or depth.

**BALCONY.** A horizontal projection above the ground floor that is unenclosed and designed for human occupation.

**BASE.** The area of a structure below the tower setback, as indicated by the Building Requirements Table in each district or subdistrict. For purposes of the Beach Community Redevelopment Districts, Section 4.6.B., the maximum allowable height of the Building Base is 25 feet. (See Appendix 1: Diagram 3)

**BLANK WALL.** Any portion of a facade that has an area greater than 20 percent of the entire facade elevation and is absent of fenestration and/or of articulation. (See Appendix 1: Diagram 4)

**BUILDING FRONTAGE.** The horizontal linear measurement of a building facade that is generally parallel, facing, or oriented toward a street or right-of-way. (See Appendix 1: Diagram 5)

**COLONNADE.** A continuous horizontal projection which covers open ground or street level pedestrian areas. Colonnades shall not encroach beyond minimum setbacks.

**CROSS STREETS.** For purposes of the Beach Community Redevelopment Districts, Section 4.6.B., Cross Streets shall mean any street, not to include Surf Road, State Road A1A and Broadwalk.

**FACADE.** The exterior surface of a building or parking structure.

**FLOOR AREA.** The sum of the horizontal areas of the floors of a building or buildings, measured from the outside face of exterior walls or from the centerline of walls separating two attached buildings. The calculation of floor area for unit sizes is measured from the centerline of a party wall to the interior face of an exterior wall. The floor area shall include all areas except for any floor area associated with accessory off-street parking; any floor area associated with service and loading; and unenclosed porches, and balconies.

**FLOOR AREA RATIO (FAR).** The ratio of the floor area of a building or buildings on any lot or site divided by the net area defined by property lines of the lot or site. The floor area ratio defines the maximum allowable floor area on a given lot.

**FOOTPRINT.** The maximum horizontal coverage of a lot by a building and its related components, excluding structures such as pools. Awnings, canopies, fences, balconies, or porches. (See Appendix 1: Diagram 6)

**HEIGHT.** The maximum vertical extent of a building, measured as a number of stories or a vertical dimension in feet, whichever is less. Height is measured from the median established grade of the lot or site to the top of the roof, excluding decorative elements and parapet walls. In the case of pitched roofs, height shall be measured to the average height between the bottom of the eave and the peak of the roof. Height limits do not apply to vertical projections not intended for human occupation such as, decorative roofs, vertical circulation, parapets, masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, solar energy systems and similar structures.

**HEIGHT, FLOOR TO FLOOR.** The minimum height of a story or level of a building, measured from finished floor to finished floor.

**LANDSCAPE BUFFER.** A continuous edge of land provided along the perimeter of a lot in which landscaping is used to screen, transition or obscure one land use from adjacent land uses or public areas.

**LIVE/WORK.** A type of mixed-use development that combines ground floor commercial space with a residential dwelling unit above. Both uses shall be occupied by a common owner or tenant. Live/work commercial uses shall not be retrofitted to accommodate a

residential use and may be restricted with respect to hazardous materials, time of operation, noise, odor or other potential impacts to adjacent or nearby uses. The live/work units may be occupied as residential, commercial and office uses excluding food service, manufacturing or fabrication other than those associated with artistic pursuits.

**LOT FRONTAGE.** All or a portion of a lot line parallel to the street or public space, measured in a single plane. (See Appendix 1: Diagram 8)

**LOT FRONTAGE, BUILDABLE.** All or a portion of a lot line parallel to the street or public space, measured in a single plane, less applicable setbacks. (See Appendix 1: Diagram 8)

**MEDIAN ESTABLISHED GRADE.** The average of the highest and lowest established grade of the site.

**OVERHEAD COVER.** Any permanent man-made overhead structure intended to provide protection from sun or rain; or to provide pedestrian connections between buildings. Overhead cover includes, but is not limited to, awnings, canopies, colonnades, pergolas, trellises or other similar structures.

**PHASED DEVELOPMENT.** A site specific development which is intended to be built in stages or facets.

**ROOFTOP AMENITIES.** Rooftop open-air structures such as cabanas, gazebos, trellises, and other similar structures which accommodate outdoor common areas. It also includes non-habitable enclosed structures such as restrooms, vertical circulation, and storage areas.

**SETBACK.** The required minimum or maximum allowable horizontal distance between the lot line and the nearest building facade or vertical surface, measured perpendicular and inward from the respective plot lines and unobstructed from the ground to the sky except by encroachments specifically permitted by these regulations. (See Appendix 1: Diagram 10)

**STOREFRONT FACADE AREA.** An area of the building facade enclosing ground floor active uses and may include fenestration. Transparency, opaque materials, signage, etc. Storefront facade area is measured horizontally as the linear dimension of ground floor active uses at the building frontage and vertically from the average public sidewalk elevation to a line ten (10) feet above the average median established grade. (See Appendix 1: Diagram 14)

**TOWER.** Any portion of a building that occurs above the building base, at an elevation indicated by the Building Requirements Table in each district or subdistrict. (See Appendix 1: Diagram 3)

**TOWER FLOORPLATE.** The floor area of a building story within the tower, less balconies. When required, the average shall be calculated as the total cumulative tower floorplate area divided by the number of tower stories. (See Appendix 1: Diagram 11)

**TOWER LENGTH.** The maximum outward dimension of any tower portion of a building, measured horizontally from exterior wall to exterior wall, regardless of shape. (See Appendix 1: Diagram 12)

**TOWER ORIENTATION.** The placement of the tower such that it is near, fronting or adjacent to a specified lot boundary or right-of-way.

**TOWER SEPARATION.** The minimum allowable horizontal distance between two or more tower floorplates. (See Appendix 1: Diagram 13)

**TRANSPARENCY.** Building fenestration on non-residential uses which allows ground floor visual access between a building and its active uses from the public sidewalk. (See Appendix 1: Diagram 14)

**WALK-UP GARDEN.** A space designed to buffer ground floor residential uses from the adjacent public sidewalk. (See Appendix 1: Diagram 17)

Appendix 1: Regional Activity Center, Downtown and Beach Community Redevelopment and Transit Oriented Corridor Districts Diagrams

B. Regional Activity Center and Downtown Community Redevelopment Districts.

1. Intent. The Regional Activity Center (RAC) Land Use designation and Downtown Redevelopment District are intended to encourage attractive and functional mixed living, working, shopping, education, and recreational activities in areas of regional importance. To this objective, the corresponding RAC Zoning District regulations are intended to:

- a. To facilitate mixed-use development;
- b. Encourage mass transit;
- c. Reduce the need for automobile travel;
- d. Provide incentives for quality development; and
- e. Give definition to the urban form.

The purpose of the RAC Zoning Districts is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion; while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth. Recognizing the diversity of the various neighborhoods encompassed in the RAC, the regulations are organized by District to protect, reinforce, and enhance the character of each area. The Districts and encompassing Subdistricts facilitate the transition from one District to another and to the adjacent neighborhoods; providing adequate and compatible transitions in scale, character, and uses to adjacent residential neighborhoods. The Regional Activity Center and Downtown Redevelopment District area consists of the following zoning districts:

Core Districts

MC-1 – Multi-Family Residential Core

TC-1 – Transitional Core

RC-1 – Retail Core

RC-2 – Historic Retail Core

Dixie Highway Districts

DH-1 – Dixie Highway Low Intensity Multi-Family District

DH-2 – Dixie Highway Medium Intensity Multi-Family District

DH-3 – Dixie Highway High Intensity Mixed-Use District

Federal Highway Districts

FH-1 – Federal Highway Low-Medium Intensity Multi-Family District

FH-2 – Federal Highway Medium-High Intensity Mixed-Use District

Lakes Transition District

LT – Lakes Transition District

North Downtown Districts

ND-1 – North Downtown Low Intensity Multi-Family District

ND-2 – North Downtown Medium Intensity Multi-Family District

ND-3 – North Downtown High Intensity Mixed-Use District

Parkside Districts

PS-1 – Parkside Low Intensity Multi-Family District

PS-2 – Parkside Medium Intensity Multi-Family District

PS-3 – Parkside High Intensity Mixed-Use District

Pembroke Road District

PR – Pembroke Road Mixed-Use District

Sheridan Street District

SS – Sheridan Street Mixed-Use District

Young Circle District

YC – Young Circle Mixed-Use District

## 2. Administrative Regulations Applicable to All Districts.

a. District boundaries. The district and subdistrict boundaries shall be indicated by the district and subdistrict maps. In cases where uncertainty exists as to the boundaries of a district or subdistrict, the following conditions shall apply:

- (1) Boundaries are intended to parallel street lines, rights-of-way, or to follow existing lot lines.
- (2) Where a boundary follows a public right-of-way, street, or alley, the centerline shall be the boundary.
- (3) In the event of further uncertainty, the City Manager or designee shall determine the boundary location.

(4) The Floor Area Ratio (FAR) capacity for lots that have more than one district or subdistrict designation shall be calculated separately for each portion of the lot according to its respective FAR. Development for each portion of the lot shall be in conformance with the applicable district or subdistrict Building Requirements Table.

### b. Phased Development.

(1) All land included for the purpose of development within a Phased Development shall be under the control of the applicant (an individual, partnership or corporation, or group of individuals, partnerships, or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed Phased Development which shall be certified by the City Manager or designee.

(2) The Phased Development Master Plan shall illustrate the boundaries of each phase and intended phasing sequence.

(3) Each phase of Phased Developments shall autonomously comply with these regulations and district requirements. Site plans, elevations, and massing diagrams shall be provided for each phase and shall indicate the function and improvement of undeveloped

portions of land for independent review and approval. Undeveloped land shall be improved pursuant to the General Landscape Regulations set forth herein.

(4) Vacant non-historic and non-contributing structures; and structures which are not eligible for historic designation and are not intended for incorporation in the final development Master Plan shall be demolished prior to commencement of construction of Phase I.

(5) No phase, or portion of phase, of a Phased Development shall be dependent upon the completion of a subsequent phase. Each phase shall be autonomously functional and provide adequate parking, landscape, articulation and associated amenities at the time of completion of that phase and shall not be contingent on future phases.

(6) Any building amenity, or portion thereof, that will service the current phase under development shall be completed in its entirety and shall receive a Certificate of Occupancy prior to the issuance of a Certificate of Occupancy for the remaining phase components or uses.

(7) Each phase shall provide temporary or permanent transitional features, buffers, or protective areas in order to prevent any adverse impact on completed phases, future phases, and adjacent properties.

(8) The applicant shall have up to six (6) months from the issuance of the final Certificate of Occupancy for any given phase to obtain all necessary building permits required to proceed with construction on subsequent phases. If the applicant fails to obtain said building permit(s) within the time period, all staff and Board approvals shall be null and void and the applicant shall be required to reinstate the development review process.

(9) Changes and deviations from an approved Phased Development Master Plan which constitute a substantial alteration to the character of the development or an individual phase require that the requested changes be reviewed and approved by the appropriate Board. Substantial changes would include:

- (a) Any change in the phasing boundary or sequence;
- (b) An increase or decrease, greater than 5 percent, in Floor Area Ratio;
- (c) A change in the use or character of the Phased Development;
- (d) An increase in overall coverage of structures;
- (e) An increase in the intensity of use;
- (f) An increase in the problems of traffic circulation and public utilities;
- (g) A reduction in required open spaces; and
- (h) An increase or decrease in the amount of off-street parking and loading spaces.

(10) Any changes or deviations from an approved Phased Development Master Plan which are not listed as substantial and do not depart from the principal concept of the approved Phased Development Master Plan shall constitute a minor change and may be approved by the City Manager or designee.

### 3. General Development Regulations Applicable to All Districts.

#### a. General building requirements.

(1) Development intensities shall be established by Floor Area Ratio (FAR) and pursuant to the Building Requirements Table for each district or subdistrict and the following:

(a) No variances to Floor Area Ratio shall be granted.

(b) Established Floor Area Ratios are intended to provide flexibility in building massing. As such, when combined with other regulations and potential site constraints, maximum capacities may not always be achieved. In such cases, the other building requirements shall prevail.

(2) All uses, including automobile oriented uses, shall be designed in a manner which reinforces the urban form.

(3) Buildings shall have a recognizable entrance facing rights-of-way. Entrances shall be visible to pedestrians and vehicular traffic. For corner lots, corner entrance features are encouraged.

(4) The finished floor of ground floor commercial and retail uses shall be generally flush with the sidewalk elevation. (See Appendix 1: Diagram 7)

(5) Ground floor residential uses shall be raised a minimum of eighteen (18) inches above the sidewalk elevation and front the right-of-way.

(6) The minimum floor to floor height for all habitable uses shall be nine (9) feet.

(7) The minimum dwelling unit and room size shall be regulated by the building's principal use as indicated in the Minimum Dwelling Unit Size Table.

Minimum Dwelling Unit Size Table

<b>MINIMUM DWELLING UNIT AND HOTEL ROOM SIZE</b>
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Use	Minimum Per Unit	Minimum Cumulative Average
<b>MINIMUM DWELLING UNIT AND HOTEL ROOM SIZE</b>		
Use	Minimum Per Unit	Minimum Cumulative Average
<b>Multi-family Dwelling Units</b>		
Alterations of Existing Buildings	500 SF	750 SF
New Construction	400 SF	650 SF
<b>Multi-family Dwelling Units, within the CRA</b>		
Alterations of Existing Buildings	450 SF	700 SF
New Construction	300 SF	500 SF
Hotel Rooms	250 SF	250 SF

(8) Where applicable, towers shall be pursuant to the following:

- (a) Tower separation shall be at least 50 feet.
- (b) The maximum tower length shall be 300 feet.
- (c) The maximum average tower floorplate shall be regulated by the tower's principal use as follows:

- (i) Commercial or mixed-use: Average up to 35,000 square feet; maximum of 45,000 square feet for any single tower floorplate.
- (ii) Residential and Hotel uses: Average up to 24,000 square feet; maximum of 30,000 square feet for any single tower floorplate.

(9) Encroachments.

(a) Horizontal projections shall be pursuant to the Projection Section in Article 4, except:

(i) Balconies may encroach the setback for a maximum of 75 percent of the required setback.

(ii) Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself such as, but not limited to, elevator, stair, shall be enclosed and screened in such a manner that the enclosure is designed as an integral part of the overall building design, and may encroach a maximum of 50 percent of the required front setback and may occupy up to a maximum of 30 percent of the front building facade.

(b) Vertical projections shall be pursuant to the Height Exemptions Section in Article 4, except:

(i) Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself such as, but not limited to, cooling towers, elevator, stair and mechanical penthouses, vent stacks and antennas shall be enclosed and screened in such a manner that the enclosure is designed as an integral part of the overall building design.

(ii) Building base parapets shall have a maximum height of 20 percent of the maximum building base height, not to exceed 10 feet. Tower parapets shall have a maximum height of 15 feet.

(iii) Enclosed or covered rooftop amenities are permitted to exceed the maximum height for not more than 30 percent of the gross rooftop area. For the purposes of calculating the maximum area, enclosed or covered structures shall not include enclosures for screening mechanical systems. The following restrictions apply:

- a. Rooftop amenities are permitted to exceed the maximum of 15 feet.
- b. Rooftop amenities shall not include commercial uses in the following districts: MC-1, TC-1, RC-1, DH-1, PH-2, FH-1, LT, ND-1, ND-2, PS-1, PS-2.
- c. Covered structures shall be architecturally compatible with and in proportion to the architecture of the overall building.
- d. Climate controlled structures are limited to the minimum area necessary to accommodate uses which are secondary and incidental to the principal rooftop amenity. These structures may include saunas and steam rooms and code-required restrooms.
- e. Supporting restroom facilities shall not exceed 150 percent of the size required by applicable federal, state, and local health regulations.

(10) Active use liners

(a) Active use liners shall be pursuant to the Development Regulations table in each district or subdistrict and the following:

(i) Minimum Active Use Liner Depth Table.

MINIMUM ACTIVE USE LINER DEPTH		
Use	Ground Floor	Above Ground Floor
Commercial	25 ft.	20 ft.
Residential	15 ft.	15 ft.

(ii) When active use and active use liners are not required or exceed the minimum required frontage percentage, the active use shall be permitted to have a minimum depth of 15 feet. Further, when a parking structure is the principal use, the active use shall be permitted to have a minimum depth of 15 feet. (See Appendix 1: Diagram 1)

(iii) Active use requirements may be reduced or waived at the discretion of City Manager or designee when sufficient evidence is provided to indicate that necessary vehicular access and circulation cannot be accommodated.

(11) Articulation requirements.

(a) Building facades shall incorporate breaks in the horizontal and vertical wall plane to provide articulation and reduce visual mass.

(b) Blank walls visible from adjacent streets, public areas or adjacent buildings shall not be permitted and shall incorporate facade articulation. A portion of the facade proportionate to the building massing may be permitted.

(c) For ground floor commercial active uses, 50 percent of the storefront facade area shall provide transparency. Transparency may be provided through the use of windows and door glazing as well as unobstructed openings in the building facade. (See Appendix 1: Diagram 14)

(d) Architectural treatment shall be provided for all non-active use facade elevations and shall be harmonious and integrated with the design of adjacent active use facades. Architectural treatment shall be provided through a combination of two (2) or more treatments including, but not limited to: the use of similar materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation, and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of pervious surfaces and planters; and the provision of consistent signage, graphics, and architectural lighting. The following treatments are permitted, but shall not fulfill the requirement for architectural treatment: the application of paint and faux treatments; scoring, construction joints or material projections less than four (4) inches in height, width, or depth.

b. General public realm regulations.

(1) Minimum setback areas adjacent to rights-of-way, excluding alleys, shall:

(a) Be improved consistent with the public sidewalk and therefore shall comply with sidewalk standards and shall match or be harmonious with the design of the public sidewalk as determined by the City Manager or designee; or shall be pursuant to the General Landscape Regulations.

(b) Not include any parking uses and shall be left free of any structure higher than 42 inches, excluding street signage, lighting and other public improvements and provided that it does not occupy more than 30 percent of the setback.

(c) Not include the encroachment of any ramps and/or stairs associated with any ground floor uses, other than residential. (See Appendix 1: Diagram 7)

(2) Maximum setback areas shall be applicable to all building components, excluding open space, driveways, and porte cocheres. Variations in the building frontage where portions of facades do not meet the building maximum setback are permitted, as long as the intent of the regulation is met and the majority of the facade meets the requirement.

(3) Conflicts between vehicles and pedestrians shall be minimized or eliminated. Clear and safe pedestrian connections shall be provided.

(4) If fencing is used, it shall be decorative. Chain link fences shall be prohibited.

c. General parking regulations.

(1) Parking requirements.

(a) Parking shall be provided pursuant to the Parking Requirements Table as set forth herein. All uses not listed in the Table shall be pursuant to Article 7 of the Zoning and Land Development Regulations.

(b) The calculation of required off-street parking spaces shall be pursuant to Article 7 of the Zoning and Land Development Regulations.

(c) Exceeding the maximum parking ratio is permitted, as follows:

(i) Any portion of the parking area which exceeds the maximum parking ratio shall be included in the calculations of Floor Area Ratio. This shall include stalls and all associated circulation areas.

(ii) Through the use of tandem parking (vertical or horizontal), mechanical parking lifts, or similar mechanical systems, which do not increase the overall building massing, pursuant to Article 7.

(d) Guest parking shall be provided pursuant to the parking requirements table in each district or subdistrict as set forth herein. Designated guest parking shall not be assigned or otherwise designated for any other purpose, but may be included in the shared parking calculations.

(e) The provisions for parking reductions as indicated by these regulations may be combined; however, the combination shall not result in a reduction of more than 25 percent of the minimum parking requirement as pursuant to the Parking Requirements Table in each district or subdistrict.

Parking Requirements Table

PARKING REQUIREMENTS		
Use	Minimum	Maximum
PARKING REQUIREMENTS		
Use	Minimum	Maximum
Commercial	3 spaces per 1,000 SF	5 spaces per 1,000 SF
Hotel	1 space per room for the first 10 rooms, plus .25 space per room for each additional room; plus 60% of the requirement for accessory uses	1 space per room; plus 80% of the requirement for accessory uses
Multifamily Residential (Except for sites or portions of sites within DH-1)	Units of 1 bedroom or less; and Qualifiable Affordable Housing Developments: 1 space per unit; Units exceeding 1 bedroom (including dens): 1.5 space per unit; plus 1 space per 10 units for guest parking	2.5 spaces per unit; plus 1 space per 5 units for guest parking
Multifamily Residential (For Sites or portions of sites within DH-1)	1.5 space per unit; plus 1 space per 5 units for guest parking	3 spaces per unit; plus 1 space per 2 units for guest parking
Office	2.5 spaces per 1,000 SF	5 spaces per 1,000 SF
<b>Exemptions:</b> The following uses are exempt from parking requirements: Retail, commercial, and office uses located on the first and second floor of a building on sites or portions of sites within DH-3 east of 21st Avenue; ND-3 south of Polk Street; PS-3 north of Van Buren Street; RC-2; and YC.		
Parking for Live-Work uses shall be provided for each individual use as required above. Parking for sites or portions of sites within DH-1 shall comply with parking regulations set forth in Article 7 of the Zoning and Land Development Regulations. All other uses shall comply with parking regulations set forth in Article 7 of the Zoning and Land Development Regulations.		

(2) Parking stall dimensions.

(a) Parallel parking minimum: Eight and one-half (8-1/2) feet in width by 22 feet in length. (See Appendix 1: Diagram 9)

(b) Ninety (90) degree and angled parking minimum: Eight and one-half (8-1/2) feet in width by eighteen (18) feet in length. (See Appendix 1: Diagram 9)

(c) In those cases where the side of any stall is adjacent to a wall, fence, building, or other physical obstruction, the stall widths shall be increased by one (1) foot. Where there is an obstruction on both sides of the stall, the stall widths shall be increased by two (2) feet.

(d) Driveways may be a minimum 11 feet for one-way traffic and a minimum of 22 feet for two-way traffic.

(e) Driveway entrances not adjacent to parking stalls may be a minimum of 20 feet.

(f) All other parking stall dimension standards shall be pursuant to Article 7 of the Zoning and Land Development Regulations.



(3) Parking garages and single parking decks under buildings shall be pursuant to the district or subdistrict Building Requirements Table and to the following requirements:

(a) All levels of parking garages shall be lined with active uses as required by the Building Requirements Table in each district or screened with architectural treatment. At ground level, parking garages shall be screened with both architectural treatment and landscape buffer.

(b) A minimum of 50 percent of all roof deck parking areas (including the top deck of the base) shall be visually screened or architecturally treated in such a way that parked vehicles cannot be viewed from adjacent buildings. Screening elements may include roofs, trellises, canopies, screens, or other similar structures.

(4) At-grade parking lots and vehicular use areas shall be pursuant to the General Landscape Regulations and the following requirements:

(a) At-grade parking lots shall not be permitted within frontage setbacks unless otherwise permitted within these regulations and shall be located behind the main structure to the maximum degree possible.

(b) Parking in front of buildings shall not be permitted along 21st Avenue, Dixie Highway, Federal Highway, Hollywood Boulevard, and Young Circle. Pick-up and drop-off areas, such as porte cocheres are permitted.

(c) At-Grade Parking Lots and Vehicular Use Areas Setback Requirements Table.

<b>AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS</b>	
<b>Minimum</b>	
Front	10 feet
Interior	5 feet
Alley	5 feet

(5) Commercial developments, excluding hotel uses, may provide secure public bicycle racks and or storage at a ratio of one (1) bike rack space per every 20 required parking spaces. The bicycle racks shall be located on-site and shall not encroach into the right-of-way. In exchange, these developments may reduce the respective parking requirement for that use by 5 percent.

(6) Shared parking is encouraged for proposed developments with two (2) or more distinguishable uses as listed in the Shared Parking Requirements Table.

(a) The minimum shared parking requirement and maximum shared parking reduction shall be determined by the following procedure:

(i) Multiply the minimum parking requirement for each individual use as pursuant to the Parking Requirement Table in each district or subdistrict by the appropriate percentage listed in the shared Parking Requirements Table for each of the five (5) designated time periods.

(ii) Add the resulting sum for each of the five (5) vertical columns of the Shared Parking Requirement Table. The minimum shared parking requirement is provided by the highest number resulting from that sum.

(b) The shared parking reduction shall not result in a reduction of more than 25 percent of the minimum parking requirement.

(c) Shared Parking Requirements Table.

<b>SHARED PARKING REQUIREMENT</b>					
<b>Use</b>	<b>Weekdays</b>			<b>Weekend</b>	
	<b>Night</b>	<b>Day</b>	<b>Evening</b>	<b>Day</b>	<b>Night and Evening</b>
	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>
<b>SHARED PARKING REQUIREMENT</b>					
<b>Use</b>	<b>Weekdays</b>			<b>Weekend</b>	
	<b>Night</b>	<b>Day</b>	<b>Evening</b>	<b>Day</b>	<b>Night and Evening</b>
	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>
Residential	100	60	90	80	90

Office	5	100	10	10	5
Commercial/Retail (Non-Office)	5	90	70	100	70
Hotel	80	60	100	80	100
Restaurant	10	50	100	50	100
Entertainment/Recreation	10	40	100	80	100
All Others	100	100	100	100	100

(7) Loading and maneuvering shall be pursuant to Article 7 of the Zoning and Land Development Regulations and to the following requirements:

- (a) Loading for all proposed developments shall occur internal to the building footprint or from the alley and shall be visually screened from public view.
- (b) Public rights-of-way, excluding alleys shall not be utilized for maneuvering associated with building loading access.
- d. General landscape regulations. Landscape requirements shall be pursuant to the Landscape Requirements Table; to Article 9 of the Zoning and Land Development Regulations; to the City of Hollywood Landscape Manual; and to the following requirements:
  - (1) The minimum tree size is 12 feet in height, with a four (4) inch caliper measured at diameter breast height. (The diameter of a tree trunk measured at four and one-half (4-1/2) feet above the root ball).
  - (2) Ground floor open spaces, such as plazas, courtyards, and passageways which are visible from the public right-of-way and larger than 3,000 square feet shall be improved as pursuant to these regulations and the following requirements:
    - (a) A minimum of 25 percent of the open space area shall be vegetated.
    - (b) Overhead cover shall be provided for a minimum of 10 percent of the open space area.
    - (c) A minimum of one (1) linear foot of seating for every 30 square feet of open space area shall be provided.
  - (3) General Landscape Requirements Table.

<b>GENERAL LANDSCAPE REQUIREMENTS</b>	
	<b>Requirements</b>
<b>GENERAL LANDSCAPE REQUIREMENTS</b>	
	<b>Requirements</b>
Perimeter Landscape	1 One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed. 2 Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area. 3 When abutting or across an alley from a residential zoning district a perimeter landscape buffer shall be included within the required setback area with one (1) tree for every 20 linear feet of required buffer area.
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area	4 Terminal islands shall be installed at each end of all rows of parking spaces and landscape islands shall be provided no further apart than every 10 parking spaces. Each island shall contain a minimum of one 190 square feet of pervious area or shall measure the same length and width as the adjacent parking stall. Landscape islands within the CRA may be a minimum of 100 square feet. Each island shall contain at least one (1) tree. 5 A five (5) foot landscape buffer including a landscape element of at least 42 inches in height shall be provided along the perimeter. The landscape buffer may be included within required setback areas. 6 Lots with a width of 50 feet or less: 15 percent of the total square footage of the paved vehicular use area shall be landscaped. 7 Lots with a width of more than 50 feet: 25 percent of the total square footage of the paved vehicular use area shall be landscaped. Note: Percentage calculation excludes required perimeter landscaped

	setback area.
Open Space	<p>8 All pervious areas shall be landscaped with grass, ground cover and/or shrubbery; or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.</p> <p>9 A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use areas.</p> <p>10 MC-1, DH-1 Districts: A minimum of 40 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</p> <p>11 LT District: A minimum of 30 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</p> <p>12 DH-2, FH-1, ND-1, ND-2, PS-1, PS-2 District: A minimum of 20 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</p>
Planning and Development Board and Historic Preservation Board	<p>13 Projects containing four (4) or more units on a single site shall comply with Design Guidelines for landscaping.</p> <p>14 If within a Historic Preservation District, the landscape shall comply with the Historic Preservation Guidelines.</p>
View Triangle	15 For corner lots, a sight distance triangle shall be provided. See the City of Hollywood Landscape Manual for illustration diagram.
Irrigation	16 Provide 100 percent irrigation coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the Regulations of the South Florida Water Management District or apply xeriscape principles. (See the City of Hollywood Landscape Manual)

e. Downtown Core Opportunity Zone Incentive. For the purposes of this section the Downtown Core shall be defined as the area generally located south of Polk Street, north of Van Buren Street, east of 21st Avenue, and west of 17th Avenue. Sites or portions of sites within the Downtown Core may calculate the Floor Area Ratio based on the gross area of the property or site. This section shall become inactive on December 31, 2024, and shall be considered repealed on that date.

4. District use and development regulations. The purpose of the district specific regulations is to reinforce the existing and potential character of each district and subdistrict.

a. Core Districts.

(1) Core District Purpose and Character.

- (a) Preserve and renew the traditional retail core of the City by implementing policies to encourage shopping and dining.
- (b) Achieve urban density, pedestrian activity and development designs appropriate to a retail core area.
- (c) Establish a center for retail activity with direct customer service to the public.
- (d) Establish a balance between vehicular, transit, and pedestrian access to encourage pedestrian activity.
- (e) Protect the scale and character of the Historic Hollywood Business District.
- (f) Encourage the preservation and adaptive reuse of historic structures and those eligible for historic designation to preserve the historic building stock and promote creative uses and economically viable design solutions.
- (g) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.
- (h) Provide adequate and compatible transitions in scale, character, and uses to adjacent residential neighborhoods.

(2) Core Districts Use and Development Regulations:

- (a) MC-1 – Multi-Family Residential Core
  - (i) MC-1 – Multi-Family Residential Core Use Table.

<b>MC-1 Multi-family Residential Core Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Multi-Family Residential Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

(ii) MC-1 – Multi-Family Residential Core Development Regulations Table.

<b>MC-1 Multi-family Residential Core Development Regulations</b>	
<b>MC-1 Multi-family Residential Core Development Regulations</b>	
<b>MAXIMUM FAR</b>	
1.50	
<b>MAXIMUM HEIGHT</b>	
4 Stories, not to exceed 45 ft.	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
Streets	20 ft.
Avenues	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

(b) TC-1 – Transitional Core

(i) TC-1 – Transitional Core Use Table.

<b>TC-1 – Transitional Core Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Cafe, when part of multi-use/multi-tenant building Hotel Multi-family Residential Office Single Family Residential  Sites or portions of sites adjacent to City Hall Circle, south of Polk Street, and north	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Retail Sales Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.

of Van Buren Street: all RC-1 District uses.			
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

(ii) TC-1 – Transitional Core Development Regulations Table.

TC-1 – Transitional Core Development Regulations	
TC-1 – Transitional Core Development Regulations	
MAXIMUM FAR	
1.50	
MAXIMUM HEIGHT	
4 Stories, not to exceed 50 ft. Sites or portions of sites adjacent to City Hall Circle, south of Polk Street, and north of Van Buren Street: 7 Stories, not to exceed 75 ft.	
MINIMUM SETBACKS	
Frontage	
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	10 ft.
Rear	10 ft.

(c) RC-1 – Retail Core

(i) RC-1 – Retail Core Use Table.

RC-1 – Retail Core Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities <sup>1</sup> Amusement Uses (indoor) Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing and Space Assembly of Pre-manufactured Parts for Sale on Premises	Cabinet, Furniture, and Upholstery Shop associated to Retail or Showroom Light Manufacturing associated to Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use <sup>3</sup>	Day Care Facility Schools (K-12) Place of Worship, Meeting Hall, and Fraternal Lodge Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber and Building Materials Contractor Shop and Storage (Indoor or Outdoor) Outdoor Storage Pawn Shop Psychic Help Uses
Bar, Lounge, or Night Club Coin Laundry <sup>2</sup> Commercial Uses Dry Cleaner (Drop-off and Pick-up Only) Food Processing Funeral Home Hotel Institutional	Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery <sup>4</sup> Any use customarily associated with one of the Main Permitted Uses.		Self-Storage Facility Thrift Shop Any use not listed as a Main Permitted Use.

Live-Work Microbrewery, Microdistillery, and Microwinery Multi-Family Residential, above the ground floor Museum, Art Gallery, and Similar Cultural Uses Office Parking Lots and Garages (Commercial) Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Restaurant Retail Sales (Indoor) Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University) <sup>1</sup>			
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<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

<sup>2</sup> Coin Laundries shall be fully enclosed and air-conditioned.

<sup>3</sup> Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

<sup>4</sup> Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) RC-1 – Retail Core Development Regulations Table.

RC-1 – Retail Core Development Regulations		
RC-1 – Retail Core Development Regulations		
<b>MAXIMUM FAR</b>		
2.75		
<b>MAXIMUM HEIGHT</b>		
7 Stories, not to exceed 75 ft.		
<b>MINIMUM SETBACKS</b>		
<b>Frontage</b>		
All Frontages	10 ft.	
Hollywood Boulevard	5 ft.	
Side Interior	0 ft.	
Alley	5 ft.	
<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>

All Frontages	25 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Hollywood Boulevard	60%	N/A

(d) RC-2 – Historic Retail Core

(i) RC-2 – Historic Retail Core Use Table.

<b>RC-2 – Historic Retail Core Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Adult Educational Facilities, above the ground floor <sup>1</sup> Amusement Uses (indoor) Antique, Consignment, Collectible, and Vintage Store Assembly of Pre-manufactured Parts for Sale on Premises	Artisan and Maker Manufacturing associated with Retail, Gallery, or Showroom Cabinet, Furniture, and Upholstery Shop associated to Retail or Showroom Food Processing associated with a Restaurant	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (Business, Commercial, or Vocational; K-12; and University)	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Automotive Sales, Paint, or Repair Bulk Sales, Storage, or Display of Lumber and Building Materials Car Wash
Bar, Lounge, or Night Club <sup>2</sup> Commercial Uses Dry Cleaner (Drop-off and Pick-up Only) Hotel Institutional above the ground floor Live-Work Microbrewery, Microdistillery, and Microwinery Multi-Family Residential, above the ground floor Museum, Art Gallery, and Similar Cultural Uses Personal Service except on the ground floor adjacent to Hollywood Boulevard Office except on the ground floor adjacent to Hollywood Boulevard Restaurant Retail (Indoor) Schools (Recreational or Cultural) <sup>1</sup>	Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery <sup>3</sup> Any use customarily associated with one of the Main Permitted Uses.		Contractor Shop and Storage (Indoor or Outdoor) Drive-in or Drive-thru Uses on Hollywood Boulevard Gun Shop Outdoor Storage Pawn Shop Psychic Help Uses Self-Storage Facility Service Station Thrift Shop Any use not listed as a Main Permitted Use.

<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in

regards to capacity, hours of operation, parking, and circulation.

<sup>2</sup> Bar, Lounge, or Night Club shall be exempt from distance requirements listed in the Hollywood Code of Ordinances, § 113.03(A).

<sup>3</sup> Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) RC-2 – Historic Retail Core Development Regulations Table.

RC-2 – Historic Retail Core Development Regulations		
RC-2 – Historic Retail Core Development Regulations		
<b>MAXIMUM FAR</b>		
Sites or portions of sites within the Historic Hollywood Business District: 2.50 All other sites or portions of sites: 3.00		
<b>MAXIMUM HEIGHT</b>		
Sites or portions of sites within the Historic Hollywood Business District: 5 Stories, not to exceed 55 ft. All other sites or portions of sites: 140 ft.		
<b>MINIMUM SETBACKS</b>		
Frontage	Base Ground Floor - 35 Feet	Upper Level Above 35 Feet
All Frontages	Match Adjacent or 0 ft.	0 ft.
Hollywood Boulevard Harrison Street	Match Adjacent or 0 ft.	25 ft.
Side Interior	0 ft.	0 ft.
Alley	5 ft.	5 ft.
<b>MAXIMUM SETBACKS</b>		
Frontage	Ground Floor	Above Ground Floor
All Frontages	25 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
Frontage	Ground Floor	Above Ground Floor
Hollywood Boulevard	70%	N/A
Harrison Street	50%	N/A
<sup>1</sup> Base – 40 Feet if a mechanical parking system is proposed.		

b. Dixie Highway Districts.

(1) Dixie Highway District Purpose and Character.

- (a) Encourage mixed-use transit oriented or transit ready development which capitalizes on the District's proximity to rail.
- (b) Emphasize the corridor experience by orienting the greatest intensity towards Dixie Highway and 21st Avenue and providing pedestrian oriented uses.
- (c) Reinforce Hollywood's identity by strengthening visual and brand identity along corridor for view of passenger trains passing through.
- (d) Encourage ground-floor commercial and service oriented uses which serve the Downtown as well as adjacent residential neighborhoods.
- (e) Establish gateway for the Historic Business District at the intersection of Dixie Highway and Hollywood Boulevard.
- (f) Create a stronger pedestrian connection to the rest of Downtown.
- (g) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.
- (h) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.



(2) Dixie Highway Districts Use and Development Regulations:

(a) DH-1 – Dixie Highway Low Intensity Multi-Family District

(i) DH-1 – Dixie Highway Low Intensity Multi-Family District Use Table.

<b>DH-1 – Dixie Highway Low Intensity Multi-Family District Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Multi-Family Residential Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

(ii) DH-1 – Dixie Highway Low Intensity Multi-Family District Development Regulations Table.

<b>DH-1 – Dixie Highway Low Intensity Multi-Family District Development Regulations</b>	
<b>DH-1 – Dixie Highway Low Intensity Multi-Family District Development Regulations</b>	
<b>MAXIMUM FAR</b>	
1.25	
<b>MAXIMUM HEIGHT</b>	
3 Stories, not to exceed 35 ft.	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
Streets	20 ft.
Avenues	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

(b) DH-2 – Dixie Highway Medium Intensity Multi-Family District

(i) DH-2 – Dixie Highway Medium Intensity Multi-Family District Use Table.

<b>DH-2 – Dixie Highway Medium Intensity Multi-Family District Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Bed and Breakfast Inn Multi-Family Residential Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

(ii) DH-2 – Dixie Highway Medium Intensity Multi-Family District Development Regulations Table.

DH-2 – Dixie Highway Medium Intensity Multi-Family District Development Regulations	
DH-2 – Dixie Highway Medium Intensity Multi-Family District Development Regulations	
<b>MAXIMUM FAR</b>	
1.75	
<b>MAXIMUM HEIGHT</b>	
4 Stories, not to exceed 45 ft.	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
All Frontages	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

(c) DH-3 – Dixie Highway High Intensity Mixed-Use District

(i) DH-3 – Dixie Highway High Intensity Mixed-Use District Use Table.

DH-3 – Dixie Highway High Intensity Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities <sup>1</sup> Amusement Uses (Indoor and Outdoor)	Automotive Repair Automotive Paint or Body Automotive Sales, Used Light Manufacturing associated with Retail or Showroom	Day Care Facility Outdoor Storage Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses
Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing and Space Assembly of Pre-manufactured Parts for Sale on Premises Automotive Rental Automotive Sales, New Bar, Lounge, or Night Club Bed and Breakfast Inn Cabinet, Furniture, and Upholstery Shop Car Wash <sup>2</sup> Coin Laundry <sup>3</sup> Commercial Uses Contractor Shop and Storage (Indoor)	Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use <sup>4</sup> Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery <sup>5</sup> Any use customarily associated with one of the Main Permitted Uses.		Bulk Sales, Storage, or Display of Lumber and Building Materials Pawn Shop Psychic Help Uses Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard Any use not listed as a Main Permitted Use

<p>Dry Cleaner                  Food Processing                  Funeral Home                  Hotel                  Institutional                  Live-Work                  Microbrewery,                  Microdistillery, and                  Microwinery                  Motel                  Multi-Family                  Residential, except on                  the ground floor                  adjacent to Tyler                  Street, Dixie Highway                  and 21st Avenue                  Museum, Art Gallery,                  and Similar Cultural                  Uses                  Office                  Parking Lot and                  Garages                  (Commercial)                  Personal Service</p>			
<p>Place of Worship,                  Meeting Hall, and                  Fraternal Lodge                  Restaurant                  Retail (Indoor)                  Schools (Business,                  Commercial, or                  Vocational;                  Recreational or                  Cultural; and                  University)<sup>1</sup>                  Self-Storage Facility                  Single Family                  Residential, except on                  the ground floor                  adjacent to Dixie                  Highway and 21st                  Avenue                  Thrift Shop                  Wholesale and                  Warehousing</p>			

<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

<sup>2</sup> Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.

<sup>3</sup> Coin Laundries shall be fully enclosed and air-conditioned.

<sup>4</sup> Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

<sup>5</sup> Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) DH-3 – Dixie Highway High Intensity Mixed-Use District Development Regulations Table.

<b>DH-3 – Dixie Highway High Intensity Mixed-Use District Development Regulations</b>		
<b>DH-3 – Dixie Highway High Intensity Mixed-Use District Development Regulations</b>		
<b>MAXIMUM FAR</b>		
3.00		
<b>MAXIMUM HEIGHT</b>		
140 ft. Sites or portions of sites within 100 feet of RS-3, PS-1: 5 Stories, not to exceed 55 ft. Sites or portions of sites within 200 feet of DH-1, DH-2, ND-1: 5 Stories, not to exceed 55 ft.		
<b>MINIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Base Ground Floor - 55 Feet</b>	<b>Tower Above 55 Feet</b>
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft. When adjacent to RS-3, DH-1, and DH-2: 10 ft.	0 ft. When adjacent to RS-3: 100 ft. When adjacent to DH-1, and DH-2: 200 ft.
Alley	5 ft. When adjacent to RS-3, DH-1, and DH-2: 20 ft.	5 ft. When adjacent to RS-3: 100 ft. When adjacent to DH-1, and DH-2: 200 ft.
<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Dixie Highway 21st Avenue	30 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Dixie Highway	60%	N/A
21st Avenue	60%	N/A

(iii) DH-3 - Dixie Highway High Intensity Mixed-Use District Special Requirements.

- a. For lots which abut Dixie Highway and 21st Avenue, the tower orientation shall be towards Dixie Highway and 21st Avenue.
- b. Where possible, vehicular access shall be located along the east-west streets.
- c. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.
- c. Federal Highway Districts.
  - (1) Federal Highway District Purpose and Character.
    - (a) Encourage higher intensity mixed-use buildings which accommodate a diverse mix of commercial uses, large format or destination retail, and neighborhood commercial to support the residential uses.
    - (b) Orient the highest intensity and ground floor commercial uses towards Federal Highway to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses which promote pedestrian activity.
    - (c) Improve setback fronting the golf course with landscape and multi-purpose or pedestrian paths to enhance the edge condition and create the Hollywood Beach Golf Course Greenway.
    - (d) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.

- (e) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.
- (f) Encourage building frontages along 17th Avenue to reinforce the existing character.
- (2) Federal Highway Districts Use and Development Regulations:
  - (a) FH-1 – Federal Highway Low-Medium Intensity Multi-Family District.
    - (i) FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Use Table.

<b>FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Bed and Breakfast Inn Multi-Family Residential Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

- (ii) FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Development Regulations Table.

<b>FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Development Regulations</b>	
<b>FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Development Regulations</b>	
<b>MAXIMUM FAR</b>	
1.25	
<b>MAXIMUM HEIGHT</b>	
4 Stories, not to exceed 45 ft.	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
Streets	20 ft.
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
Avenues	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

- (b) FH-2 – Federal Highway Medium-High Intensity Mixed-Use District.
  - (i) FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Use Table.

<b>FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Adult Educational Facilities <sup>1</sup> Amusement Uses (Indoor and Outdoor)	Cabinet, Furniture, and Upholstery Shop Light Manufacturing associated with Retail or Showroom	Day Care Facility Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses

<p>Antique, Consignment, Collectible, and Vintage Store          Artisan and Maker Manufacturing and Space          Assembly of Pre-manufactured Parts for Sale on Premises          Automotive Rental          Bar, Lounge, or Night Club          Bed and Breakfast Inn          Car Wash<sup>2</sup>          Coin Laundry<sup>3</sup>          Commercial Uses          Dry Cleaner          Food Processing          Funeral Home          Hotel          Institutional          Live-Work          Microbrewery, Microdistillery, and Microwinery          Motel</p>	<p>Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use<sup>4</sup>          Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery<sup>5</sup>          Any use customarily associated with one of the Main Permitted Uses.</p>		<p>Bulk Sales, Storage, or Display of Lumber and Building Materials.          Contractor Shop and Storage (Indoor or Outdoor)          Gun Shop          Outdoor Storage          Pawn Shop          Psychic Help Uses          Any use not listed as a Main Permitted Use.</p>
<p>Multi-Family Residential, except on the ground floor adjacent to Federal Highway          Museum, Art Gallery, and Similar Cultural Uses          Office          Parking Lots and Garages (Commercial)          Personal Service          Place of Worship, Meeting Hall, and Fraternal Lodge          Restaurant          Retail (indoor)          Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)<sup>1</sup>          Single Family Residential, except on the ground floor adjacent to Federal Highway          Wholesale and Warehousing</p>			

- 1 Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.
  - 2 Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.
  - 3 Coin Laundries shall be fully enclosed and air-conditioned.
  - 4 Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.
  - 5 Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.
- See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Development Regulations Table.

<b>FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Development Regulations</b>		
<b>FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Development Regulations</b>		
<b>MAXIMUM FAR</b>		
3.00 Sites south of Fillmore and north Monroe Streets: Single Use Buildings/Development: 3.75 Mixed Use Buildings/Development: 4.75		
<b>MAXIMUM HEIGHT</b>		
140 ft. Sites located between Fillmore and Monroe Streets and fronting Federal Highway: 18 Stories, not to exceed 190 ft.; Sites or portions of sites within 60 feet of FH-1: 5 Stories, not to exceed 55 ft. Sites or portions of sites within 100 feet of ND-1, PS-1: 5 Stories, not to exceed 55 ft.		
<b>MINIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Base</b> Ground Floor - 55 Feet	<b>Tower</b> Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Fronting Golf Course	20 ft.	20 ft.
Side Interior	0 ft. When adjacent to FH-1: 10 ft.	0 ft. When adjacent to FH-1: 60 ft.
Alley	5 ft. When adjacent to FH-1: 20 ft.	5 ft. When adjacent to FH-1: 60 ft.
<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Federal Highway	30 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Federal Highway	60%	N/A
North 17th Avenue between Polk and Johnson Streets	40%	N/A

(iii) FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Special Requirements.

- a. For lots which abut Federal Highway, the tower orientation shall be towards Federal Highway.
- b. Where possible, vehicular access shall be located along the east-west streets.

c. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

d. Lakes Transition District.

(1) Lakes Transition District Purpose and Character.

(a) Provide adequate and compatible transitions from Young Circle to the Hollywood Lakes Historic District.

(b) Encourage the preservation and adaptive reuse of historic structures and those eligible for historic designation to preserve the historic building stock and promote creative uses.

(c) Encourage redevelopment which retains and enhances the existing character of the Lakes Area Historic Multiple Resource Listing District.

(d) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.

(e) Encourage building frontages along 17th Avenue to reinforce the existing character.

(2) Lakes Transition District Use and Development Regulations:

(a) LT – Lakes Transition District

(i) LT – Lakes Transition District Use Table.

LT – Lakes Transition District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Art Gallery Bed and Breakfast Inn Cafe Live-Work Multi-Family Residential Professional Office Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

(ii) LT – Lakes Transition District Development Regulations Table.

LT – Lakes Transition District Development Regulations	
LT – Lakes Transition District Development Regulations	
<b>MAXIMUM FAR</b>	
1.25	
<b>MAXIMUM HEIGHT</b>	
3 Stories, not to exceed 35 ft.	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
Streets	20 ft.
Avenues	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

e. North Downtown Districts.



(1) North Downtown District Purpose and Character.

- (a) Encourage higher intensity mixed-use buildings which include Class-A office uses and similar employment generators.
- (b) Encourage the creation and expansion of urban campuses for higher education uses.
- (c) Provide ground floor uses geared towards supporting the employment base and reinforcing the pedestrian connection to Hollywood Boulevard.
- (d) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.
- (e) Encourage various typologies of urban housing options, including high- and mid-rise multi-family, live-work units, walk-up units, lofts, and attached housing.
- (f) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

(2) North Downtown Districts Use and Development Regulations:

- (a) ND-1 – North Downtown Low Intensity Multi-Family District
  - (i) ND-1 – North Downtown Low Intensity Multi-Family District Use Table.

<b>ND-1 – North Downtown Low Intensity Multi-Family District Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Artisan and Maker Manufacturing and Space <sup>1</sup> Assembly of Pre-Manufactured Parts for Sale on the Premises <sup>1</sup>	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
Bed and Breakfast Inn Commercial Uses <sup>1</sup> Food Processing <sup>1</sup> Multi-Family Residential Museum, Art Gallery, and Similar Cultural Uses <sup>1</sup> Single-Family Residential	Any use customarily associated with one of the Main Permitted Uses.		
<sup>1</sup> Permitted for the adaptive reuse of existing buildings adjacent to 20th Avenue. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

(ii) ND-1 – North Downtown Low Intensity Multi-Family District Development Regulations Table.

<b>ND-1 – North Downtown Low Intensity Multi-Family District Development Regulations</b>	
<b>ND-1 – North Downtown Low Intensity Multi-Family District Development Regulations</b>	
<b>MAXIMUM FAR</b>	
1.25	
<b>MAXIMUM HEIGHT</b>	
4 Stories, not to exceed 45 ft.	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
Streets	20 ft.
Avenues	15 ft.

Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

(b) ND-2 – North Downtown Medium Intensity Multi-Family District

(i) ND-2 – North Downtown Medium Intensity Multi-Family District Use Table.

ND-2 – North Downtown Medium Intensity Multi-Family District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Artisan and Maker Manufacturing and Space <sup>1</sup> Assembly of Pre-Manufactured Parts for Sale on the Premises <sup>1</sup>	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
Bed and Breakfast Inn Commercial Uses <sup>1</sup> Food Processing <sup>1</sup> Live-Work Multi-Family Residential Museum, Art Gallery, and Similar Cultural Uses <sup>1</sup> Professional Office Single-Family Residential	Any use customarily associated with one of the Main Permitted Uses.		

<sup>1</sup> Permitted for the adaptive reuse of existing buildings adjacent to 20th Avenue. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) ND-2 – North Downtown Medium Intensity Multi-Family District Development Regulations Table.

ND-2 – North Downtown Medium Intensity Multi-Family District Development Regulations	
ND-2 – North Downtown Medium Intensity Multi-Family District Development Regulations	
<b>MAXIMUM FAR</b>	
2.00	
<b>MAXIMUM HEIGHT</b>	
5 Stories, not to exceed 55 ft.	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
All Frontages	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	10 ft.

(c) ND-3 – North Downtown High Intensity Mixed-Use District

(i) ND-3 – North Downtown High Intensity Mixed-Use District Use Table.

ND-3 – North Downtown High Intensity Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities <sup>1</sup> Amusement Uses (Indoor and Outdoor)	Light Manufacturing associated with Retail or Showroom	Commercial Parking Garage Day Care Facility Schools (K-12)	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses
Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing Assembly of Pre-manufactured Parts for Sale on Premises Bar, Lounge, or Night Club Bed and Breakfast Inn Commercial Uses Dry Cleaner (Drop-off and Pick-up Only) Food Processing Hotel Institutional Live-Work Microbrewery, Microdistillery, and Microwinery Motel Multi-Family Residential, except on the ground floor adjacent to Tyler Street and 21st Avenue Museum, Art Gallery, and Similar Cultural Uses Office Parking Lots and Garages (Commercial) Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Restaurant Retail (indoor) Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University) <sup>1</sup>	Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use <sup>2</sup> Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery <sup>3</sup> Any use customarily associated with one of the Main Permitted Uses.		Automotive Sales, Paint, or Repair Bulk Sales, Storage, or Display of Lumber and Building Materials. Contractor Shop and Storage (Indoor or Outdoor) Gun Shop Outdoor Storage Pawn Shop Psychic Help Uses Self-Storage Facility Service Station Thrift Shop Any use not listed as a Main Permitted Use.

<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in

regards to capacity, hours of operation, parking, and circulation.

<sup>2</sup> Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

<sup>3</sup> Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) ND-3 – North Downtown High Intensity Mixed-Use District Development Regulations Table.

ND-3 – North Downtown High Intensity Mixed-Use District Development Regulations		
ND-3 – North Downtown High Intensity Mixed-Use District Development Regulations		
<b>MAXIMUM FAR</b>		
3.00		
<b>MAXIMUM HEIGHT</b>		
10 Stories, not to exceed 140 ft.		
<b>MINIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Base</b> Ground Floor - 55 Feet	<b>Tower</b> Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft.
Alley	5 ft.	5 ft.
<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
All Frontages	30 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Polk Street Taylor Street	40%	30%
Tyler Street	60%	40%
19th Avenue 20th Avenue	40%	N/A
21st Avenue	60%	N/A

(iii) ND-3 – North Downtown High Intensity Mixed-Use District Special Requirements.

a. For lots which abut 21st Avenue, the tower orientation shall be towards 21st Avenue.

b. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

f. Parkside Districts.

(1) Parkside District Purpose and Character.

(a) Encourage mixed-uses which promote pedestrian activity and vibrant walkable neighborhoods.

(b) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.

(c) Encourage various typologies of urban housing options, including highland mid-rise multi-family, live-work units, walk-up units, lofts, and attached housing.

(d) Encourage renovation and reuse of existing building stock.

- (e) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.
- (2) Parkside Districts Use and Development Regulations:
  - (a) PS-1 – Parkside Low Intensity Multi-Family District
    - (i) PS-1 – Parkside Low Intensity Multi-Family District Use Table.

<b>PS-1 – Parkside Low Intensity Multi-Family District Use</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Multi-Family Residential Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

- (ii) PS-1 – Parkside Low Intensity Multi-Family District Development Regulations Table.

<b>PS-1 – Parkside Low Intensity Multi-Family District Development Regulations</b>	
<b>PS-1 – Parkside Low Intensity Multi-Family District Development Regulations</b>	
<b>MAXIMUM FAR</b>	
1.25	
<b>MAXIMUM HEIGHT</b>	
4 Stories, not to exceed 45 ft.	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
Streets	20 ft.
Avenues	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

- (b) PS-2 – Parkside Medium Intensity Multi-Family District
  - (i) PS-2 – Parkside Medium Intensity Multi-Family District Use Table.

<b>PS-2 – Parkside Medium Intensity Multi-Family District Use</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Bed and Breakfast Inn Hotel Live-Work Multi-Family Residential Professional Office Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

(ii) PS-2 – Parkside Medium Intensity Multi-Family District Development Regulations Table.

<b>PS-2 – Parkside Medium Intensity Multi-Family District Development Regulations</b>	
<b>PS-2 – Parkside Medium Intensity Multi-Family District Development Regulations</b>	
<b>MAXIMUM FAR</b>	
2.00	
<b>MAXIMUM HEIGHT</b>	
5 Stories, not to exceed 55 ft.	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
All Frontages	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	10 ft.

(c) PS-3 – Parkside High Intensity Mixed-Use District

(i) PS-3 – Parkside High Intensity Mixed-Use District Use Table.

<b>PS-3 – Parkside High Intensity Mixed-Use District Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing Bed and Breakfast Inn Commercial Uses Dry Cleaner (Drop-off and Pick-up Only) Hotel Institutional Live-Work Multi-Family Residential Museum, Art Gallery, and similar cultural uses Office Parking Lots and Garage (Commercial) Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Restaurant Retail (Indoor) Single Family Residential	Food Processing associated with a Restaurant Any use customarily associated with one of the Main Permitted Uses.	Adult Educational Facilities Day Care Facility Schools (All)	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Automotive Sales, Paint, or Repair Bulk Sales, Storage, or Display of Lumber and Building Materials Car Wash Contractor Shop and Storage (Indoor or Outdoor) Gun Shop Outdoor Storage Pawn Shop Psychic Help Uses Self-Storage Facility Service Station Thrift Shop Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

(ii) PS-3 – Parkside High Intensity Mixed-Use District Development Regulations Table.

<b>PS-3 – Parkside High Intensity Mixed-Use District Development Regulations</b>		
<b>PS-3 – Parkside High Intensity Mixed-Use District Development Regulations</b>		
<b>MAXIMUM FAR</b>		
3.00		
<b>MAXIMUM HEIGHT</b>		
10 Stories, not to exceed 140 ft.		
<b>MINIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Base</b> Ground Floor - 55 Feet	<b>Tower</b> Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft.
Alley	5 ft.	5 ft.

(iii) PS-3 – Parkside High Intensity Mixed-Use District Special Requirements. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

g. Pembroke Road District.

(1) Pembroke Road District Purpose and Character.

(a) Encourage regional commercial uses of various scales and intensities, which serve the entire city and adjacent neighborhoods.

(b) Promote development that is viable with the high levels of traffic on Pembroke Road.

(c) Establish a balance between vehicular transit and pedestrian access to encourage pedestrian activity.

(d) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

(2) Pembroke Road District Use and Development Regulations:

(a) PR – Pembroke Road Mixed-Use District

(i) PR – Pembroke Road Mixed-Use District Use Table.

<b>PR – Pembroke Road Mixed-Use District Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Adult Educational Facilities <sup>1</sup> Amusement Uses (Indoor and Outdoor) Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing and Space Assembly of Pre-manufactured Parts for Sale on Premises Automotive Rental Automotive Repair	Automotive Paint or Body Light Manufacturing associated with Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use <sup>4</sup> Tattoo, Body Art, or Body Piercing Establishments,	Day Care Facility Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Pawn Shop Psychic Help Uses Any use not listed as a Main Permitted Use.

<p>Automotive Sales, New and Used Bar, Lounge, or Night Club Bed and Breakfast Inn Cabinet, Furniture, and Upholstery Shop Car Wash<sup>2</sup> Coin Laundry<sup>3</sup> Commercial Uses Contractor Shop and Storage (Indoor) Dry Cleaner Food Processing Funeral Home Hotel Institutional Live-Work Microbrewery, Microdistillery, and Microwinery Motel Multi-Family Residential, except on the ground floor adjacent to Pembroke Road. Museum, Art Gallery, and Similar Cultural Uses Office Outdoor Storage</p>	<p>associated with an Art Gallery<sup>5</sup> Any use customarily associated with one of the Main Permitted Uses.</p>		
<p>Parking Lot and Garage (Commercial) Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Restaurant Retail (indoor) Sales, Storage, or Display of Lumber or Building Materials Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)<sup>1</sup> Single Family, except adjacent to Pembroke Road. Self-Storage Facility Thrift Shop Wholesale and Warehousing</p>			

<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.



- 2 Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.
  - 3 Coin Laundries shall be fully enclosed and air-conditioned.
  - 4 Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.
  - 5 Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.
- See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) PR – Pembroke Road Mixed-Use District Development Regulations Table.

PR – Pembroke Road Mixed-Use District Development Regulations		
PR – Pembroke Road Mixed-Use District Development Regulations		
<b>MAXIMUM FAR</b>		
3.00		
<b>MAXIMUM HEIGHT</b>		
140 ft. Sites or portions of sites within 100 feet of FH-1, PS-1: 5 Stories, not to exceed 55 ft.		
<b>MINIMUM SETBACKS</b>		
Frontage	Base Ground Floor - 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft. When adjacent to PS-1: 100 ft.
Alley	5 ft.	5 ft.

(iii) PR – Pembroke Road Mixed-Use District Special Requirements.

a. For lots which abut Pembroke Road, the tower orientation shall be towards Pembroke Road.

b. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

h. Sheridan Street District.

(1) Sheridan Street District Purpose and Character.

(a) Encourage regional commercial uses of various scales and intensities, which serve the entire city and adjacent neighborhoods.

(b) Promote development that is viable with the high levels of traffic on Sheridan Street.

(c) Establish a balance between vehicular transit and pedestrian access to encourage pedestrian activity.

(d) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

(2) Sheridan Street District Use and Development Regulations:

(a) SS – Sheridan Street Mixed-Use District.

(i) SS – Sheridan Street Mixed-Use District Use Table.

SS – Sheridan Street Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses

<p>Adult Educational Facilities<sup>1</sup>                  Amusement Uses (Indoor and Outdoor)                  Antique, Consignment, Collectible, and Vintage Store                  Artisan and Maker Manufacturing and Space                  Assembly of Pre-manufactured Parts for Sale on Premises                  Automotive Rental                  Bar, Lounge, or Night Club                  Bed and Breakfast Inn                  Cabinet, Furniture, and Upholstery Shop                  Car Wash<sup>2</sup>                  Coin Laundry<sup>3</sup>                  Commercial Uses                  Contractor Shop and Storage (Indoor)                  Dry Cleaner                  Food Processing                  Funeral Home                  Hotel                  Institutional                  Live-Work                  Microbrewery, Microdistillery, and Microwinery                  Motel                  Multi-Family Residential, except on the ground floor adjacent to Pembroke Road.                  Museum, Art Gallery, and Similar Cultural Uses                  Office                  Outdoor Storage                  Parking Lots and Garage (Commercial)</p>	<p>Light Manufacturing associated with Retail or Showroom                  Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use<sup>4</sup>                  Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery<sup>5</sup>                  Any use customarily associated with one of the Main Permitted Uses.</p>	<p>Day Care Facility                  Schools (K-12)                  Service Station</p>	<p>Adult Entertainment or Adult Related Uses                  All General and Heavy Manufacturing Uses                  Pawn Shop                  Psychic Help Uses                  Any use not listed as a Main Permitted Use.</p>
<p>Personal Service                  Place of Worship, Meeting Hall, and Fraternal Lodge                  Restaurant                  Retail (indoor)                  Sales, Storage, or Display of Lumber or Building Materials                  Schools (Business, Commercial, or Vocational;</p>			

Recreational or Cultural; and University) <sup>1</sup> Single Family, except adjacent to Pembroke Road. Self-Storage Facility Thrift Shop Wholesale and Warehousing			
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<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

<sup>2</sup> Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.

<sup>3</sup> Coin Laundries shall be fully enclosed and air-conditioned.

<sup>4</sup> Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

<sup>5</sup> Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) SS – Sheridan Street Mixed-Use District Development Regulations Table.

SS – Sheridan Street Mixed-Use District Development Regulations		
SS – Sheridan Street Mixed-Use District Development Regulations		
<b>MAXIMUM FAR</b>		
3.00		
<b>MAXIMUM HEIGHT</b>		
140 ft. Sites or portions of sites within 100 feet of FH-1 and ND-1: 5 Stories, not to exceed 55 ft.		
<b>MINIMUM SETBACKS</b>		
Frontage	Base Ground Floor - 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft. When adjacent to FH-1 and ND-1: 100 ft.
Alley	5 ft.	5 ft.

(iii) SS – Sheridan Street Mixed-Use District Special Requirements.

a. For lots which abut Sheridan Street, the tower orientation shall be towards Sheridan Street.

b. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

i. Young Circle District.

(1) Young Circle District Purpose and Character.

(a) Preserve and improve the role and function of the ArtsPark as a public open space and main focal point.

- (b) Enhance the spatial quality of the Circle and the role of the ArtsPark as a major public space by requiring buildings to respond and reinforce the circular form.
  - (c) Provide ground floor active uses creating an active pedestrian environment, which will enhance the quality and function of the ArtsPark while providing a strong link to Hollywood Boulevard and Federal Highway.
  - (d) Provide a gateway experience for the District.
  - (e) Encourage the preservation and adaptive reuse of historic structures and those eligible for historic designation to preserve the historic building stock and promote creative uses.
  - (f) Extend Hollywood Boulevard through Block 57 to improve circulation and connectivity; and the aesthetic value of Hollywood Boulevard.
- (2) Young Circle District Use and Development Regulations:
- (a) YC – Young Circle Mixed-Use District.
    - (i) YC – Young Circle Mixed-Use District Use Table.

YC – Young Circle Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities, above the ground floor <sup>1</sup> Amusement Uses (Indoor) Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing, except on the ground floor adjacent to Young Circle Assembly of Pre-manufactured Parts for Sale on Premises, except on the ground floor adjacent to Young Circle Automotive Rental (Office Only) Bar, Lounge, or Night Club <sup>2</sup> Commercial Uses Dry Cleaners (Drop-off and Pick-up Only), except on the ground floor adjacent to Young Circle Hotel Institutional, above the ground floor Live-Work, except on the ground floor adjacent to Young Circle Multi-Family Residential, except on the ground floor	Food Processing associated with a Restaurant Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery <sup>2</sup> Any use customarily associated with one of the Main Permitted Uses.	Amusement Uses (Outdoor) Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (K-12)	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Automotive Sales, Paint, or Repair Bulk Sales, Storage, or Display of Lumber and Building Materials. Car Wash Coin Laundry Contractor Shop and Storage (Indoor or Outdoor) Drive-in or Drive-thru Uses, except when associated with Banks or Financial Institutions Funeral Home Gun Shop Outdoor Storage Pawn Shop Psychic Help Uses Self-Storage Facility Service Station Thrift Shop Any use not listed as a Main Permitted Use.

adjacent to Federal Highway, Tyler Street, Harrison Street, Hollywood Boulevard, and Young Circle.			
Museum, Art Gallery, and Similar Cultural Uses Office Uses, except on the ground floor adjacent Hollywood Boulevard and Young Circle. Parking Lot and Garage (Commercial), except adjacent to Young Circle Personal Service, except on the ground floor adjacent to Hollywood Boulevard and Young Circle Restaurant Retail (Indoor) Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University), except on the ground floor adjacent to Hollywood Boulevard and Young Circle			

<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

<sup>2</sup> Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted. Those properties located within a designated Music District are permitted to engage in any activity, use, restriction, or exemption listed in the Code of Hollywood, § 100.07(K), § 113.03(A) (2) and City Commission Resolution No. 95-272A. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) YC – Young Circle Mixed-Use District Development Regulations Table.

<b>YC – Young Circle Mixed-Use District Development Regulations</b>
<b>YC – Young Circle Mixed-Use District Development Regulations</b>
<b>MAXIMUM FAR</b>
Single Use Buildings/Development: 4.5 Mixed Use Buildings/Development: 5.5
<b>MINIMUM HEIGHT</b>
25 ft.
<b>MAXIMUM HEIGHT</b>
230 ft. Refer to upper level setbacks for site specific restrictions.

<b>MINIMUM SETBACKS</b>			
<b>Frontage</b>	<b>Base Ground Floor - 75 Feet</b>	<b>Tower Above 75 -135 Feet</b>	<b>Tower Above 135 Feet</b>
Young Circle	10 ft.*	10 ft.*	10 ft.*
Federal Highway	10 ft. plus Gateway Setback as depicted in Appendix 1: Diagram 16.	10 ft. plus Gateway Setback as depicted in Appendix 1: Diagram 16.	10 ft. plus Gateway Setback as depicted in Appendix 1: Diagram 16.
Harrison Street Tyler Street	10 ft.	10 ft.	10 ft.
Hollywood Boulevard	Match Adjacent or 0 ft.	Match Ground Floor	Match Ground Floor
Polk Street 19th Avenue	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130 ft. from the lot line. (See Appendix 1: Diagram 15).*
Van Buren Street 17th Avenue	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft. Adjacent to FH-1 and LT: 80 ft.	
Interior	0 ft.	0 ft.	0 ft.
Alley	5 ft.	5 ft.	5 ft.

\* Facade shall be parallel to the setback line.

<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Young Circle	20 ft.*	20 ft.*
Hollywood Boulevard	15 ft.	N/A
All Other Streets	30 ft.	N/A

<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
Polk Street Taylor Street	40%	30%
Tyler Street	60%	40%
19th Avenue 20th Avenue	40%	N/A
21st Avenue	60%	N/A

(iii) YC – Young Circle Mixed-Use District Special Requirements.

- a. Tower orientation shall be towards Young Circle.
- b. Vehicular access shall be located along the east-west streets and shall not be permitted along Young Circle.
- c. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

C. Beach Community Redevelopment Districts.

1. Purpose. To establish development standards for the Beach Community Redevelopment District based on the use for properties bound on the north by Sherman Street, on the south by Magnolia Terrace, on the west by the Intracoastal and on the east by the Atlantic Ocean within the City of Hollywood in order to:

- a. Maintain compliance with the city's Comprehensive Master Plan;

- b. Maintain, preserve and establish a standard of character and 'branding' for Hollywood Beach, founded on the existing stock of historic and contributing structures;
- c. Promote the preservation of historic and contributing buildings;
- d. Ensure all new construction is similar in scale, massing and articulation to its historic context;
- e. Create development along the corridors, including residential uses and local, regional and tourist-oriented businesses, in a manner that is similar in scale, massing and articulation with the existing historic character and existing tourist-oriented businesses and facilities;
- f. Enhance public access and minimize the impact of parked vehicles through establishing opportunities to provide off-site parking to meet the demands characteristic of a tourist-based industry and to increase a dependence and reliance on locally-provided public transportation systems;
- g. Beautify the corridor with innovative architecture and landscape conditions sensitive to the character of the area; and
- h. Encourage development in a manner consistent with 'green' and environmentally-friendly development standards.

2. Beach Community Redevelopment Districts.

a. Beach Resort Residential District – BRT-25-R. All properties within BRT-25-R shall meet all applicable codes and regulations as well as Specific Site Requirements, General Site Requirements, Landscape Standards and District Design Standards. See Appendix 1, for illustration of height and setback requirements.

(1) Uses:

(a) Main permitted uses:

- (i) Residential;
- (ii) Hotels and motels; and
- (iii) Bed & Breakfast.

(b) Special exception:

- (i) Places of public assembly, including places of worship, meeting halls and fraternal lodges; and
- (ii) Schools, public or private, including adult educational facilities.

(c) Accessory uses:

- (i) Any use that is customarily associated with the main permitted uses.

(d) Prohibited uses:

- (i) Any other use not listed as a main permitted use.

(2) Maximum density:

- (a) Residential: 25 units per acre
- (b) Hotel/motel: 50 rooms per acre

(3) Building height:

- (a) North of Tyler Street - 50 feet
- (b) South of Harrison Street - 65 feet

(4) Building setbacks:

- (a) Building base setbacks:

Cross Streets**	20 feet 10 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots
Ancillary Retail	5 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots
State Road A1A	10 feet
Surf Road	10 feet 5 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots

Interior	5 feet For lots less than or equal to 40 feet wide and 80 feet deep (single lots), only one side setback is required
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\*\*Cross Street setbacks may be a minimum of ten feet for up to 40% of the site frontage.

(b) Building tower setbacks\*\*\*

Cross Streets	25 feet 10 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots
State Road A1A	20 feet 10 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots
Surf Road	15 feet 10 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots
Interior	15 feet 5 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots

\*\*\*Cross Street, State Road A1A, and Surf Road building tower setbacks may match building base setbacks for up to 40% of the site frontage.

(c) Active liners and uses\*\*\*\*

Minimum depths	15 feet
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\*\*\*\*Active liners shall occur at all levels of parking. Active uses shall occur on the ground floor with the exception of lots smaller than 120 feet wide and 80 feet deep.

(5) Off-street parking standards:

(a) Notwithstanding the provisions of Article 7 of the Zoning and Land Development Regulations, the following parking standards shall apply:

<b>Residential</b>	Minimum 1 space/unit	Maximum 1.5 spaces/unit
<b>Hotel/Motel</b>	Minimum 1 space/room	Maximum 1 space/room
	The following minimums shall apply for lots less than or equal to 40 feet by 80 feet: 0-4 rooms: 0 spaces/room	

(b) All other uses pursuant to Article 7 of the Zoning and Land Development Regulations.

(i) Parking within frontage setbacks shall be permitted only if paved with an approved permeable material and landscape requirements are met pursuant to the city's Landscape Manual as amended from time to time.

(ii) Ground level parking shall be screened by landscape as set forth in District Design Standards and city's Landscape Manual as amended from time to time.

b. Beach Resort Commercial District – BRT-25-C. All properties within BRT-25-C shall meet all applicable codes and regulations as well as Specific Site Requirements, General Site Requirements, Landscape Standards and District Design Standards. See Appendix 1, for illustration of height and setback requirements.

(1) Uses:

(a) Main permitted uses:

- (i) Commercial;
- (ii) Hotels and motels;
- (iii) Bed & Breakfast;



- (iv) Offices;
- (v) Personal services;
- (vi) Retail;
- (vii) Restaurants; and
- (viii) Boat rental (excluding jet skis).

(b) Special exception:

- (i) Places of public assembly, including places of worship, meeting halls and fraternal lodges; and
- (ii) Schools, public or private, including adult educational facilities.

(c) Accessory uses: Any use that is customarily associated with the main permitted uses.

(d) Prohibited uses: Any other use not listed as a main permitted use.

(2) Maximum density:

(a) Hotel/motel: 50 rooms per acre.

(b) Hotel density pool: Lots greater than or equal to 17,000 gross square feet, or four or more lots that share a common lot line under unified ownership, may request an additional 20 rooms per acre for a maximum 70 rooms per acre.

(3) Building height:

(a) North of Tyler Street - 50 feet

(b) South of Harrison Street - 65 feet

(4) Building setbacks:

(a) Building base setbacks:

Cross Streets**	20 feet 10 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots
Retail use	5 feet
State Road A1A	10 feet
Surf Road	10 feet
Retail use	5 feet
Interior	5 feet For lots less than or equal to 40 feet wide and 80 feet deep (single lots), only one side setback is required

\*\*Cross Street setbacks may be a minimum of ten feet for up to 40% of the site frontage.

(b) Building tower setbacks\*\*\*

Cross Streets	25 feet 10 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots
State Road A1A	20 feet 10 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots
Surf Road	15 feet 10 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots
Interior	15 feet 5 feet for lots less than or equal to 120 feet wide and 80 feet deep and not to include thru lots

\*\*\*Cross Street, State Road A1A, and Surf Road Building Tower setbacks may match building base setbacks for up to 40% of the site frontage.

(c) Active liners and uses\*\*\*\*

Minimum depths	15 feet
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\*\*\*\*Active liners shall occur at all levels of parking. Active uses shall occur on the ground floor with the exception of lots smaller than 120 feet wide and 80 feet deep.

(5) Off-street parking standards:

(a) Notwithstanding the provisions of Article 7 of the Zoning and Land Development Regulations, the following parking standards shall apply:

Hotel/Motel	Minimum 1 space/room	Maximum 1 space/room
	The following minimums shall apply for lots less than or equal to 40 feet by 80 feet: 0-4 rooms: 0 spaces/room	
Retail	Minimum 1 space/1,000 sf	Maximum 1 space/1,000 sf
Office	Minimum 1 space/1,000 sf	Maximum 1 space/1,000 sf

(b) All other uses pursuant to Article 7 of the Zoning and Land Development Regulations.

(i) Parking within frontage setbacks shall be permitted only if paved with an approved permeable material and landscape requirements are met pursuant to the city's Landscape Manual as amended from time to time.

(ii) Ground level parking shall be screened by landscape as set forth in District Design Standards and city's Landscape Manual as amended from time to time.

c. Beach Resort A1A Residential District – BRT-25-A1A-R. All properties within BRT-25-A1A-R shall meet all applicable codes and regulations as well as Specific Site Requirements, General Site Requirements, Landscape Standards and District Design Standards. See Appendix 1, for illustration of height and setback requirements.

(1) Uses:

(a) Main permitted uses:

- (i) Residential;
- (ii) Hotels and motels; and
- (iii) Bed & Breakfast.

(b) Special exception:

- (i) Places of public assembly, including places of worship, meeting halls and fraternal lodges; and
- (ii) Schools, public or private, including adult educational facilities.

(c) Accessory uses: Any use that is customarily associated with the main permitted uses.

(d) Prohibited uses: Any other use not listed as a main permitted use.

(2) Maximum density:

- (a) Residential: 25 units per acre
- (b) Hotel/motel: 50 rooms per acre

(3) Building height:

- (a) North of Tyler Street - 50 feet

(4) Building setbacks:

- (a) Building base setbacks:

State Road A1A	10 feet
Intracoastal	10 feet

Interior Side	For lots less than or equal to 150 feet wide: Sum of interior setbacks shall equal a minimum of 25% of lot width with a minimum of 5 feet for each interior setback.
	For lots wider than 150 feet: Sum of interior setbacks shall equal a minimum of 25% of lot width with a minimum of 20 feet for each interior setback. The required separation distance between buildings on the same property may count towards the interior setback requirement. Properties providing the required separation distance between buildings on the same property in addition to the required 25% interior setback are permitted an additional height allowance of ten feet for up to 40% of the building length measured along State Road A1A.
	For all lot widths: Buildings with a maximum height of 30 feet and a maximum building length of 150 feet, the 25% interior setback requirement shall not apply and interior setbacks shall be a minimum of 10 feet and the required separation distance between buildings on the same property shall be a minimum of 30 feet.

Note 1: Lot width shall be measured along State Road A1A.

Note 2: Building base setback on Intracoastal shall be measured from seawall.

(b). Building tower setbacks\*\*\*

State Road A1A	20 feet. Tower setbacks shall not apply to buildings with a maximum height of 30 feet.
Intracoastal	Not applicable
Interior Side	Not applicable

\*\*\*Building tower setbacks may match building base setbacks for up to 40% of the site frontage.

Note: Building tower setback on Intracoastal shall be measured from seawall.

(c) Active uses\*\*\*\*

Minimum depths	15 feet
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\*\*\*\*Active uses shall occur on the ground floor.

(5) Off-street parking standards:

(a) Notwithstanding the provisions of Article 7 of the Zoning and Land Development Regulations, the following parking standards shall apply:

<b>Residential</b>	Minimum 1 space/room	Maximum 1.5 spaces/unit
<b>Hotel/Motel</b>	Minimum 1 space/room	Maximum 1 space/room

(b) All other uses pursuant to Article 7 of the Zoning and Land Development Regulations.

(i) Parking within frontage setbacks shall be permitted only if paved with an approved permeable material and landscape requirements are met pursuant to the city's Landscape Manual as amended from time to time.

(ii) Parking shall not be permitted within interior setbacks at street ends.

(iii) Parking area shall not replace required landscape area.

d. Beach Resort A1A Commercial District – BRT-25-A1A-C. All properties within BRT-25-A1A-C shall meet all applicable codes and regulations as well as Specific Site Requirements, General Site Requirements, Landscape Standards and District Design Standards. See Appendix 1, for illustration of height and setback requirements.

(1) Uses:

(a) Main permitted uses:

- (i) Commercial;
- (ii) Hotels and motels;
- (iii) Bed & Breakfast;
- (iv) Offices;
- (v) Personal services;
- (vi) Retail;
- (vii) Restaurants; and
- (viii) Boat rental (excluding jet skis).

(b) Special exception:

- (i) Places of public assembly, including places of worship, meeting halls and fraternal lodges; and
- (ii) Schools, public or private, including adult educational facilities.

(c) Accessory uses: Any use that is customarily associated with the main permitted uses.

(d) Prohibited uses: Any other use not listed as a main permitted use.

(2) Maximum density:

(a) Hotel/motel: 50 rooms per acre; and

(b) Hotel density pool: lots greater than or equal to 17,000 gross square feet, or four or more lots that share a common lot line under unified ownership, may request an additional 20 rooms per acre for a maximum 70 rooms per acre.

(3) Building height:

(a) North of Tyler Street - 50 feet

(4) Building setbacks:

(a) Building base setbacks:

State Road A1A	10 feet
Intracoastal	10 feet
Interior Side	For lots less than or equal to 150 feet wide: Sum of interior setbacks shall equal a minimum of 25% of lot width with a minimum of 5 feet for each interior setback.
	For lots greater than 150 feet wide: Sum of interior setbacks shall equal a minimum of 25% of lot width with a minimum of 20 feet for each interior setback. The required separation distance between buildings on the same property may count towards the interior setback requirement. Properties providing the required separation distance between buildings on the same property in addition to the required 25% interior setback are permitted an additional height allowance of ten feet for up to 40% of the building length measured along State Road A1A.
	For all lot widths: Buildings with a maximum height of 30 feet and a maximum building length of 150 feet, the 25% interior setback requirement shall not apply and interior setbacks shall be a minimum of 10 feet and the

required separation distance between buildings on the same property shall be a minimum of 30 feet.

Note 1: Lot width shall be measured along State Road A1A.

Note 2: Building base setback on Intracoastal shall be measured from seawall.

(b) Building tower setbacks\*\*\*

State Road A1A	20 feet. Tower setbacks shall not apply to buildings with a maximum height of 30 feet.
Intracoastal	Not applicable
Interior Side	Not applicable

\*\*\*Building tower setbacks may match ground floor setbacks for up to 40% of the site frontage.

Note: Building tower setback on Intracoastal shall be measured from seawall.

(c) Active uses\*\*\*\*

Minimum depths	15 feet
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\*\*\*\*Active uses shall occur on the ground floor.

(5) Off-street parking standards:

(a) Notwithstanding the provisions of Article 7 of the Zoning and Land Development Regulations, the following parking standards shall apply:

<b>Retail/Boat Rental</b>	Minimum 1 space/1,000 sf	Maximum 1 space/1,000 sf
<b>Hotel/Motel</b>	Minimum 1 space/room	Maximum 1 space/room

(b) All other uses pursuant to Article 7 of the Zoning and Land Development Regulations.

(i) Parking within frontage setbacks shall not be permitted.

(ii) Parking shall not be permitted within interior setbacks at street ends.

e. Broadwalk Historic District Residential – BWK-25-HD-R. All properties within BWK-25-HD-R shall meet all applicable codes and regulations as well as Specific Site Requirements, General Site Requirements, Landscape Standards and District Design Standards. See Appendix 1, for illustration of height and setback requirements.

(1) Uses:

(a) Main permitted uses:

- (i) Residential;
- (ii) Hotels and motels; and
- (iii) Bed & Breakfast.

(b) Special exception:

- (i) Places of public assembly, including places of worship, meeting halls and fraternal lodges; and
- (ii) Schools, public or private, including adult educational facilities.

(c) Accessory uses: Any use that is customarily associated with the main permitted uses.

(d) Prohibited uses: Any other use not listed as a main permitted use.

(2) Maximum density:

- (a) Residential: 25 units per acre
- (b) Hotel/motel: 50 rooms per acre

(3) Building height: 40 feet

(4) Building setbacks:

(a) Building base setbacks:

Cross Streets**	10 feet
Broadwalk	5 feet
Surf Road	5 feet
Interior Side	Sum of interior side setbacks shall equal a minimum 25% of lot width; 10 feet minimum

Note 1: Lot width shall be measured along Surf Road.

(b) Building tower setbacks\*\*\*

Cross Streets	20 feet
Broadwalk	15 feet
Surf Road	15 feet
Interior Side	10 feet; 15 feet for lots greater than 120 feet

\*\*\*Cross Street, Broadwalk, and Surf Road building tower setbacks may match building base setbacks for up to 40% of the site frontage.

(c) Active uses\*\*\*\*

Minimum depths	15 feet
----------------	---------

\*\*\*\*Active uses shall occur on the ground floor with the exception of the east side of Surf Road frontage.

(5) Off-street parking standards:

(a) Notwithstanding the provisions of Article 7 of the Zoning and Land Development Regulations, the following parking standards shall apply:

<b>Residential</b>	Minimum 1 space/unit	Maximum 1.5 spaces/unit
<b>Hotel/Motel</b>	Minimum 1 space/room	Maximum 1 space/room

(b) All other uses pursuant to Article 7 of the Zoning and Land Development Regulations.

(i) Parking within frontage setbacks shall be permitted only if paved with an approved permeable paving and if landscape requirements are met pursuant to the city's Landscape Manual, as amended from time to time.

f. Broadwalk Historic District Commercial – BWK-25-HD-C. All properties within BWK-25-HD-C shall meet all applicable codes and regulations as well as Specific Site Requirements, General Site Requirements, Landscape Standards and District Design Standards. See Appendix 1, for illustration of height and setback requirements.

(1) Uses:

(a) Main permitted uses:

- (i) Commercial;
- (ii) Hotels and motels;
- (iii) Bed & Breakfast;
- (iv) Offices;
- (v) Personal services;
- (vi) Retail;

(vii) Restaurants; and

(viii) Boat rental (excluding jet skis).

(b) Special exception:

(i) Places of public assembly, including places of worship, meeting halls and fraternal lodges; and

(ii) Schools, public or private, including adult educational facilities.

(c) Accessory uses: Any use that is customarily associated with the main permitted uses.

(d) Prohibited uses: Any other use not listed as a main permitted use.

(2) Maximum density:

(a) Hotel/motel: 50 rooms per acre

(b) Hotel density pool: lots greater than or equal to 17,000 gross square feet, or four or more lots that share a common lot line under unified ownership, may request an additional 20 rooms per acre for a maximum 70 rooms per acre.

(3) Building height: overall 40 feet.

(4) Building setbacks:

(a) Building base setbacks:

Cross Streets**	10 feet
Retail use	5 feet
Broadwalk	10 feet
Retail use	5 feet
Surf Road	5 feet
Interior Side	Sum of interior side setbacks shall equal a minimum 25% of lot width; 10 feet minimum. 5 feet minimum for retail uses

Note: Lot width shall be measured along Surf Road.

(b) Building tower setbacks\*\*\*

Cross Streets	20 feet
Broadwalk	15 feet
Surf Road	15 feet
Interior Side	10 feet; 15 feet for lots greater than 120 feet

\*\*\*Cross Street, Broadwalk, and Surf Road building tower setbacks may match building base setbacks for up to 40% of the site frontage.

(c) Active uses\*\*\*\*

Minimum depths	15 feet
----------------	---------

\*\*\*\*Active uses shall occur at the ground floor with the exception of the east side of Surf Road frontage.

(5) Off-street parking standards:

(a) Notwithstanding the provisions of Article 7 of the Zoning and Land Development Regulations, the following parking standards shall apply:

<b>Restaurant/Retail</b>	0 spaces/sf	
<b>Hotel/Motel</b>	Minimum 1 space/room	Maximum 1 space/room

(b) All other uses pursuant to Article 7 of the Zoning and Land Development Regulations.

(i) Parking within frontage setbacks shall be permitted only if paved with an approved permeable paving and if landscape requirements are met pursuant to the city's Landscape Manual, as amended from time to time.

(ii) Parking shall not be permitted within interior setbacks at street ends.

g. South Central Beach Residential Multifamily District – RM-25-SCB. All properties within RM-25-SCB shall meet all applicable codes and regulations as well as Specific Site Requirements, General Site Requirements, Landscape Standards and District Design Standards. See Appendix 1, for illustration of height and setback requirements.

(1) Uses:

(a) Main permitted uses:

- (i) Residential;
- (ii) Hotels and motels; and
- (iii) Bed & Breakfast.

(b) Special exception:

- (i) Places of public assembly, including places of worship, meeting halls and fraternal lodges; and
- (ii) Schools, public or private, including adult educational facilities.

(c) Accessory uses: Any use that is customarily associated with the main permitted uses.

(d) Prohibited uses: Any other use not listed as a main permitted use.

(2) Maximum density:

- (a) Residential: 25 units per acre
- (b) Hotel/motel: 50 rooms per acre

(3) Building height:

- (a) Overall: 50 feet
- (b) With State Road A1A frontage: 65 feet

(4) Building setbacks:

(a) Building base setbacks\*\*:

Cross Streets	20 feet
Intracoastal	15 feet
State Road A1A	25 feet
Ocean Front	15 feet
Surf Road	25 feet
Interior	10 foot minimum. 20 foot minimum for lots larger than 19,000 net sf and at ends of cross streets on oceanfront lots.

\*\* Cross Street setbacks may be a minimum of ten feet for up to 40% of the site frontage.

\*\* Oceanfront setbacks may be a minimum of ten feet for up to 60% of the building length measured along the Broadwalk Dedication.

Note: Building base setback on Intracoastal shall be measured from seawall.

(b) Building tower setbacks\*\*\*

Cross Streets	20 feet minimum; additional 1 foot per every 1 foot of height above 50 feet.
Intracoastal	15 feet
State Road A1A	25 feet minimum; additional 1 foot per every 1 foot of height above 50 feet.



Ocean Front	15 feet
Surf Road	25 feet
Interior	10 foot minimum. 20 foot minimum for lots larger than 19,000 net sf and at ends of cross streets on oceanfront lots.

\*\*\* Cross Street and State Road A1A building tower setbacks may match building base setbacks for up to 40% of the site frontage.

\*\* Oceanfront setbacks may be a minimum of ten feet for up to 60% of the building length measured along the Broadwalk Dedication.

Note 1: No setback shall exceed 50 feet.

Note 2: Building tower setback shall be measured from seawall.

(c) Active liners and uses\*\*\*\*

Minimum depths	15 feet
----------------	---------

\*\*\*\*Active liners shall occur at all levels of parking. Active uses shall occur at the ground floor with the exception of the east side of Surf Road frontage.

(5) Off-street parking standards:

(a) Notwithstanding the provisions of Article 7 of the Zoning and Land Development Regulations, the following parking standards shall apply:

<b>Residential</b>	Minimum 1 space/unit	Maximum 1.5 spaces/unit
<b>Hotel/Motel</b>	Minimum 1 space/room	Maximum 1.5 spaces/room

(b) All other uses pursuant to Article 7 of the Zoning and Land Development Regulations.

(i) Parking within frontage setbacks shall be permitted only if paved with an approved permeable material and landscape requirements are met pursuant to the city's Landscape Manual, as amended from time to time.

(ii) Parking shall not be permitted within interior setbacks at street ends.

3. Supplemental/additional requirements.

a. Applicable to all districts.

(1) Historic preservation shall conform to the Secretary of the Interior's Standards and Guidelines and other locally adopted design standards. Buildings adjacent to designated or contributing historic structures shall setback one foot for every one foot of height from an elevation of ten feet above the adjacent historic structure.

(2) Street vacations are prohibited.

(3) Bridges connecting buildings across public rights-of-way shall be prohibited.

(4) All levels of parking structures shall be lined with active uses for a minimum of 60% of the building frontage; the remaining percentage shall be screened pursuant to Design Guidelines, as amended from time to time. Refer to specific zoning district for active use requirements.

(5) No blank walls shall be permitted.

(6) Unbroken wall planes shall not exceed 60 feet in length and shall have a minimum depth of five feet.

(7) Building façades shall incorporate breaks in the horizontal and vertical wall plane to provide massing and articulation in scale with the historic context. Height variations among architectural elements shall have an expression of no less than five feet in variation. Buildings with one continuous height shall not be permitted.

(8) (a) All districts except for the area set forth in (b) below. Modified allowable parking dimensions: 90 degree parking = Minimum 8' 6" in width by 18' in length. Parallel parking = Minimum 8' 6" in width by 22' in length. Driving lanes shall be a minimum 22'.

(b) On-site private parking for existing developments within the Beach Community Redevelopment District area. Modified allowable parking dimensions: 90 degree parking = Minimum 8'6" in width by 16' in length.

b. Applicable to specific districts.

## (1) BRT-25-R, BRT-25-C, RM-25-SCB:

(a) Tower building length shall not exceed 200 feet. Distance between building towers on the same property shall be at least 50 feet.

(b) All building towers for lots smaller than 120 feet wide and 80 feet deep shall have a minimum of 25% of the side façade articulated with private unenclosed balconies, porches, and/or terraces.

(2) BRT-25-A1A-R and BRT-25-A1A-C: Building length shall not exceed 250 feet. Distance between buildings on the same property shall be at least 50 feet.

## (3) BRT-25-C, BWK-25-HD-C and BRT-25-A1A-C:

(a) Commercial frontages along the Broadwalk and State Road A1A shall provide a minimum six foot wide continuous shading device such as an awning, canopy, "eyebrow" or balcony or other shading device as defined in the Design Guidelines, as amended from time to time.

(b) External street-level entrances shall be recessed and centered a minimum of 36 inches from the building frontage.

(c) Restaurant uses shall have air conditioned trash and garbage facilities.

## 4. Site Regulations.

a. Residential uses. In addition to all other applicable uses, ordinances, regulations and laws, the following site regulations shall apply in the Beach Community Redevelopment Districts:

## (1) Unit Size:

(a) Multi-family Residential: Minimum 500 SF with a unit average of 750 SF.

(2) Entrances to residential uses shall be kept separate from entrances to other uses.

(3) All building frontages on cross streets, east side of State Road A1A and the Broadwalk shall include no less than 60% active uses along its fronting façade as measured parallel to the adjacent right-of-way. Exception: Building frontages on west side of State Road A1A and lots smaller than 120 feet wide and 80 feet deep shall include no less than 20% active uses along its fronting façade as measured parallel to the adjacent right-of-way.

## b. Commercial uses.

## (1) Room size.

(a) Hotel/motel: Minimum 250 SF; Maximum 450 SF; Maximum 650 SF for a suite, except for lots smaller than 120 feet wide and 80 feet deep.

(2) Commercial uses shall be required along all frontages onto the Broadwalk and are encouraged along State Road A1A frontages. Commercial uses shall also be required to provide a minimum six foot wide continuous non-removable awning.

(3) All building frontages onto cross streets, east side of State Road A1A and the Broadwalk shall provide no less than 60% active uses along its fronting façade as measured parallel to the adjacent rights-of-way. Exception: Building frontages on west side of State Road A1A and lots smaller than 120 feet wide and 80 feet deep shall include no less than 20% active uses along its fronting façade as measured parallel to the adjacent right-of-way.

(4) For Commercial active uses, the first vertical ten feet of building elevation or 20 feet of building elevation for a two-story commercial use facing a public sidewalk shall be composed of 50% transparency accomplished through the use of doors and windows of clear glass through building openings such as breezeways, courtyards, or other similar openings.

(5) External street-level entrances shall be recessed and centered a minimum of 36 inches from the building face.

(6) Restaurant uses shall have air conditioned trash and garbage facilities.

(7) Non-habitable, temporary uses shall be provided on ground floors along the Broadwalk below the Base Flood Elevation (BFE) and shall be constructed with a breakaway design utilizing flood resistant materials in the manner of temporary restaurant seating areas, outdoor merchandising or creative retail façades.

(8) Commercial uses shall ensure that delivery systems and methods do not impede or affect the flow of traffic.

## c. Historic Preservation/Restoration Bonus.

(1) The Historic Preservation/Restoration Bonus shall only be transferred to the following Districts:

BRT-25R

BRT-25C

(2) Historic Preservation/Restoration Bonus shall mean additional allowable height and developable area contingent upon the preservation and restoration of no less than 50% of any existing designated or contributing structure that has been issued a Certificate of Appropriateness for Design by the Historic Preservation Board. The following restrictions shall apply:

(a) Bonus height: One additional floor, not to exceed ten feet.

(b) Bonus floor area: Less than or equal to the building floor area or net lot area of the preserved and restored historic properties, whichever is greater.

(c) Setbacks: From an elevation of ten feet above the adjacent historic structure, setback one foot for every one foot of height.

(d) The restored/preserved historic property must obtain its Certificate of Occupancy prior to bonus permit approval.

(e) The restored/preserved historic property must be located within the Beach Broadwalk Historic District.

d. Open Space Bonus.

(1) The Open Space Bonus shall apply to all Beach Community Redevelopment Districts.

(2) Open Space Bonus shall mean additional allowable height and developable area contingent upon dedication to the city of publicly accessible recreational green space in accordance with Chapter 161 of the Hollywood Code of Ordinances. The following restrictions shall apply:

(a) Bonus height: One additional floor, not to exceed ten feet.

(b) Bonus floor area: Less than or equal to the building floor area of a structure removed in order to develop a recreational green space dedicated to the city. The removal of multiple structures shall grant additional bonus floor area.

(c) The recreational greenspace shall meet the Resort District Landscape Design Standards.

(d) Recreational greenspace dedicated to the city shall be in excess of the park impact fees that would otherwise be required under § 161.07(G) — Dedication of Parks and Recreation areas.

(e) Properties eligible for dedication as recreational greenspace shall be limited to those properties adjacent to existing public recreational greenspaces, adjacent to the Broadwalk or adjacent to the Intracoastal Waterway.

(f) Designated historic properties shall not be eligible for dedication as recreational greenspace.

D. State Road 7 Transit Oriented Corridor Districts.

1. Intent. The State Road 7 Transit Oriented Corridor (TOC) Land Use designation is intended to facilitate a balanced and interconnected mix of land uses, encourage mass transit and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Development patterns shall generally reflect planning and design principles that support mixed-use development to integrate housing, employment, retail, recreation and local and regional community facilities with a primary orientation toward a multimodal transportation system. To this objective, the corresponding TOC Zoning Districts are intended to:

a. Establish an identity for the State Road 7 Transit Oriented Corridor Districts;

b. Facilitate mixed-use development, including a wide-range of housing types, office, retail, and service oriented uses;

c. Incorporate design features promoting the safe and convenient movement of pedestrians, including wide interconnected sidewalks, bicycle lanes, connectivity to transit stops and stations;

d. Provide adequate transitions from mixed-use development to residential neighborhoods.

The purpose of the TOC Zoning Districts is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion; while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth. The Districts facilitate the transition from one District to another and to the adjacent neighborhoods; providing adequate and compatible transitions in scale, character, and uses to adjacent residential neighborhoods. The State Road 7 Transit Oriented Corridor area consists of the following zoning districts:

Transit Oriented Corridor Districts

Multiple Family Districts

SR7 RM-9 – State Road 7 Low Density Multiple Family

SR7 RM-18 – State Road 7 Medium Density Multiple Family

SR7 RM-25 – State Road 7 High Density Multiple Family

North District

N-MU – North Mixed-Use District

Central Districts

C-SS – Central Sheridan Street District

C-LP – Central Linear Park District

C-JS – Central Johnson Street District

C-MU – Central Mixed-Use District

South District

S-MU – South Mixed-Use District

## 2. Administrative Regulations Applicable to All Districts.

a. District boundaries. The district and subdistrict boundaries shall be indicated by the district and subdistrict maps. In cases where uncertainty exists as to the boundaries of a district or subdistrict, the following conditions shall apply:

- (1) Boundaries are intended to parallel street lines, rights-of-way, or to follow existing lot lines.
- (2) Where a boundary follows a public right-of-way, street or alley, the centerline shall be the boundary.
- (3) In the event of further uncertainty, the City Manager or designee shall determine the boundary location.

(4) The density capacity for lots that have more than one district or subdistrict designation shall be calculated separately for each portion of the lot according to its respective density. Development for each portion of the lot shall be in conformance with the applicable district or subdistrict Building Requirements Table.

### b. Phased Development.

(1) All land included for the purpose of development within a Phased Development shall be under the control of the applicant (an individual, partnership or corporation, or group of individuals, partnerships, or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed Phased Development which shall be certified by the City Manager or designee.

(2) The Phased Development Master Plan shall illustrate the boundaries of each phase and intended phasing sequence.

(3) Each phase of Phased Developments shall autonomously comply with these regulations and district requirements. Site plans, elevations, and massing diagrams shall be provided for each phase and shall indicate the function and improvement of undeveloped portions of land for independent review and approval. Undeveloped land shall be improved pursuant to the General Landscape Regulations set forth herein.

(4) Vacant non-historic and non-contributing structures; and structures which are not eligible for historic designation and are not intended for incorporation in the final development Master Plan shall be demolished prior to commencement of construction of Phase I.

(5) No phase or portion of a phase of a Phased Development shall be dependent upon the completion of a subsequent phase. Each phase shall be autonomously functional and provide adequate parking, landscape, articulation and associated amenities at the time of completion of that phase and shall not be contingent on future phases.

(6) Any building amenity, or portion thereof that will service the current phase under development shall be completed in its entirety and shall receive a Certificate of Occupancy prior to the issuance of a Certificate of Occupancy for the remaining phase components or uses.

(7) Each phase shall provide temporary or permanent transitional features, buffers, or protective areas in order to prevent any adverse impact on completed phases, future phases, and adjacent properties.

(8) The applicant shall have up to 24 months from the issuance of the final Certificate of Occupancy for any given phase to obtain all necessary building permits required to proceed with construction on subsequent phases. If the applicant fails to obtain said building permit(s) within the time period, all staff and Board approvals shall be null and void and the applicant shall be required to reinitiate the development review process.

(9) Changes and deviations from an approved Phased Development Master Plan which constitute a substantial alteration to the character of the development or an individual phase require that the requested changes be reviewed and approved by the appropriate Board. Substantial changes would include:

- (a) Any change in the phasing boundary or sequence;
- (b) An increase or decrease in density;
- (c) A change in the use or character of the Phased Development;
- (d) An increase in overall coverage of structures;
- (e) An increase in the intensity of use;
- (f) An increase in the problems of traffic circulation and public utilities;
- (g) A reduction in required open spaces; and
- (h) An increase or decrease in the amount of off-street parking and loading spaces.

(10) Any changes or deviations from an approved Phased Development Master Plan which are not listed as substantial and do not depart from the principal concept of the approved Phased Development Master Plan shall constitute a minor change and may be approved by the City Manager or designee.

## 3. General Development Regulations Applicable to All Districts.

### a. General building requirements.

(1) Development intensities shall be established and pursuant to the Building Requirements Table for each district or subdistrict and the following:

(a) No variances to Density shall be granted.

(b) Established development thresholds are intended to provide flexibility in building massing. As such, when combined with other regulations and potential site constraints, maximum capacities may not always be achieved. In such cases, the other building requirements shall prevail.

(2) All uses, including automobile oriented uses, shall be designed in a manner that reinforces the urban form.

(3) Buildings shall have a recognizable entrance facing rights-of-way. Entrances shall be visible to pedestrians and vehicular traffic. For corner lots, corner entrance features are encouraged.

(4) The finished floor of ground floor commercial and retail uses shall be generally flush with the sidewalk elevation. (See Appendix 1: Diagram 7)

(5) Ground floor residential uses shall be raised a minimum of 18 inches above the sidewalk elevation and front the right-of-way.

(6) The minimum floor to floor height for all habitable uses shall be nine (9) feet.

(7) The minimum dwelling unit and room size shall be regulated by the building's principal use as indicated in the Minimum Dwelling Unit Size Table.

Minimum Dwelling Unit Size Table.

MINIMUM DWELLING UNIT AND HOTEL ROOM SIZE		
Use	Minimum Per Unit	Minimum Cumulative Average
Single Family	1,000 SF	-
Multi-family Dwelling Units	500 SF	750 SF
Hotel Rooms	300 SF	335 SF

(8) Where applicable, towers shall be pursuant to the following:

(a) Tower separation shall be at least 50 feet.

(b) The maximum tower length shall be 300 feet.

(c) The maximum average tower floorplate shall be regulated by the tower's principal use as follows:

(i) Commercial or mixed-use: Average up to 35,000 square feet; maximum of 45,000 square feet for any single tower floorplate.

(ii) Residential and Hotel uses: Average up to 24,000 square feet; maximum of 30,000 square feet for any single tower floorplate.

(9) Encroachments.

(a) Horizontal projections shall be pursuant to the Projection Section in Article 4, except:

(i) Balconies may encroach the setback for a maximum of 75 percent of the required setback.

(ii) Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself such as, but not limited to, elevator, stair, shall be enclosed and screened in such a manner that the enclosure is designed as an integral part of the overall building design, and may encroach a maximum of 50 percent of the required front setback and may occupy up to a maximum of 30 percent of the front building facade.

(b) Vertical projections shall be pursuant to the Height Exemptions Section in Article 4, except:

(i) Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself such as, but not limited to, cooling towers, elevator, stair and mechanical penthouses, vent stacks and antennas shall be enclosed and screened in such a manner that the enclosure is designed as an integral part of the overall building design.

(ii) Building base parapets shall have a maximum height of 20 percent of the maximum building base height, not to exceed 10 feet. Tower parapets shall have a maximum height of 15 feet.

(iii) Enclosed or covered rooftop amenities are permitted to exceed the maximum height for not more than 30 percent of the gross rooftop area. For the purposes of calculating the maximum area, enclosed or covered structures shall not include enclosures for screening mechanical systems. The following restrictions apply:

a. Rooftop amenities are permitted to exceed the maximum of 15 feet.

- b. Rooftop amenities shall not include commercial uses in the C-SS and C-LP Districts.
- c. Covered structures shall be architecturally compatible with and in proportion to the architecture of the overall building.
- d. Climate controlled structures are limited to the minimum area necessary to accommodate uses which are secondary and incidental to the principal rooftop amenity. These structures may include saunas and steam rooms and code-required restrooms.
- e. Supporting restroom facilities shall not exceed 150 percent of the size required by applicable federal, state, and local health regulations.

(10) Active use liners

- (a) Active use liners shall be pursuant to the Development Regulations table in each district or subdistrict and the following:
  - (i) Minimum Active Use Liner Depth Table.

MINIMUM ACTIVE USE LINER DEPTH		
Use	Ground Floor	Above Ground Floor
Commercial	25 ft.	20 ft.
Residential	15 ft.	15 ft.

(ii) When active use and active use liners are not required or exceed the minimum required frontage percentage, the active use shall be permitted to have a minimum depth of 15 feet. Further, when a parking structure is the principal use, the active use shall be permitted to have a minimum depth of 15 feet. (See Appendix 1: Diagram 1)

(iii) Active use requirements may be reduced or waived at the discretion of City Manager or designee when sufficient evidence is provided to indicate that necessary vehicular access and circulation cannot be accommodated.

(11) Articulation requirements.

- (a) Building facades shall incorporate breaks in the horizontal and vertical wall plane to provide articulation and reduce visual mass.
- (b) Blank walls visible from adjacent streets, public areas or adjacent buildings shall not be permitted and shall incorporate facade articulation. A portion of the facade proportionate to the building massing may be permitted.
- (c) For ground floor commercial active uses, 50 percent of the storefront facade area shall provide transparency. Transparency may be provided through the use of windows and door glazing as well as unobstructed openings in the building facade. (See Appendix 1: Diagram 14)
- (d) Architectural treatment shall be provided for all non-active use facade elevations and shall be harmonious and integrated with the design of adjacent active use facades. Architectural treatment shall be provided through a combination of two (2) or more treatments including, but not limited to: the use of similar materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation, and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of pervious surfaces and planters; and the provision of consistent signage, graphics, and architectural lighting. The following treatments are permitted, but shall not fulfill the requirement for architectural treatment: the application of paint and faux treatments; scoring, construction joints or material projections less than four (4) inches in height, width, or depth.

(12) Overhead doors, service bays, and similar elements shall not front rights-of-way or residential zoning districts. Such elements shall be internal to the site and screened from public view.

b. General public realm regulations.

(1) Minimum setback areas adjacent to rights-of-way, excluding alleys, shall:

- (a) Be improved consistent with the public sidewalk and therefore, shall comply with sidewalk standards, and shall match or be harmonious with the design of the public sidewalk as determined by the City Manager or designee; or shall be pursuant to the General Landscape Regulations.
  - (b) Not include any parking uses and shall be left free of any structure higher than 42 inches, excluding street signage, lighting and other public improvements and provided that it does not occupy more than 30 percent of the setback.
  - (c) Not include the encroachment of any ramps and/or stairs associated with any ground floor uses, other than residential. (See Appendix 1: Diagram 7)
- (2) Maximum setback areas shall be applicable to all building components, excluding open space, driveways, and porte cocheres. Variations in the building frontage where portions of facades do not meet the building maximum setback are permitted, as long as the intent of the regulation is met and the majority of the facade meets the requirement.
- (3) Conflicts between vehicles and pedestrians shall be minimized or eliminated. Clear and safe pedestrian connections shall be provided.

(4) If fencing is used, it shall be decorative. Chain link fences shall be prohibited in commercial districts, adjacent to rights-of-way.

(5) The incorporation of transit stops or stations on-site or integrated into the building is encouraged.

(6) Public amenities shall be contextual and consistent with the overall design of the site and buildings; functional, high-quality, and durable; easily accessible and visible; and energy-efficient.

c. General parking regulations.

(1) Parking requirements.

(a) Parking, the calculation of required off-street parking, and any other applicable regulation not set forth herein, shall be pursuant to Article 7 of the Zoning and Land Development Regulations.

(b) Developments may not exceed the required amount of parking by more than 20 percent, except:

(i) Through the use of structured parking (garage); or

(ii) Through the use of tandem parking (vertical or horizontal), mechanical parking lifts, or similar mechanical systems, which do not increase the overall building massing, pursuant to Article 7.

(c) Guest parking shall be provided pursuant to the parking requirements table in each district or subdistrict as set forth herein. Designated guest parking shall not be assigned or otherwise designated for any other purpose, but may be included in the shared parking calculations.

(d) Multiple family buildings shall provide secure bicycle racks and/or storage shall, at a ratio of one (1) bike rack space per every 20 required parking spaces. The bicycle racks shall be located on-site and shall not encroach into the right-of-way.

(2) Parking stall dimensions.

(a) Parallel parking minimum: Eight and one-half (8-1/2) feet in width by 22 feet in length. (See Appendix 1: Diagram 9)

(b) Ninety (90) degree and angled parking minimum: Eight and one-half (8-1/2) feet in width by 18 feet in length. (See Appendix 1: Diagram 9)

(c) In those cases where the side of any stall is adjacent to a wall, fence, building, or other physical obstruction, the stall widths shall be increased by one (1) foot. Where there is an obstruction on both sides of the stall, the stall widths shall be increased by two (2) feet.

(d) Driveways may be a minimum 11 feet for one-way traffic and a minimum of 22 feet for two-way traffic.

(e) Driveway entrances not adjacent to parking stalls may be a minimum of 20 feet.

(f) All other parking stall dimension standards shall be pursuant to Article 7 of the Zoning and Land Development Regulations.

(3) Detached and attached parking garages for single-family minimum size (clear dimension):

(a) One Car Space Garage: 10.5 feet in width by 19 feet in length.

(b) Two Car Space Garage: 21.0 feet in width by 19 feet in length.

(4) Parking garages and single parking decks under buildings shall be pursuant to the district or subdistrict Building Requirements Table and to the following requirements:

(a) All levels of parking garages shall be lined with active uses as required by the Building Requirements Table in each district or screened with architectural treatment. At ground level, parking garages shall be screened with both architectural treatment and landscape buffer.

(b) A minimum of 50 percent of all roof deck parking areas (including the top deck of the base) shall be visually screened or architecturally treated in such a way that parked vehicles cannot be viewed from adjacent buildings. Screening elements may include roofs, trellises, canopies, screens, or other similar structures.

(5) At-grade parking lots and vehicular use areas shall be pursuant to the General Landscape Regulations and the following requirements:

(a) At-grade parking lots shall not be permitted within frontage setbacks unless otherwise permitted within these regulations and shall be located behind the main structure to the maximum degree possible.

(b) Parking in front of buildings shall not be permitted along State Road 7 and Hollywood Boulevard. Pick-up and drop-off areas, such as porte cocheres are permitted.

(c) At-Grade Parking Lots and Vehicular Use Areas Setback Requirements Table.

<b>AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS</b>
<b>Minimum</b>

Front	10 feet
Interior	5 feet
Rear	5 feet
Alley	5 feet

(6) Parking reduction strategies. Developments, may utilize more than one of the parking strategies listed herein. The cumulative parking reduction shall not result in a reduction of more than 10 percent of the minimum parking requirement for single-use development and 25 percent of the minimum parking requirement for mixed-use development.

(a) Where applicable, as determined by the City Manager or his/her designee, developments may provide a public bus shelter. The bus shelter shall be designed and located in conformance with all applicable requirements as determined by the City Manager or his/her designee and Broward County; and at a minimum shall provide protection from the sun, wind, and rain; provide seating and a waste receptacle; and be solar powered. If it is determined that a bus shelter will be provided, then the respective parking requirement for that use may be reduced by 10 percent.

(b) Developments may provide secure public bicycle racks and/or storage at a ratio of one (1) bike rack space per every 20 required parking spaces. The bicycle racks shall be located on-site and shall not encroach into the right-of-way. If a development provides secure bicycle racks and/or storage, then the respective parking requirement may be reduced by five percent.

(c) Developments may provide a public or private bicycle sharing kiosk. The bicycle sharing kiosk shall be located on-site and not encroach into the right-of-way. If a development provides a public or private bicycle sharing kiosk, then the respective parking requirement may be reduced by five percent.

(d) Developments may provide dedicated car/ride sharing spaces at a ratio of one (1) car/ride sharing space per every 25 required parking spaces. The car/ride sharing spaces shall be located on-site and clearly labeled. If a development provides dedicated car/ride sharing spaces, then the respective parking requirement for that use by five (5) percent.

(e) Developments may provide a public plaza or open space, including but not limited to, shaded areas, fixed or movable seating, landscape, pedestrian scaled lighting, waste receptacles, and public art. Such amenities shall be designed and located in a manner deemed appropriate by the City Manager or designee. If a development provides a public plaza or open space as set forth herein, then the respective parking requirement may be reduced by five (5) percent.

(f) Shared parking is encouraged for proposed developments with two (2) or more distinguishable uses as listed in the Shared Parking Requirements Table.

(i) The minimum shared parking requirement and maximum shared parking reduction shall be determined by the following procedure:

a. Multiply the minimum parking requirement for each individual use pursuant to the Parking Requirement Table in each district or subdistrict by the appropriate percentage listed in the Shared Parking Requirements Table for each of the five (5) designated time periods.

b. Add the resulting sum for each of the five (5) vertical columns of the Shared Parking Requirement Table. The minimum shared parking requirement is provided by the highest number resulting from that sum.

(ii) The shared parking reduction shall not result in a reduction of more than 25 percent of the minimum parking requirement.

(iii) Shared Parking Requirements Table.

SHARED PARKING REQUIREMENT					
Use	Weekdays			Weekend	
	Night	Day	Evening	Day	Night and Evening
	Percent	Percent	Percent	Percent	Percent
SHARED PARKING REQUIREMENT					
Use	Weekdays			Weekend	
	Night	Day	Evening	Day	Night and Evening
	Percent	Percent	Percent	Percent	Percent
Residential	100	60	90	80	90
Office	5	100	10	10	5



Commercial/Retail (Non-Office)	5	90	70	100	70
Hotel	80	60	100	80	100
Restaurant	10	50	100	50	100
Entertainment/ Recreation	10	40	100	80	100
All Others	100	100	100	100	100

(7) Loading and maneuvering shall be pursuant to Article 7 of the Zoning and Land Development Regulations.

d. General landscape regulations. Landscape requirements shall be pursuant to the Landscape Requirements Table; to Article 9 of the Zoning and Land Development Regulations; to the City of Hollywood Landscape Manual; and to the following requirements:

(1) The minimum tree size is 12 feet in height, with a four (4) inch caliper measured at diameter breast height. (The diameter of a tree trunk measured at four and one-half (4-1/2) feet above the root ball).

(2) Ground floor open spaces, such as plazas, courtyards, and passageways which are visible from the public right-of-way and larger than 3,000 square feet shall be improved as pursuant to these regulations and the following requirements:

- (a) A minimum of 25 percent of the open space area shall be vegetated.
- (b) Overhead cover shall be provided for a minimum of 10 percent of the open space area.
- (c) A minimum of one (1) linear foot of seating for every 30 square feet of open space area shall be provided.

(3) General Landscape Requirements Table.

<b>GENERAL LANDSCAPE REQUIREMENTS</b>	
	<b>Requirements</b>
<b>GENERAL LANDSCAPE REQUIREMENTS</b>	
	<b>Requirements</b>
Perimeter Landscape	<p>One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.</p> <p>Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.</p> <p>When abutting or across an alley from a residential zoning district a perimeter landscape buffer shall be included within the required setback area with one (1) tree for every 20 linear feet of required buffer area.</p>
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area	<p>Terminal islands shall be installed at each end of all rows of parking spaces and landscape islands shall be provided no further apart than every 10 parking spaces. Each island shall contain a minimum of one 190 square feet of pervious area or shall measure the same length and width as the adjacent parking stall. Each island shall contain at least one (1) tree.</p> <p>A five (5) foot landscape buffer including a landscape element of at least 42 inches in height shall be provided along the perimeter. The landscape buffer may be included within required setback areas.</p> <p>Lots with a width of 50 feet or less: 15 percent of the total square footage of the paved vehicular use area shall be landscaped.</p> <p>Lots with a width of more than 50 feet: 25 percent of the total square footage of the paved vehicular use area shall be landscaped.</p> <p>Percentage calculation excludes required perimeter landscaped setback area.</p>
Open Space	<p>All pervious areas shall be landscaped with grass, ground cover and/or shrubbery; or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.</p> <p>A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved</p>

	vehicular use areas.
Open Space	SR7 RM Districts: A minimum of 25 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc. C-SS, C-LP, C-JS Districts: A minimum of 15 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc. C-MU, N-MU, S-MU Districts: A minimum of 5 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.
View Triangle	15 For corner lots, a sight distance triangle shall be provided. See the City of Hollywood Landscape Manual for illustration diagram.
Irrigation	16 Provide 100 percent irrigation coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the Regulations of the South Florida Water Management District or apply xeriscape principles. (See the City of Hollywood Landscape Manual)

4. District use and development regulations. The purpose of the district specific regulations is to reinforce the existing and potential character of each district and subdistrict.

a. State Road 7 Multiple Family Residential Districts

(1) State Road 7 Multiple Family Residential Districts Purpose and Character.

(a) Encourage high-quality housing within walking distance to transit, entertainment, personal services, retail, and office.

(b) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types, including high- and mid-rise multi-family, live-work units, walk-up units, lofts, and attached housing.

(c) Enhance and protect the exiting neighborhood character and promote a strong sense of community.

(d) Encourage renovation and reuse of existing building stock.

(2) State Road 7 Multiple Family Residential Districts Use and Development Regulations.

(a) SR7 RM – State Road 7 Multiple Family Residential Districts

(i) SR7 RM – State Road 7 Multiple Family Residential Districts Use Table.

SR 7 RM – State Road 7 Multiple Family Residential Use			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Multiple Family Residential Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use,
See Section 4.1, 4.2, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

(ii) SR7 RM – State Road 7 Multiple Family Residential Districts Development Regulations Table.

<b>SR 7 RM – State Road 7 Multiple Family Residential Development Regulations</b>
<b>LOT REQUIREMENTS</b>
<b>SR 7 RM – State Road 7 Multiple Family Residential Development Regulations</b>

LOT REQUIREMENTS		
Lot Area	6,000 sq. ft.	
Lot Width	50 ft.	
Platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with these regulations.		
ZONING DISTRICT	MAXIMUM DENSITY	MAXIMUM HEIGHT
SR 7 MF-9	9 units per acre	4 Stories, not to exceed 35 ft.
SR 7 MF-18	12 units per acre	4 Stories, not to exceed 45 ft.
SR 7 MF-25	25 units per acre	6 Stories, not to exceed 65 ft.
MINIMUM SETBACKS		
Front	20 ft.	
Side Street	15 ft.	
Side Interior	7.5 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.	
Rear	20 ft.	

b. North District.

(1) North District Purpose and Character.

(a) Encourage higher intensity mixed-use, transit oriented or transit ready development, which accommodate a diverse mix of commercial uses including large format or destination retail and entertainment uses, which complement the Seminole Resort and Casino.

(b) Orient the higher intensity and ground floor commercial uses towards State Road 7 to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses which promote pedestrian activity.

(2) North District Use and Development Regulations.

(a) N-MU – North Mixed-Use District

(i) N-MU – North Mixed-Use District Use Table.

N-MU - SR7 North – Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities <sup>1</sup> Amusement Uses Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing Assembly of Pre-Manufactured Parts for Sale on the Premises Automotive Rental, except Truck Rental <sup>2</sup> Bar, Lounge, or Night Club Commercial Marinas, except dry dock facilities Commercial Uses Contractor Shop (Indoor) Dry Cleaners Food Processing	Cabinet, Furniture, Upholstery Shop Car Wash <sup>4</sup> Contractor Shop associated to Retail or Showroom Dry Dock Facilities <sup>5</sup> Light Manufacturing associated with Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use <sup>6</sup> Tattoo, Body Art, or Body Piercing <sup>7</sup>	Automotive Truck Rental <sup>2</sup> Day Care Facilities Parking Lots and Garages (commercial), fronting State Road 7 Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber and Building Materials Gun Shop Outdoor Storage Pawn Shops Psychic Help Uses Self-Storage Facility Any use not listed as a Main Permitted Use.

<p>Hotel Institutional Live-Work Microbrewery, Microdistillery, and Microwinery Motel</p>	<p>Any use customarily associated with one of the Main Permitted Uses.</p>		
<p>Multi-Family Residential, except on the ground floor adjacent to Griffin Road, Stirling Road, and State Road 7; and except north of Griffin Road. Museum, Art Gallery, and Similar Cultural Uses Office Parking Lots and Garages (commercial), except fronting State Road 7 Personal Service Place of Worship, Meeting Hall, and Fraternal Lodges Restaurant Retail (Indoor) School, Business, Commercial, or Vocational; Recreational or Cultural; and University<sup>1</sup> Single Family Residential, except on the ground floor adjacent to Griffin Road, Stirling Road, and State Road 7; and except north of Griffin Road. Wholesale and Warehousing<sup>3</sup></p>			

<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

<sup>2</sup> Automotive Rental, shall be designed in a pedestrian oriented manner; vehicular inventory shall be stored in an enclosed building, or at the rear or side of the site and fully screened from public rights-of-way.

<sup>3</sup> Wholesale and Warehousing shall be limited to the use of existing buildings and shall occur fully within an enclosed structure.

<sup>4</sup> Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.

<sup>5</sup> Dry Dock Facilities shall be located on sites that abut a navigable waterway or have direct access to the Intracoastal Waterway; shall not exceed 30 feet in height nor contain more than 50 boat slips; shall be subordinate to and contribute to the comfort, convenience or necessities of the users or the occupants of the principal use of the property; shall be in harmony with the scale and character of adjacent properties and the neighborhood in general; shall be compatible with dock patterns in the general vicinity and shall not have an impact on existing water recreation activities, navigation, marine environment, water quality, natural resources and wetlands. The dry dock shall not face or be visible from State Road 7.

<sup>6</sup> Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

<sup>7</sup> Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) N-MU – North Mixed-Use District Development Regulations Table.

<b>N-MU - SR7 North – Mixed-Use District Development Regulations</b>		
<b>N-MU - SR7 North – Mixed-Use District Development Regulations</b>		
<b>MAXIMUM DENSITY</b>		
<b>Single Use Buildings</b>	<b>Vertical Mixed-Use Building Bonus</b>	
36 Dwelling Units per Acre	50 Dwelling Units per Acre	
The number of hotel rooms is double the maximum number of dwelling units.		
<b>MAXIMUM HEIGHT</b>		
<b>Single Use Buildings</b>	<b>Vertical Mixed-Use Building Bonus for Sites or portions of sites fronting State Road 7</b>	
65 ft.	175 ft.	
Sites or portions of sites within 100 feet of RM-18 and PUD-R: 65 ft.		
<b>MINIMUM SETBACKS</b>		
<b>Frontage</b>		
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	
Side Interior	Non-Residential: 0 ft. Residential: 15 ft.	
Rear/Alley	Non-Residential: 5 ft. Residential: 15 ft. When adjacent to RM-18 and PUD-R: 20 ft.	
<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
State Road 7	30 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
State Road 7	60%	N/A
Griffin Road Stirling Road	40%	N/A

(iii) N-MU – North Mixed-Use District Special Requirements

- a. For lots which abut State Road 7, the tower orientation shall be towards State Road 7.
- b. Structured parking is encouraged.

c. Central Districts.

(1) Central Districts Purpose and Character.

- (a) Encourage higher intensity mixed-use transit oriented or transit ready development, which accommodate a diverse mix of commercial, office, and residential uses, serving the region and adjacent neighborhoods.
- (b) Orient the higher intensity and ground floor commercial uses towards State Road 7 to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses which promote pedestrian activity.
- (c) Promote and enhance the visual appeal and brand identity of the Johnson Street District by encouraging neighborhood oriented active uses, outdoor cafes, continuous sidewalks, pedestrian scaled lighting, public seating, and shade trees.
- (d) Utilize the Linear Park as an amenity, to enhance a sense of community and identity, and provide opportunities for community interaction in a comfortable, friendly, walkable environment.
- (e) Promote the adaptive reuse of buildings fronting Sheridan Street, east of State Road 7, providing an opportunity for professional offices.

(f) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types, including high- and mid-rise multi-family, live-work units, walk-up units, lofts, and attached housing.

(g) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

(2) Central Districts Use and Development Regulations.

(a) C-SS – Central Sheridan Street District

(i) C-SS – Central Sheridan Street District Use Table.

<b>C-SS - SR7 Central – Sheridan Street Mixed-Use District Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Live-Work Office <sup>1</sup> Professional Office <sup>2</sup> Single-Family Residential	Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
<p><sup>1</sup> Offices on sites of less than 0.25 acres shall be limited to Administrative Offices which do not involve the on-site handling, processing, distribution, display, storage, or sale of goods and merchandise, such as, but not limited to, real estate brokers, insurance agencies, marketing and investment counseling, stockbrokers, secretarial and stenographic services, or other similar uses.</p> <p><sup>2</sup> Professional Offices on sites of less than 0.25 acres shall not exceed 2 doctors, dentists, lawyers, accountants, architects, engineers, or other similar field. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.</p>			

(ii) C-SS – Central Sheridan Street District Development Regulations Table.

<b>C-SS - SR7 Central – Sheridan Street Mixed-Use District Development Regulations</b>	
<b>C-SS - SR7 Central – Sheridan Street Mixed-Use District Development Regulations</b>	
<b>MAXIMUM DENSITY</b>	
9 Dwelling Units per Acre	
<b>MAXIMUM HEIGHT</b>	
2 Stories, not to exceed 35 ft.	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
All Frontages	Non-Residential: 10 ft. Residential: 25 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Alley	20 ft.

(iii) C-SS – Central Sheridan Street District Special Requirements

a. Parking Requirement: 1 space per 250 sq. ft. for sites greater than 0.25 acres in size, 1 space per 500 sq. ft., to a maximum of 5 spaces for sites less than or equal to 0.25 acres in size.

b. Head-in/back-out parking not permitted.

c. Required parking spaces (tandem) may be provided on a circular drive with an interior landscaped island.

(b) C-LP – Central Linear Park District

(i) C-LP – Central Linear Park District Use Table.

<b>C-LP - SR7 Central – Linear Park Mixed-Use District Uses</b>
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Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Artisan and Maker Manufacturing Assembly of Pre-Manufactured Parts for Sale on the Premises Commercial Uses Live-Work Multi-Family Residential Museum, Art Gallery, and Similar Cultural Uses Personal Service Professional Office <sup>2</sup> Restaurant Retail (Indoor) Single Family Residential	Parking Lot accessory to a Main Permitted Use Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales) <sup>1</sup> Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber and Building Materials Contractor Shop and Storage (Indoor or Outdoor) Gun Shop Outdoor Storage Pawn Shops Psychic Help Uses Self-Storage Facility Any use not listed as a Main Permitted Use.

<sup>1</sup> Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

<sup>2</sup> Professional Offices on sites of less than 0.25 acres shall not exceed 2 doctors, dentists, lawyers, accountants, architects, engineers, or other similar field.  
 See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) C-LP – Central Linear Park District Development Regulations Table.

C-LP - SR7 Central – Linear Park Mixed-Use District Development Regulations	
C-LP - SR7 Central – Linear Park Mixed-Use District Development Regulations	
<b>MAXIMUM DENSITY</b>	
<b>Single Use Buildings</b>	<b>Vertical Mixed-Use Building Bonus</b>
25 Dwelling Units per Acre	36 Dwelling Units per Acre
<b>MAXIMUM HEIGHT</b>	
65 ft. Sites or portions of sites within 100 feet of MF-18: 45 ft.	
<b>MINIMUM SETBACKS</b>	
<b>Frontage</b>	
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback
Rear	15 ft.

(iii) C-LP – Central Linear Park District Special Requirements

a. Buildings shall be designed in a manner that enhances and encourages the use of the Linear Park.

b. For lots adjacent to the Linear Park, active uses fronting the east-west streets shall wrap the corner to provide secondary frontages and activity along the Linear Park; and pedestrian connections shall be provided. The rear of buildings shall not face the Linear Park; this requirement may be waived at the discretion of City Manager or designee when sufficient evidence is provided to indicate it cannot be accommodated.

c. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

(c) C-JS – Central Johnson Street District

(i) C-JS – Central Johnson Street District Use Table.

C-JS - SR7 Central – Johnson Street Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities <sup>1,2</sup> Amusement Uses (indoor) <sup>2</sup> Antique, Consignment, Collectible, and Vintage Store <sup>2</sup> Artisan and Maker Manufacturing <sup>2</sup> Assembly of Pre-Manufactured Parts for Sale on the Premises <sup>2</sup> Coin Laundry <sup>2,3</sup> Commercial Uses <sup>2</sup> Contractor Shop (Indoor) <sup>2</sup> Dry Cleaners <sup>2</sup> Food Processing <sup>2</sup> Hotel Institutional <sup>2</sup> Live-Work <sup>2</sup> Multi-Family Residential, above the ground floor Museum, Art Gallery, and Similar Cultural Uses <sup>2</sup> Office <sup>2</sup> Parking Lots and Garages (commercial), except fronting Johnson Street Personal Service <sup>2</sup> Place of Worship, Meeting Hall, and Fraternal Lodges Restaurant <sup>2</sup> Retail (Indoor) <sup>2</sup> School, Business, Commercial, or Vocational; Recreational or Cultural; and University <sup>1,2</sup> Single Family Residential, except adjacent to Johnson Street	Automotive Repair <sup>2</sup> Cabinet, Furniture, Upholstery Shop <sup>2</sup> Light Manufacturing associated with Retail or Showroom <sup>2</sup> Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use <sup>4</sup> Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Schools (K-12) <sup>2</sup> Service Station <sup>2</sup>	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber and Building Materials Contractor Shop and Storage (Outdoor) Gun Shop Outdoor Storage Pawn Shops Psychic Help Uses Self-Storage Facility Any use not listed as a Main Permitted Use.

<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.



- 2 For properties east of 59th Avenue, Commercial Uses only permitted on properties fronting Johnson Street.
- 3 Coin Laundries shall be fully enclosed and air-conditioned.
- 4 Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) C-JS – Central Johnson Street District Development Regulations Table.

C-JS - SR7 Central – Johnson Street Mixed-Use District Development Regulations		
C-JS - SR7 Central – Johnson Street Mixed-Use District Development Regulations		
<b>MAXIMUM DENSITY</b>		
<b>Single Use Buildings</b>	<b>Vertical Mixed-Use Building Bonus</b>	
36 Dwelling Units per Acre	42 Dwelling Units per Acre	
The number of hotel rooms is double the maximum number of dwelling units.		
<b>MAXIMUM HEIGHT</b>		
<b>Single Use Buildings</b>	<b>Vertical Mixed-Use Building Bonus for Sites or portions of sites fronting State Road 7</b>	
East of State Road 7: 65 ft. West of State Road 7: 85 ft.	175 ft.	
Sites or portions of sites within 100 feet of MF-18: 45 ft.		
<b>MINIMUM SETBACKS</b>		
<b>Frontage</b>		
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	
Side Interior	Non-Residential: 0 ft. Residential: 5 ft.	
Rear	10 ft.	
<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
State Road 7	30 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
State Road 7	60%	N/A
Johnson Street	40%	N/A

(iii) C-JS – Central Johnson Street District Special Requirements

- a. For lots which abut State Road 7, the tower orientation shall be towards State Road 7.

(d) C-MU – Central Mixed-Use District

(i) C-MU – Central Mixed-Use District Use Table.

C-MU - SR7 Central – Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities <sup>1</sup> Amusement Uses Antique, Consignment, Collectible, and Vintage	Automotive Paint or Body Automotive Repair Automotive Sales Used Cabinet, Furniture, Upholstery Shop	Automotive Truck Rental <sup>2</sup> Day Care Facilities Outdoor Storage Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses

<p>Store                  Artisan and Maker                  Manufacturing                  Assembly of Pre-                  Manufactured Parts for                  Sale on the Premises                  Automotive Rental<sup>2</sup>                  Automotive Sales New<sup>2</sup>                  Bar, Lounge, or Night Club                  Coin Laundry<sup>3</sup>                  Commercial Uses                  Contractor Shop (Indoor)<sup>4</sup>                  Dry Cleaners                  Food Processing                  Funeral Homes                  Hotel                  Institutional                  Live-Work                  Microbrewery,                  Microdistillery, and                  Microwinery                  Motel                  Multi-Family Residential,                  except on the ground floor                  adjacent to Sheridan                  Street, Taft Street, and                  State Road 7                  Museum, Art Gallery, and                  Similar Cultural Uses                  Office                  Parking Lots and Garages                  (commercial), except                  fronting State Road 7                  Personal Service                  Place of Worship, Meeting                  Hall, and Fraternal Lodges</p>	<p>associated to Retail or                  Showroom                  Car Wash<sup>5</sup>                  Contractor Shop                  associated to Retail or                  Showroom                  Light Manufacturing                  associated with Retail or                  Showroom                  Outdoor produce sales                  (fresh fruit, vegetable,                  plant and flower retail                  sales), accessory to a                  grocery store, specialty                  market, or similar use<sup>6</sup>                  Any use customarily                  associated with one of the                  Main Permitted Uses.</p>		<p>Bulk Sales, Storage, or                  Display of Lumber and                  Building Materials                  Gun Shop                  Pawn Shops                  Psychic Help Uses                  Self-Storage Facility                  Any use not listed as a                  Main Permitted Use.</p>
<p>Restaurant                  Retail (Indoor)                  School, Business,                  Commercial, or                  Vocational; Recreational                  or Cultural; and                  University<sup>1</sup>                  Single Family Residential,                  except on the ground floor                  adjacent to Sheridan                  Street, Taft Street, and                  State Road 7</p>			

<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

<sup>2</sup> Automotive Rental; Sales, New, shall be designed in a pedestrian oriented manner; and vehicular inventory shall be stored in an enclosed building, or at the rear or side of the site and fully screened from public rights-of-way.

<sup>3</sup> Coin Laundries shall be fully enclosed and air-conditioned.

<sup>4</sup> Contractor Shop (Indoor) shall be limited to the use of existing buildings and shall occur fully within an enclosed structure.

- 5 Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.
- 6 Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) C-MU – Central Mixed-Use District Development Regulations Table.

C-MU - SR7 Central – Mixed-Use District Development Regulations		
C-MU - SR7 Central – Mixed-Use District Development Regulations		
<b>MAXIMUM DENSITY</b>		
<b>Single Use Buildings</b>	<b>Vertical Mixed-Use Building Bonus</b>	
36 Dwelling Units per Acre	50 Dwelling Units per Acre	
The number of hotel rooms is double the maximum number of dwelling units.		
<b>MAXIMUM HEIGHT</b>		
<b>Single Use Buildings</b>	<b>Vertical Mixed-Use Building Bonus for Sites or portions of sites fronting State Road 7</b>	
85 ft.	175 ft.	
Sites or portions of sites within 100 feet of MF-9 and MF-18: 45 ft.		
<b>MINIMUM SETBACKS</b>		
<b>Frontage</b>		
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	
Side Interior	0 ft.	
Rear/Alley	5 ft. When adjacent to MF-9 and MF-18: 20 ft.	
<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
State Road 7	30 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
State Road 7	60%	N/A
Sheridan Street Taft Street	40%	N/A

(iii) C-MU – Central Mixed-Use District Special Requirements

- a. For lots which abut State Road 7, the tower orientation shall be towards State Road 7.
- b. Where possible, vehicular access shall be located along the east-west streets.
- c. Structured parking is encouraged.
- d. South Districts.

(1) South Districts Purpose and Character.

- (a) Encourage higher intensity mixed-use transit oriented or transit ready development, which accommodate a diverse mix of commercial, service oriented, and residential uses, serving the region and adjacent neighborhoods.
- (b) Orient the higher intensity and ground floor commercial uses towards State Road 7 to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses which promote pedestrian activity.
- (c) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.
- (d) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

(e) Identify areas within a quarter-mile radius of the intersection of State Road 7 and Hollywood Boulevard for the purpose of a Mobility Hub, to establish a place of connectivity for different modes of transportation that seamlessly converge with where people live, play, shop, and work.

(2) South District Use and Development Regulations.

(a) S-MU – South Mixed-Use District

(i) S-MU – South Mixed-Use District Use Table.

<b>S-MU - SR7 South – Mixed-Use District Uses</b>			
<b>Main Permitted Uses</b>	<b>Accessory Uses</b>	<b>Special Exception Uses</b>	<b>Prohibited Uses</b>
Adult Educational Facilities <sup>1</sup> Amusement Uses Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing Assembly of Pre-Manufactured Parts for Sale on the Premises Automotive Rental <sup>2</sup> Automotive Repair, except north of Washington Street <sup>2</sup> Automotive Sales New <sup>2</sup> Automotive Sales Used, except north of Washington Street <sup>2</sup> Bar, Lounge, or Night Club Cabinet, Furniture, Upholstery Shop Car Wash <sup>3</sup> Coin Laundry <sup>4</sup> Commercial Uses Contractor Shop (Indoor) <sup>5</sup> Dry Cleaners Food Processing Funeral Homes Hotel Institutional Live-Work Microbrewery, Microdistillery, and Microwinery Motel	Automotive Paint or Body Automotive Repair Automotive Sales Used Contractor Shop associated to Retail or Showroom Light Manufacturing associated with Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use <sup>6</sup> Outdoor Storage, except north of Washington Street Retail Sales (Outdoor) Tattoo, Body Art, or Body Piercing <sup>7</sup> Any use customarily associated with one of the Main Permitted Uses.	Day Care Facilities Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber and Building Materials Gun Shop Pawn Shops Psychic Help Uses Any use not listed as a Main Permitted Use.
Multi-Family Residential, except on the ground floor adjacent to Hollywood Boulevard, Washington Street, Pembroke Road, and State Road 7 Museum, Art Gallery, and Similar Cultural Uses Office			

Parking Lots and Garages (commercial), except fronting State Road 7 Personal Service Place of Worship, Meeting Hall, and Fraternal Lodges Restaurant Retail (Indoor) School, Business, Commercial, or Vocational; Recreational or Cultural; and University <sup>1</sup> Self-Storage Facility, except north of Washington Street Single Family Residential, except on the ground floor adjacent to Hollywood Boulevard, Washington Street, Pembroke Road and State Road 7 Wholesale & Warehousing			
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<sup>1</sup> Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

<sup>2</sup> Automotive Rental; Repair; Sales, New, shall be designed in a pedestrian oriented manner; vehicular inventory shall be stored in an enclosed building, or at the rear or side of the site and fully screened from public rights-of-way.

<sup>3</sup> Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.

<sup>4</sup> Coin Laundries shall be fully enclosed and air-conditioned.

<sup>5</sup> Contractor Shop (Indoor) shall be limited to the use of existing buildings and shall occur fully within an enclosed structure.

<sup>6</sup> Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

<sup>7</sup> Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

(ii) S-MU – South Mixed-Use District Development Regulations Table.

S-MU - SR7 South – Mixed-Use District Development Regulations	
S-MU - SR7 South – Mixed-Use District Development Regulations	
MAXIMUM DENSITY	
Single Use Buildings	Vertical Mixed-Use Building Bonus
36 Dwelling Units per Acre	50 Dwelling Units per Acre
The number of hotel rooms is double the maximum number of dwelling units.	
MAXIMUM HEIGHT	
Single Use Buildings	Vertical Mixed-Use Building Bonus for Sites or portions of sites fronting State Road 7

North of Hollywood Boulevard: 85 ft. South of Hollywood Boulevard: 65 ft.		175 ft.
Sites or portions of sites within 100 feet of MF-9, MF-25, and other residential zoning districts: 45 ft.		
<b>MINIMUM SETBACKS</b>		
<b>Frontage</b>		
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	
Side Interior	0 ft.	
Rear/Alley	5 ft. When adjacent to MF-9, MF-25, and other residential zoning districts: 20 ft.	
<b>MAXIMUM SETBACKS</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
State Road 7	30 ft.	N/A
<b>MINIMUM ACTIVE USES</b>		
<b>Frontage</b>	<b>Ground Floor</b>	<b>Above Ground Floor</b>
State Road 7	60%	N/A
Hollywood Boulevard	40%	N/A

(iii) S-MU – South Mixed-Use District Special Requirements

- a. For lots which abut State Road 7, the tower orientation shall be towards State Road 7.
- b. Where possible, vehicular access shall be located along the east-west streets.
- c. Structured parking is encouraged.

(Ord. O-2007-34, passed 12-18-2007; Am. Ord. O-2009-40, passed 12-2-2009; Am. Ord. O-2013-13, passed 6-19-13; Am. Ord. O-2016-22, passed 10-19-16; Am. Ord. O-2017-23, passed 12-6-17; Am. Ord. O-2019-28, passed 12-4-19; Am. Ord. O-2020-01, passed 1-15-20; Am. Ord. O-2021-04, passed 2-17-21; Am. Ord. O-2021-13, passed 8-25-21)

**APPENDIX 1: REGIONAL ACTIVITY CENTER AND DOWNTOWN REDEVELOPMENT DISTRICTS DIAGRAMS**

Diagram

1. Active Use/Active Use Ground Floor/Active Use Liner/Active Use Depth
2. Annulus
3. Base/Tower
4. Blank Wall
5. Building Frontage
6. Footprint
7. Ground Floor Uses
8. Lot Frontage/Lot Frontage Buildable
9. Parking Stall Dimensions
10. Setback
11. Tower Floorplate
12. Tower Length
13. Tower Separation
14. Transparency/Storefront Facade Area
15. Young Circle Tower Offset Setback
16. Young Circle Gateway Setback

17. Walk-Up Garden

Diagram 1. Active Use/Active Use Ground Floor/Active Use Liner/Active Use Depth.

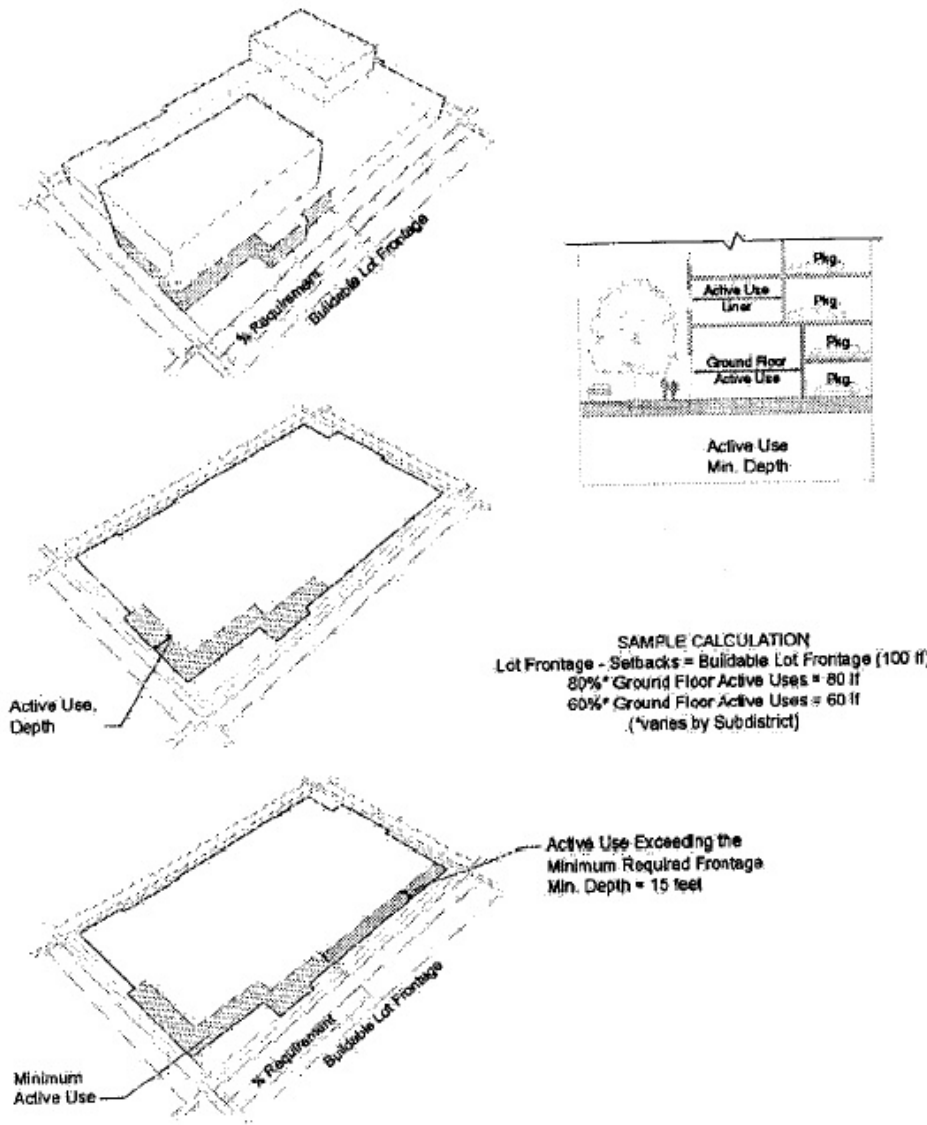


Diagram 2. Annulus.

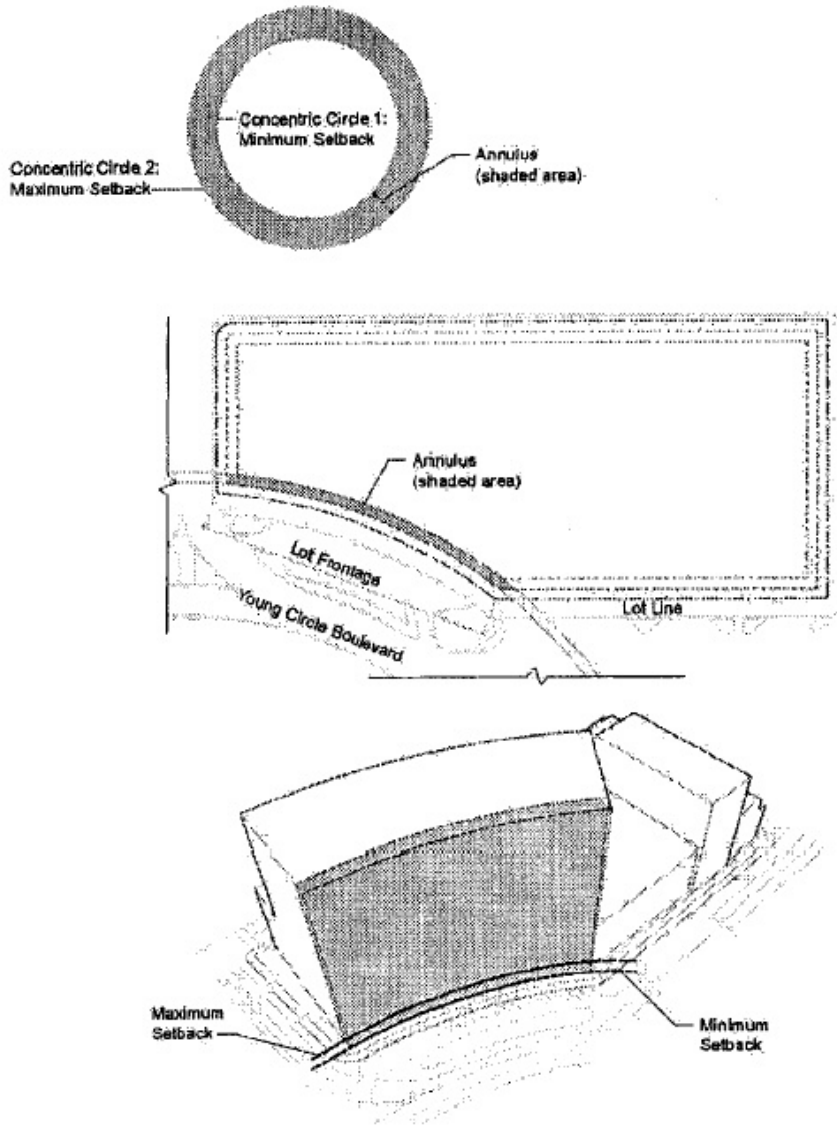


Diagram 3. Base/Tower.

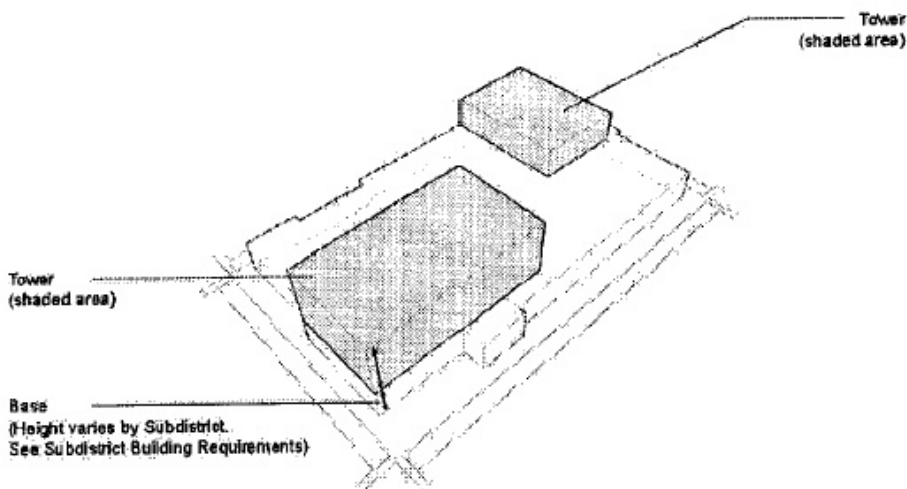


Diagram 4. Blank Wall.



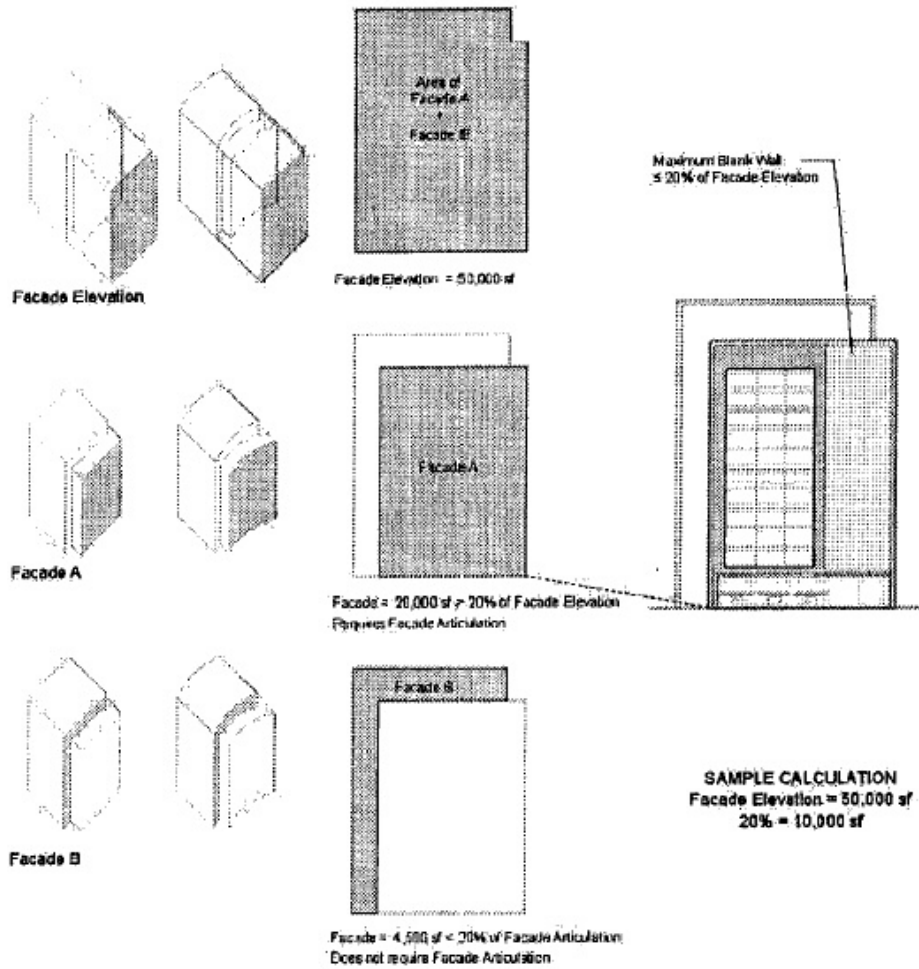


Diagram 5. Building Frontage.

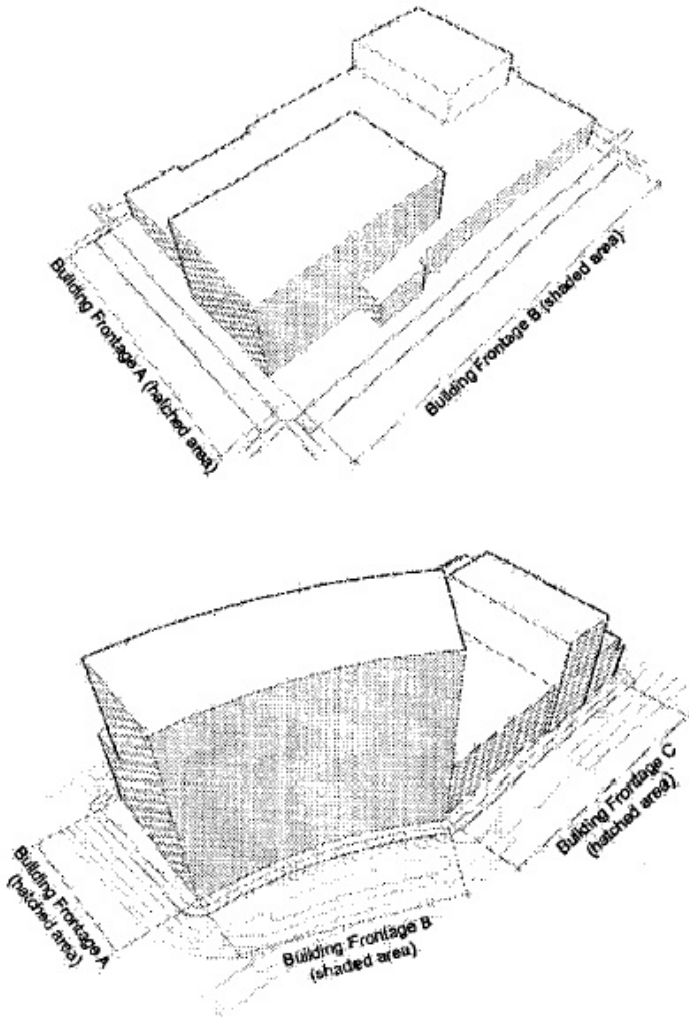
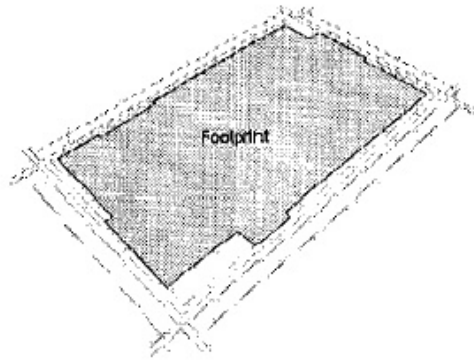
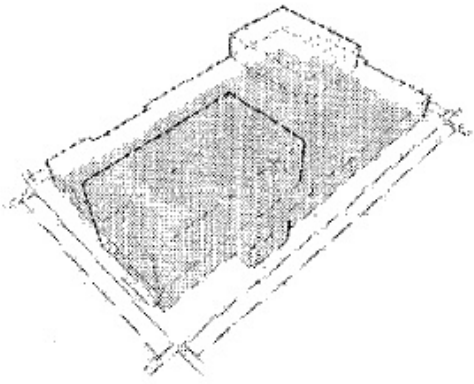


Diagram 6. Footprint.



**Diagram 7. Ground Floor Uses.**

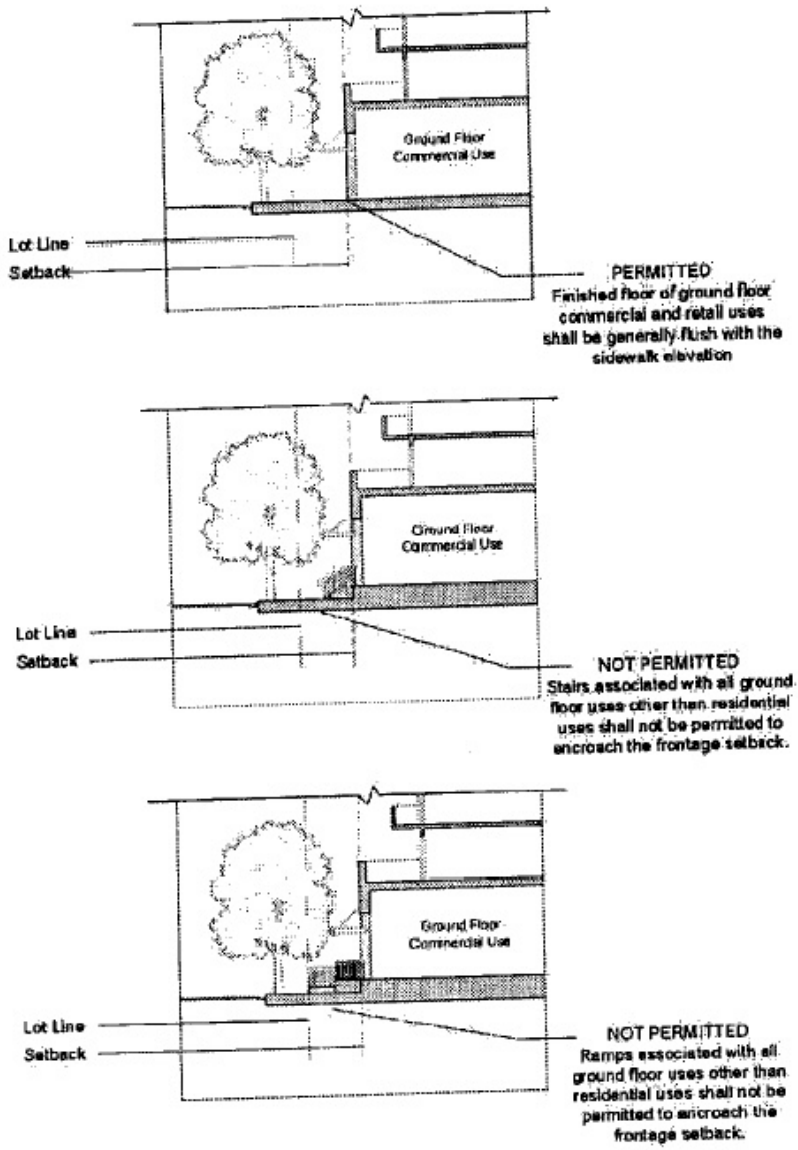


Diagram 8. Lot Frontage/Lot Frontage Buildable.

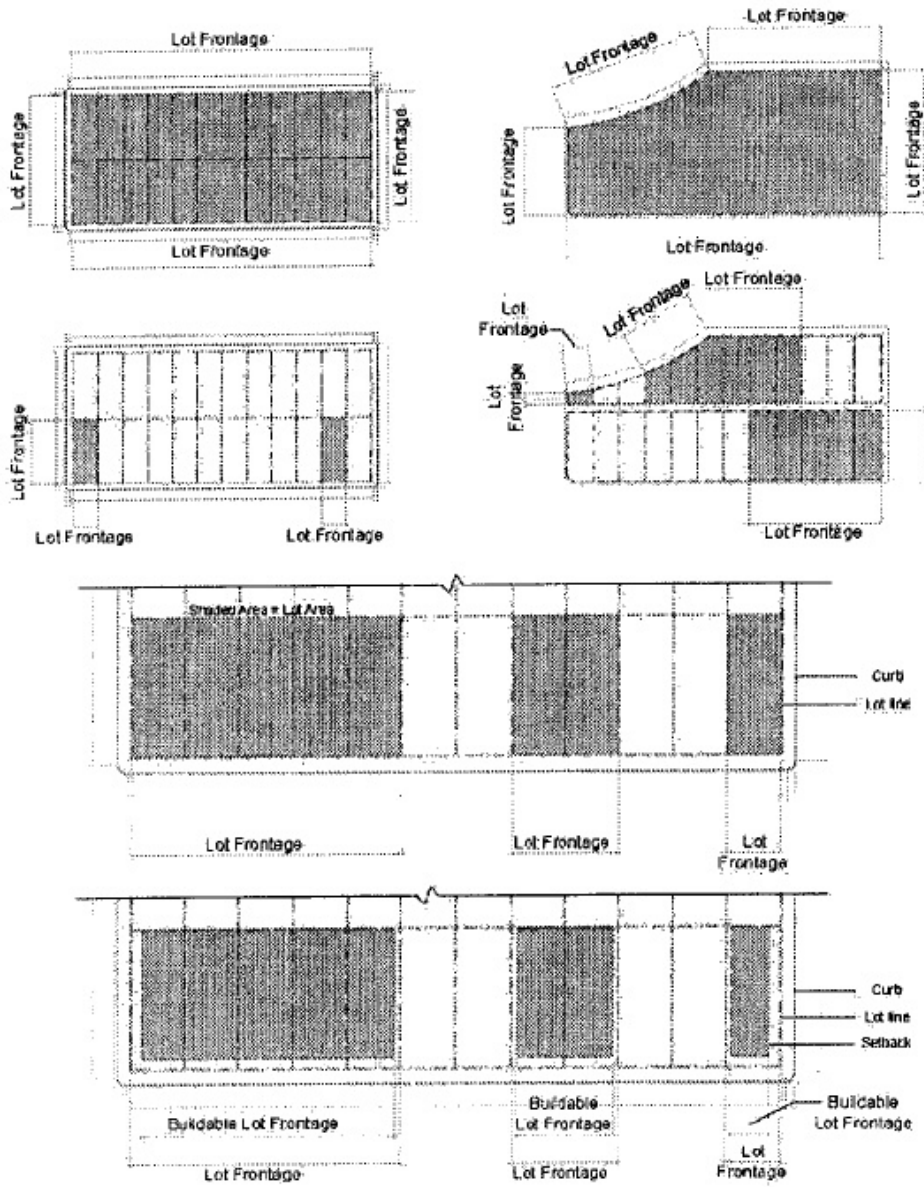
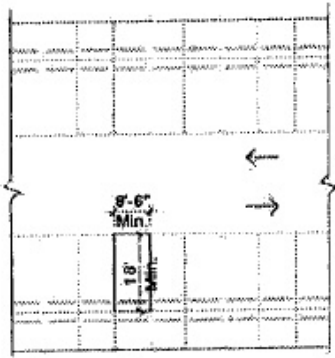
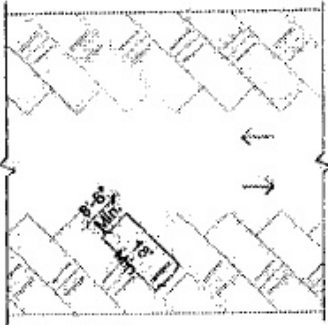


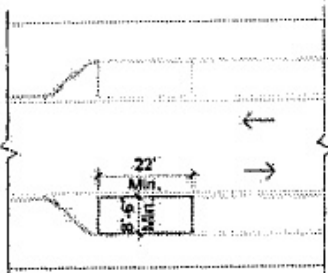
Diagram 9. Parking Stall Dimensions.



**90 Degree Parking**



**Angled Parking**



**Parallel Parking**

**Diagram 10. Setback.**

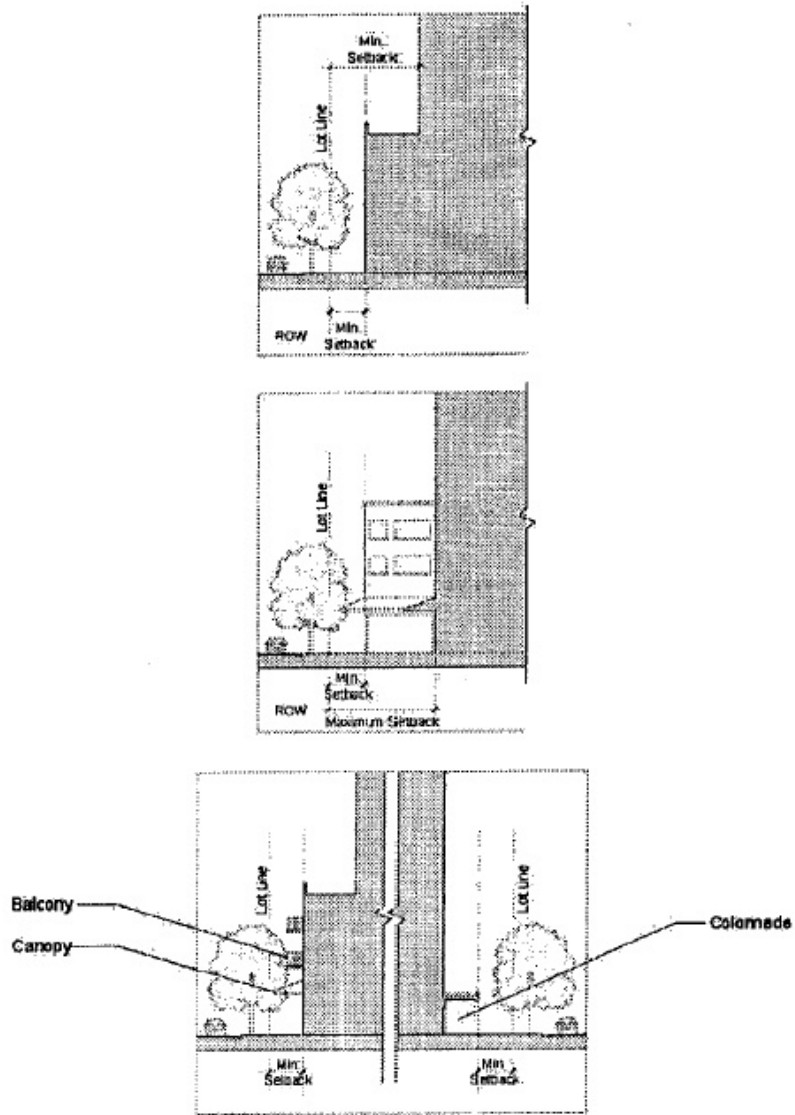


Diagram 11. Tower Floorplate.

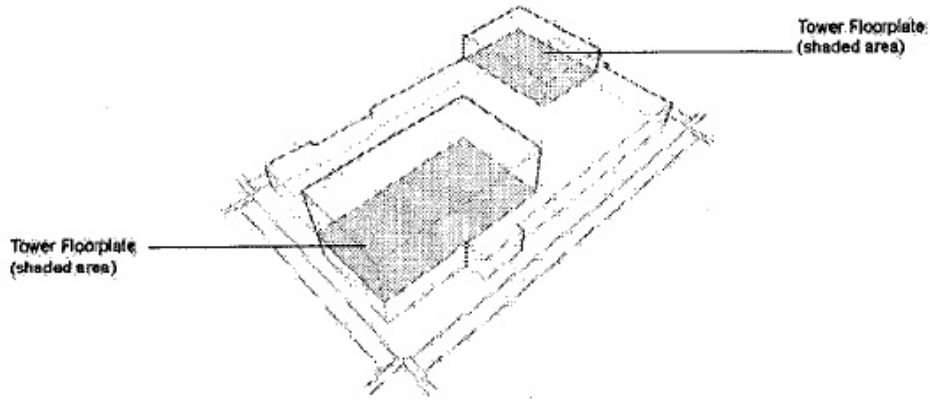
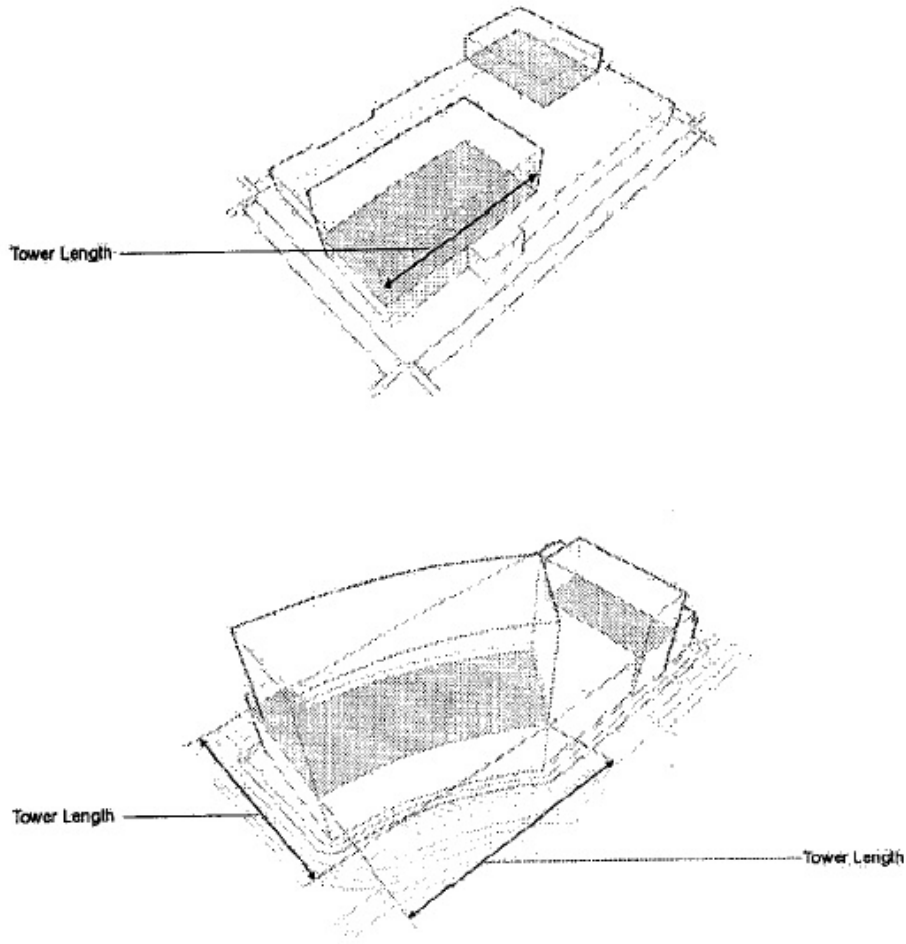


Diagram 12. Tower Length.





**Diagram 13. Tower Separation.**

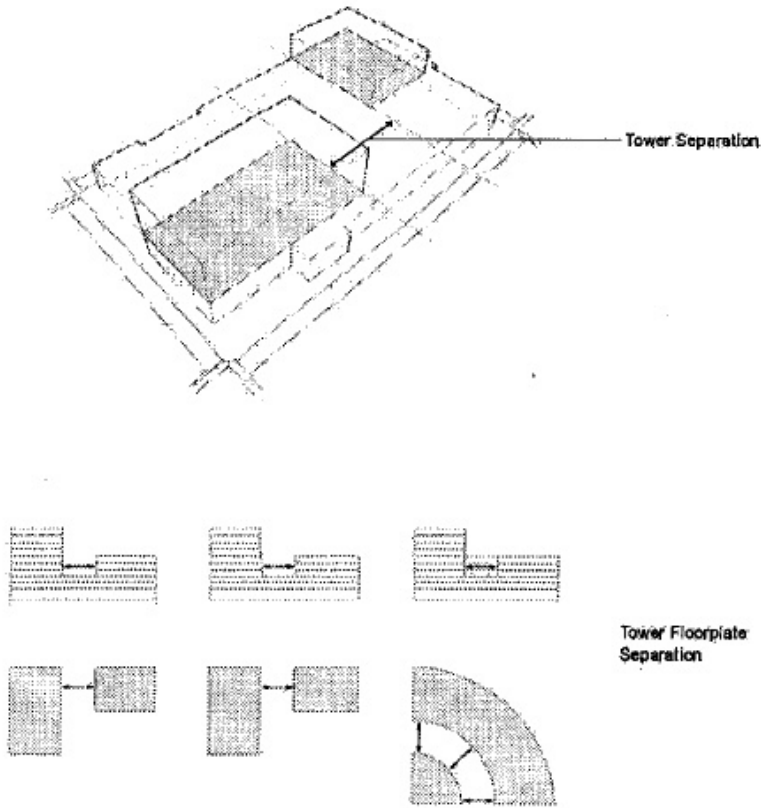
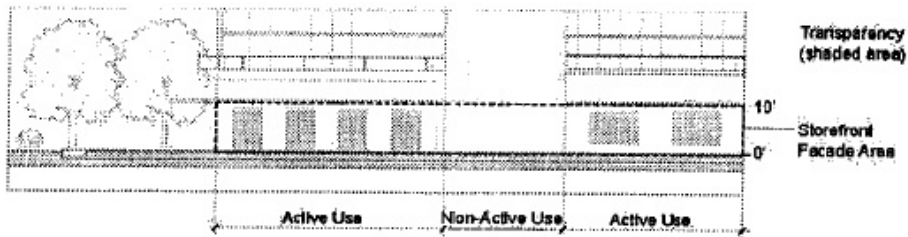
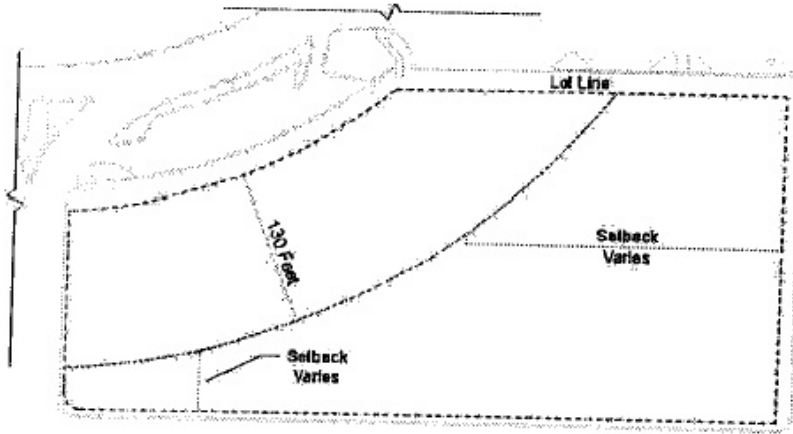


Diagram 14. Transparency/Storefront Facade Area.

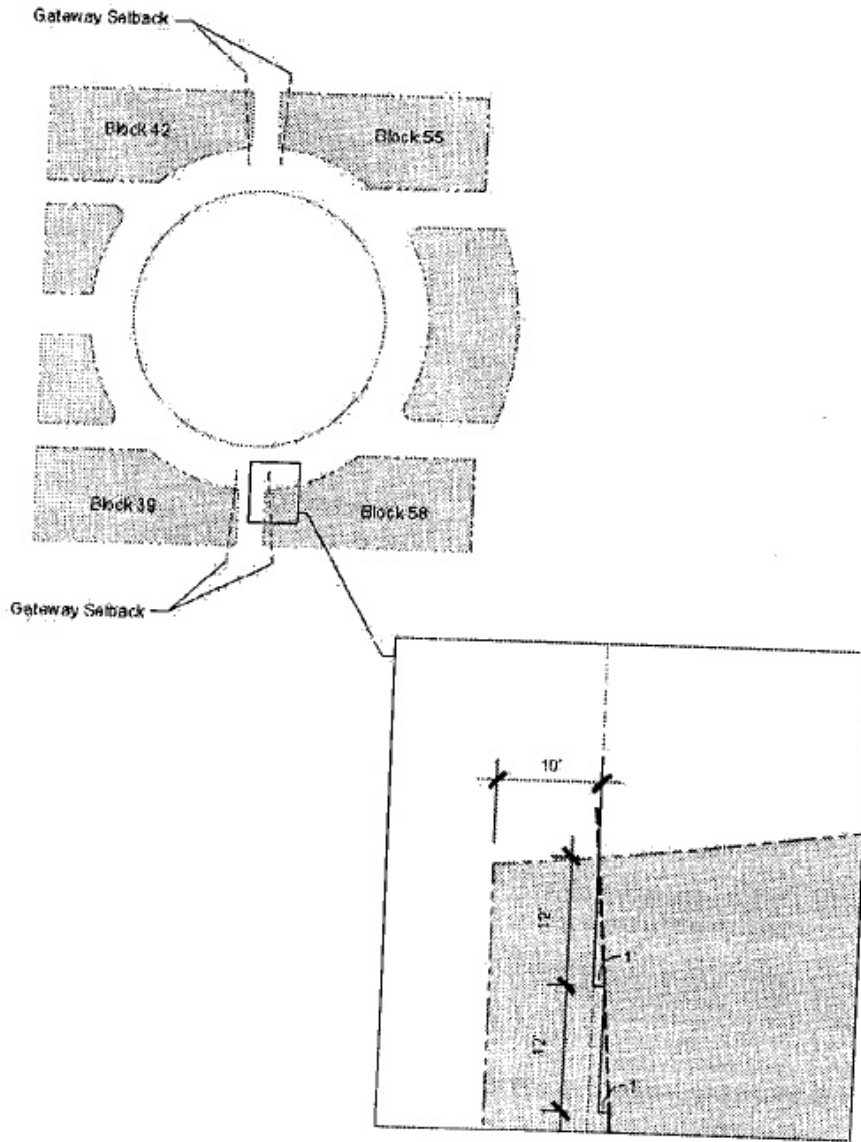


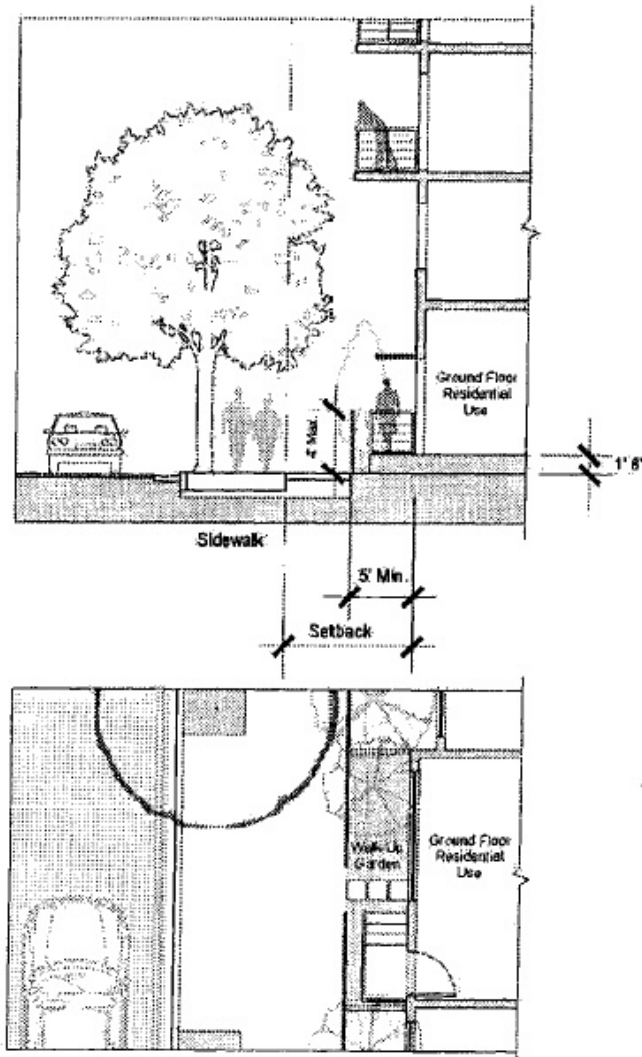
**SAMPLE CALCULATION**  
Active Use Storefront area = 1,000 sf  
50%\* minimum Transparency = 500 sf  
\*varies by Subdistrict and Street Designation

**Diagram 15. Young Circle Tower Offset Setback.**



**Diagram 16. Young Circle Gateway Setback.**



**Diagram 17. Walk-Up Garden.**

(Ord. O- 2016-22, passed 10-19-16)

## APPENDIX 1: BEACH COMMUNITY REDEVELOPMENT DISTRICTS

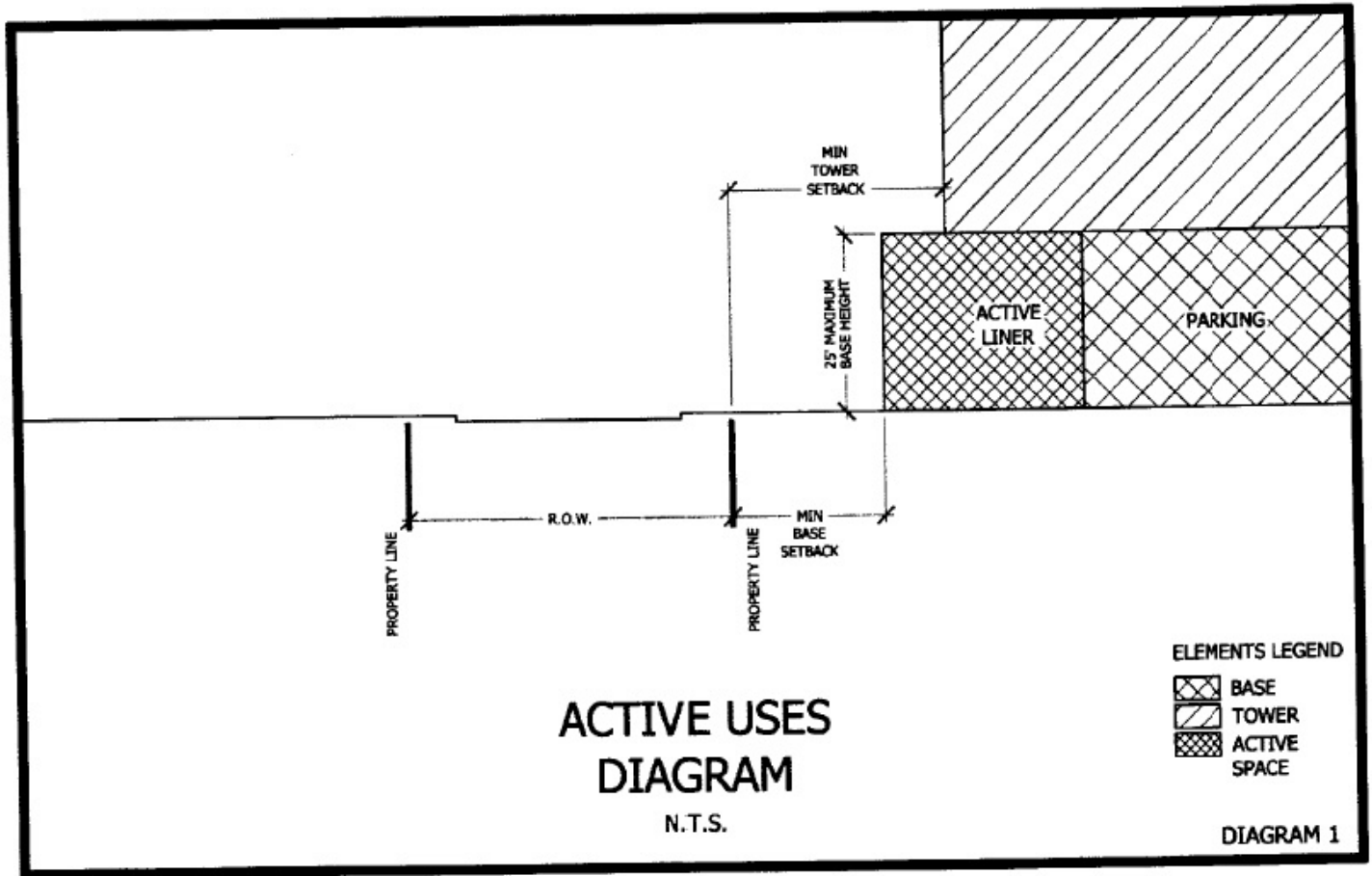
### STANDARDS FOR DEVELOPMENT

Diagram

1. Active Uses Diagram
2. BRT-25-R - Cross Street Setback Diagram Lots Less Than 120' W and 80' D
3. BRT-25-R - Cross Street Setback Diagram Lots Greater Than 120' W and 80' D
4. BRT-25-R - SR-A1A - Surf Road Setback Diagram Lots Less Than or Equal to 120' W and 80' D
5. BRT-25-R - SR-A1A - Surf Road Setback Diagram Lots Greater Than 120' W and 80' D
6. BRT-25-C - Cross Street Setback Diagram Lots Less Than or Equal to 120' W and 80' D W/O Retail
7. BRT-25-C - Cross Street Setback Diagram Lots Greater than 120' W/O Retail
8. BRT-25-C - SR-A1A - Surf Road Setback Diagram Lots Less Than or Equal to 120' W and 80' D W/O Retail
9. BRT-25-C - SR-A1A - Surf Road Setback Diagram Lots Greater Than 120' W/O Retail
10. BRT-25-C - SR-A1A - Surf Road Setback Diagram Lots Less Than or Equal to 120' W and 80' D W/ Retail
11. BRT-25-C - Cross Street Setback Diagram On Lots Greater Than 120' W and 80' D W/ Retail
12. BRT-25-C - SR-A1A - Surf Road Setback Diagram Lots Greater Than 120' W and 80' D W/ Retail

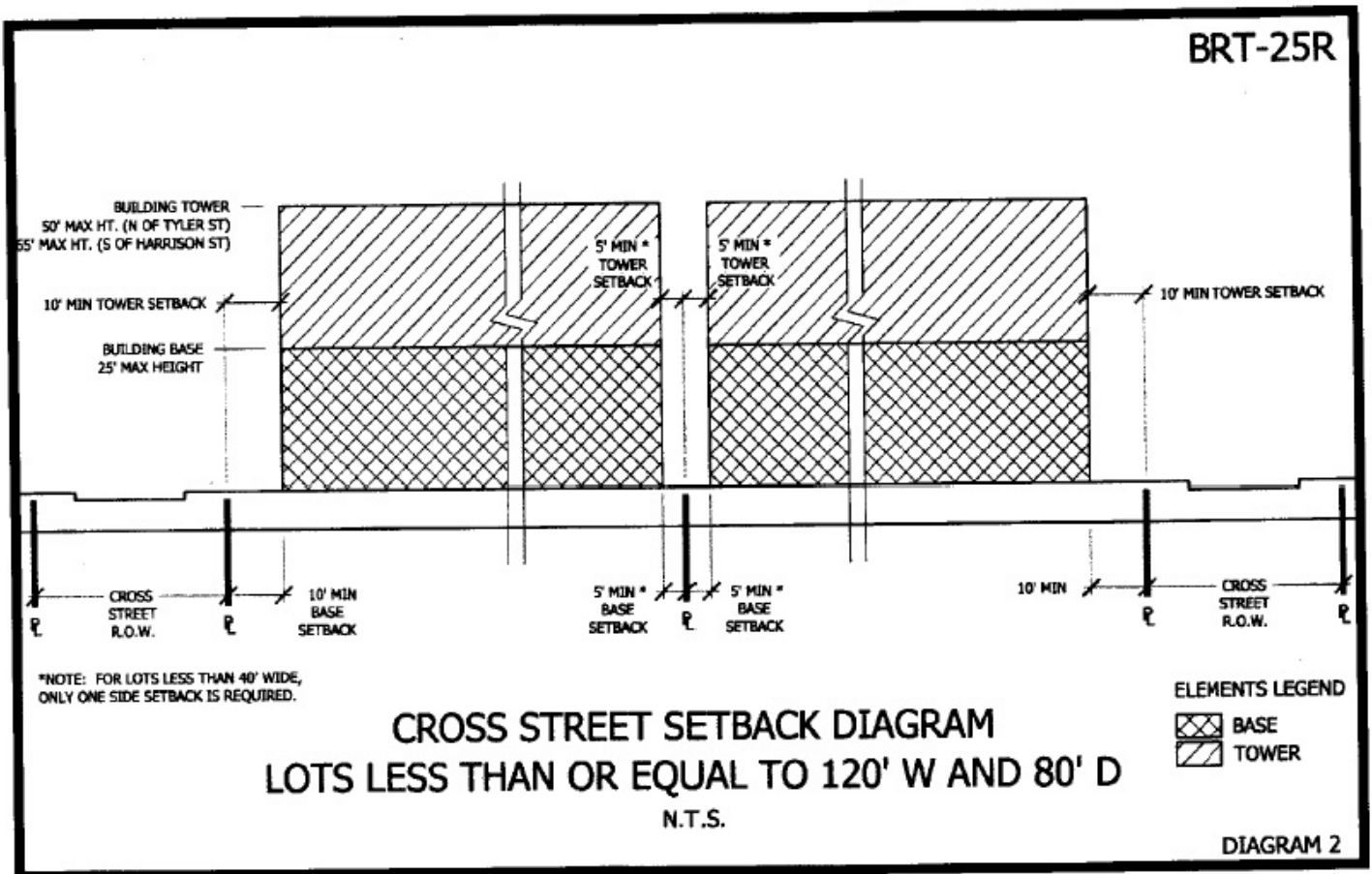
13. BRT-25-A1A-R - Interior Setback Diagram Lots Less Than or Equal to 150' W
14. BRT-25-A1A-R - Interior Setback Diagram Lots Greater Than 150' W
15. BRT-25-A1A-R - Intracoastal - A1A Setback Diagram
16. BRT-25-A1A-C - Interior Setback Diagram Lots Less Than or Equal to 150' W
17. BRT-25-A1A-C - Interior Setback Diagram Lots Greater Than 150' W
18. BRT-25-A1A-C - Intracoastal - A1A Setback Diagram
19. BWK-25-HD-R - Surf Road - Broadwalk Setback Diagram
20. BWK-25-HD-R - Cross Street Setback Diagram Lots Less Than or Equal to 120' W and 80' D
21. BWK-25-HD-R - Cross Street Setback Diagram Lots Greater Than 120' W and 80' D
22. BWK-25-HD-C - Surf Road - Broadwalk Setback Diagram W/O Retail
23. BWK-25-HD-C - Cross Street Setback Diagram Lots Less Than or Equal to 120' W and 80' D
24. BWK-25-HD-C - Cross Street Setback Diagram Lots Greater Than 120' W and 80' D
25. BWK-25-HD-C - Broadwalk Setback Diagram W/ Retail
26. BWK-25-HD-C - Cross Street Setback Diagram W/ Retail Lots Less Than or Equal to 120' W
27. BWK-25-HD-C - Cross Street Setback Diagram W/ Retail Lots Greater Than 120' W
28. RM-25-SCB - Cross Street Setback Diagram
29. RM-25-SCB - Intracoastal - A1A Setback Diagram
30. RM-25-SCB - Surf Road - Broadwalk Setback Diagram

§ 1. Active Uses Diagram



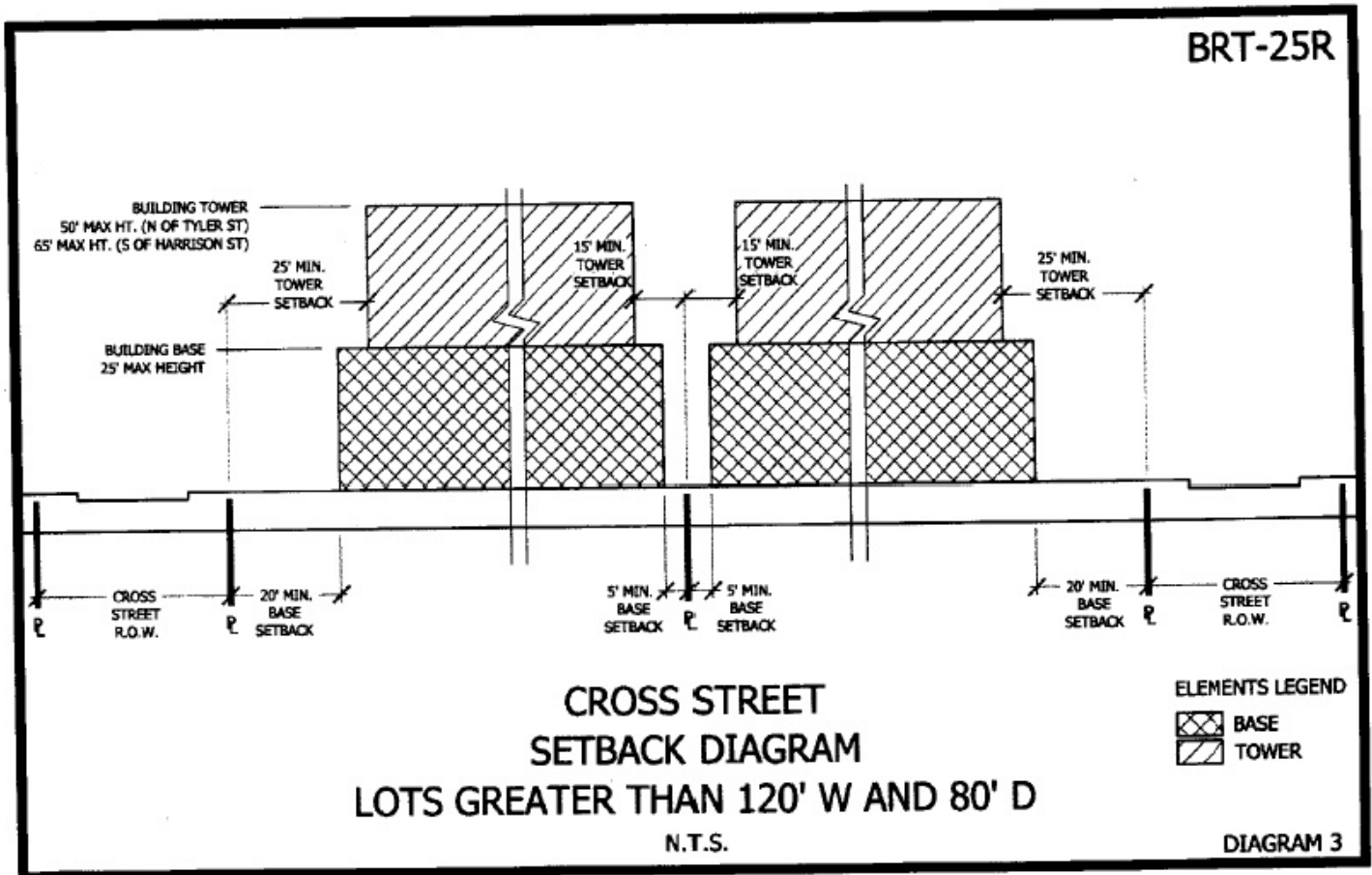
(Coding: Words in ~~strikethrough~~ type are deletions from existing law; words underscored are additions).

§ 2. BRT-25-R Cross Street Setback Diagram Lots Less Than 120' W and 80' D



(Coding: Words in ~~strikethrough~~ type are deletions from existing law; words underscored are additions).

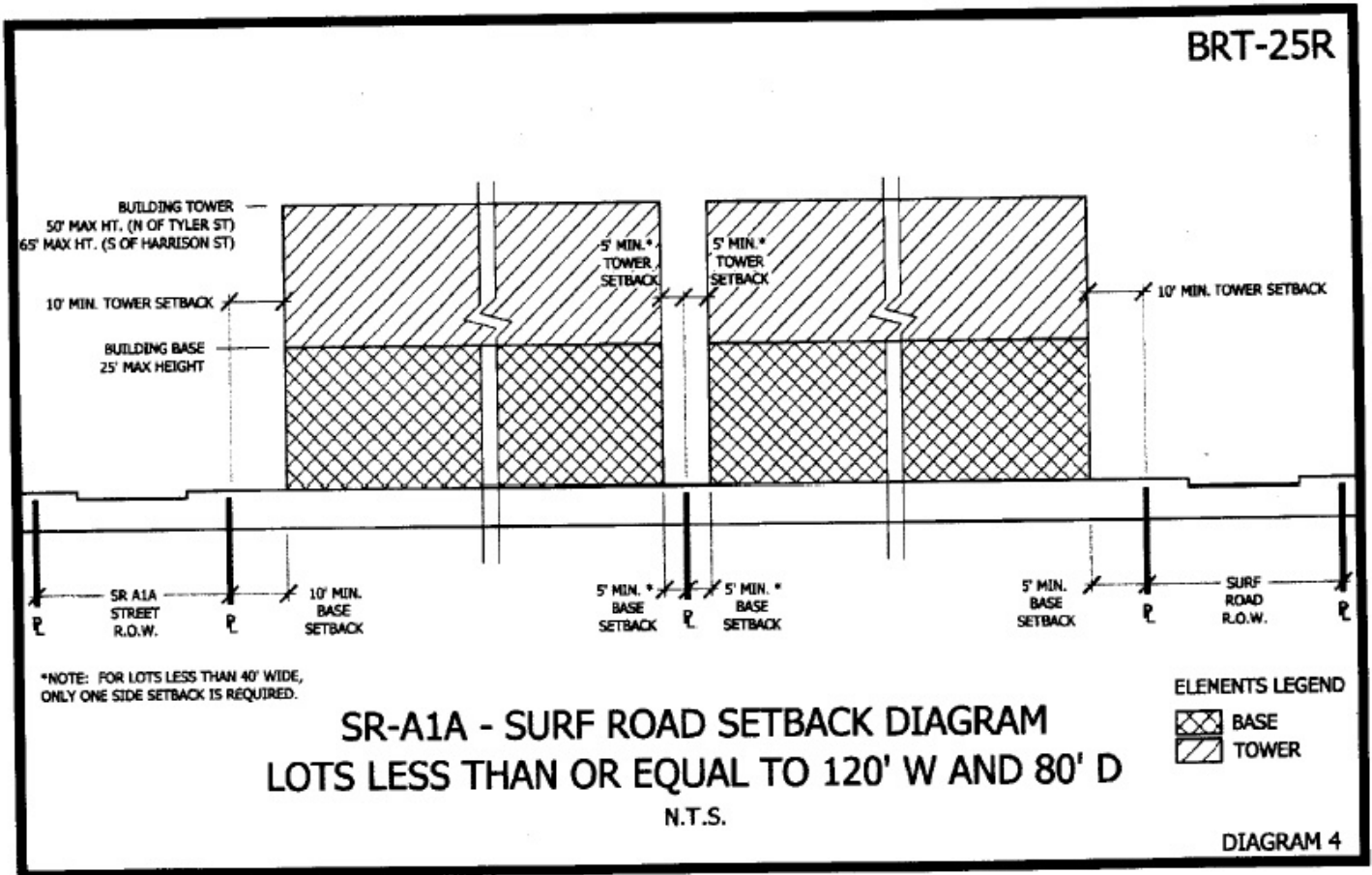
§ 3. BRT-25-R Cross Street Setback Diagram Lots Greater Than 120' W and 80' D



(Coding: Words in strikethrough type are deletions from existing law; words underscored are additions).

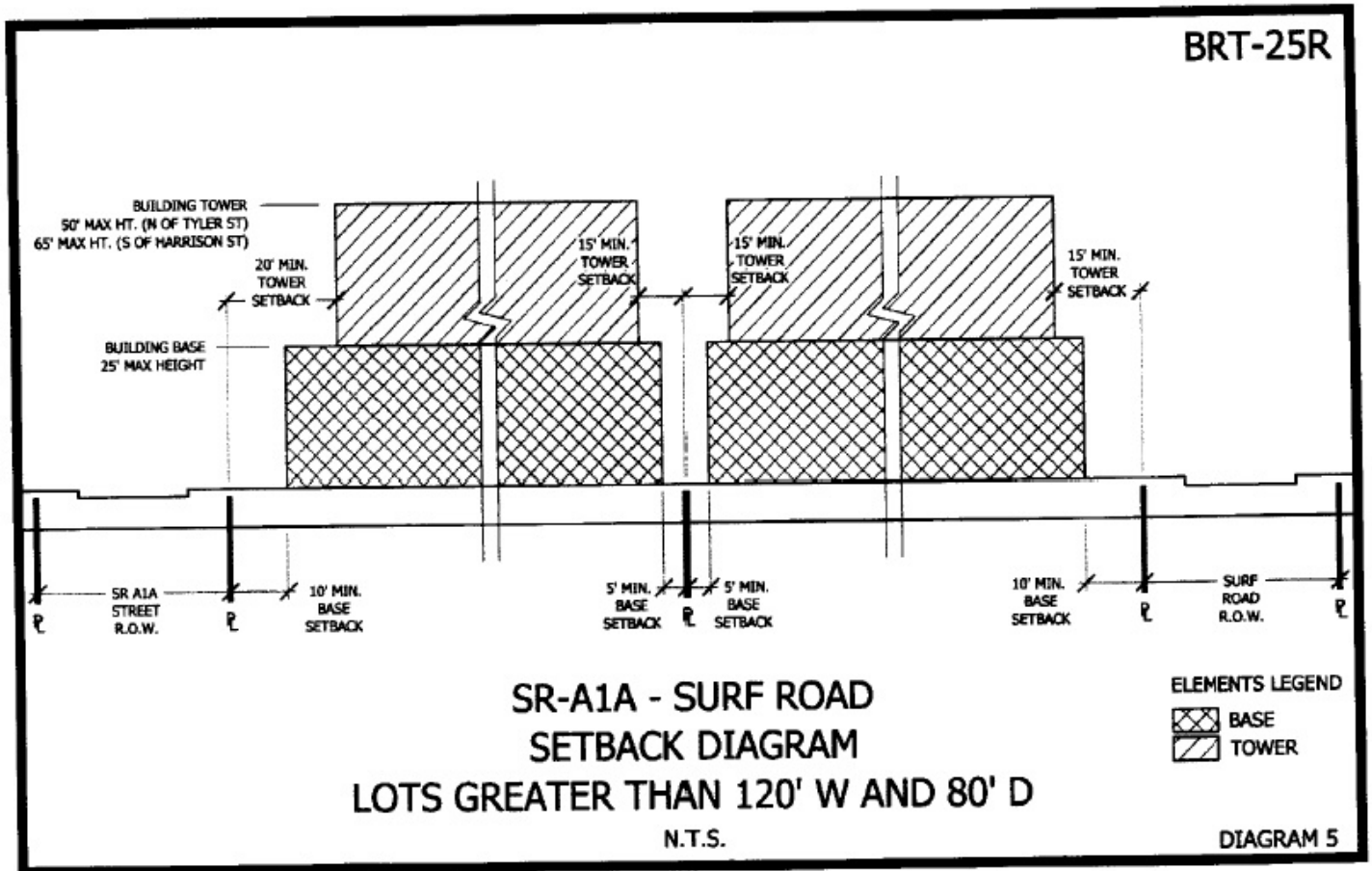


§ 4. BRT-25-R SR-A1A – Surf Road Setback Diagram Lots Less Than or Equal to 120' W and 80' D



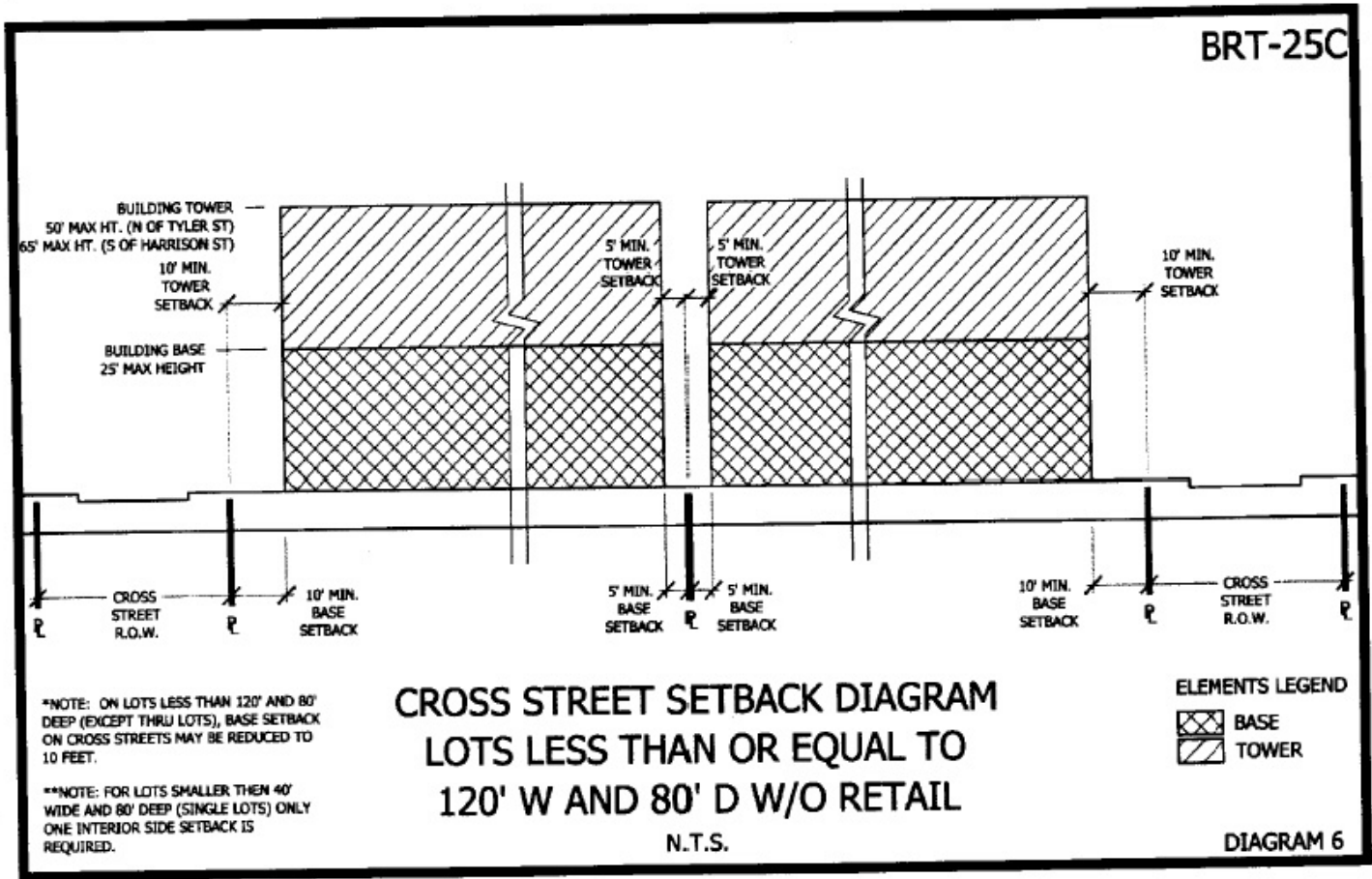
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§ 5. BRT-25-R SR-A1A – Surf Road Setback Diagram Lots Greater Than 120' W and 80' D



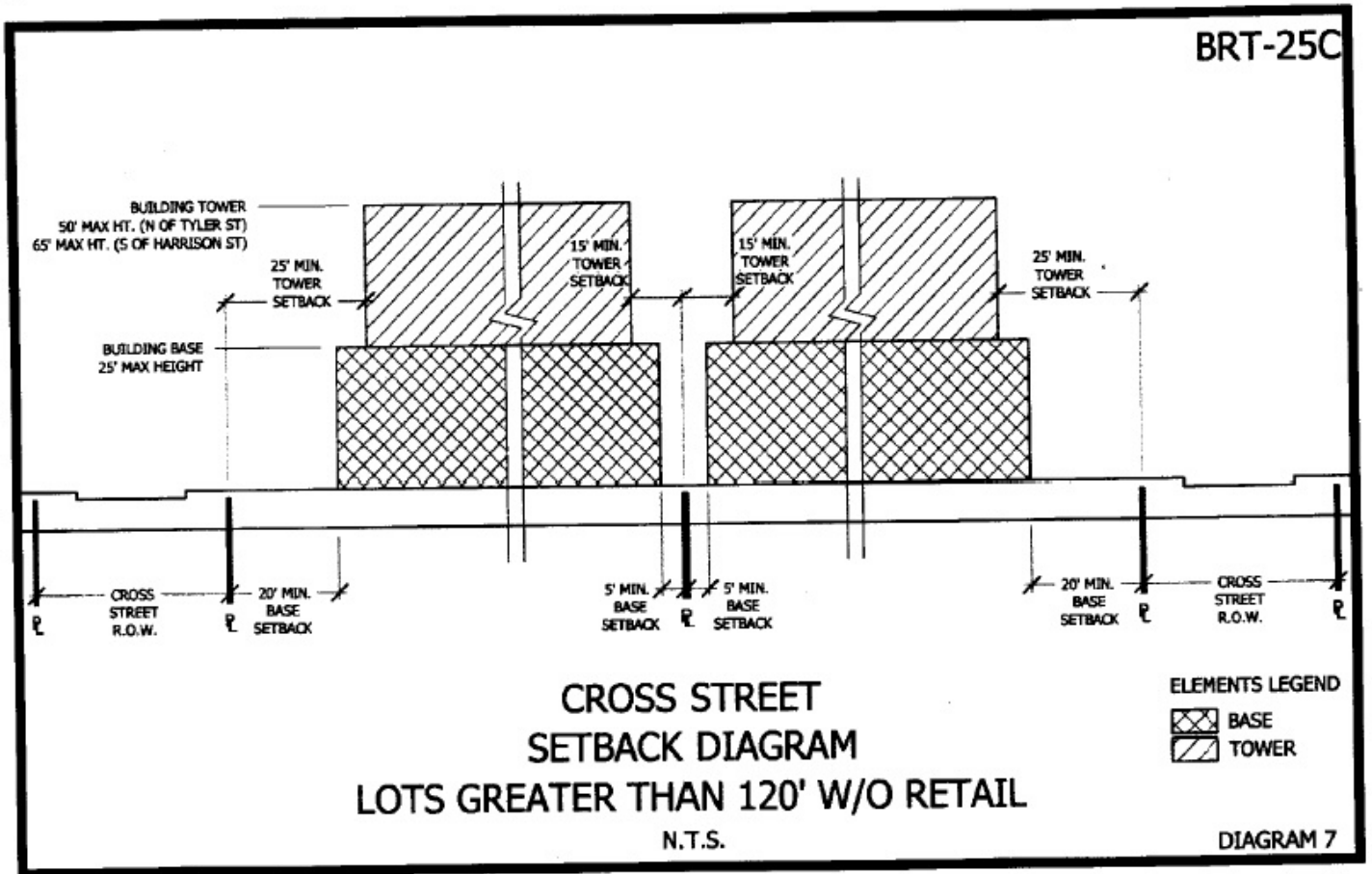
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§ 6. BRT-25-C Cross Street Setback Diagram Lots Less Than or Equal to 120' W and 80' D W/O Retail



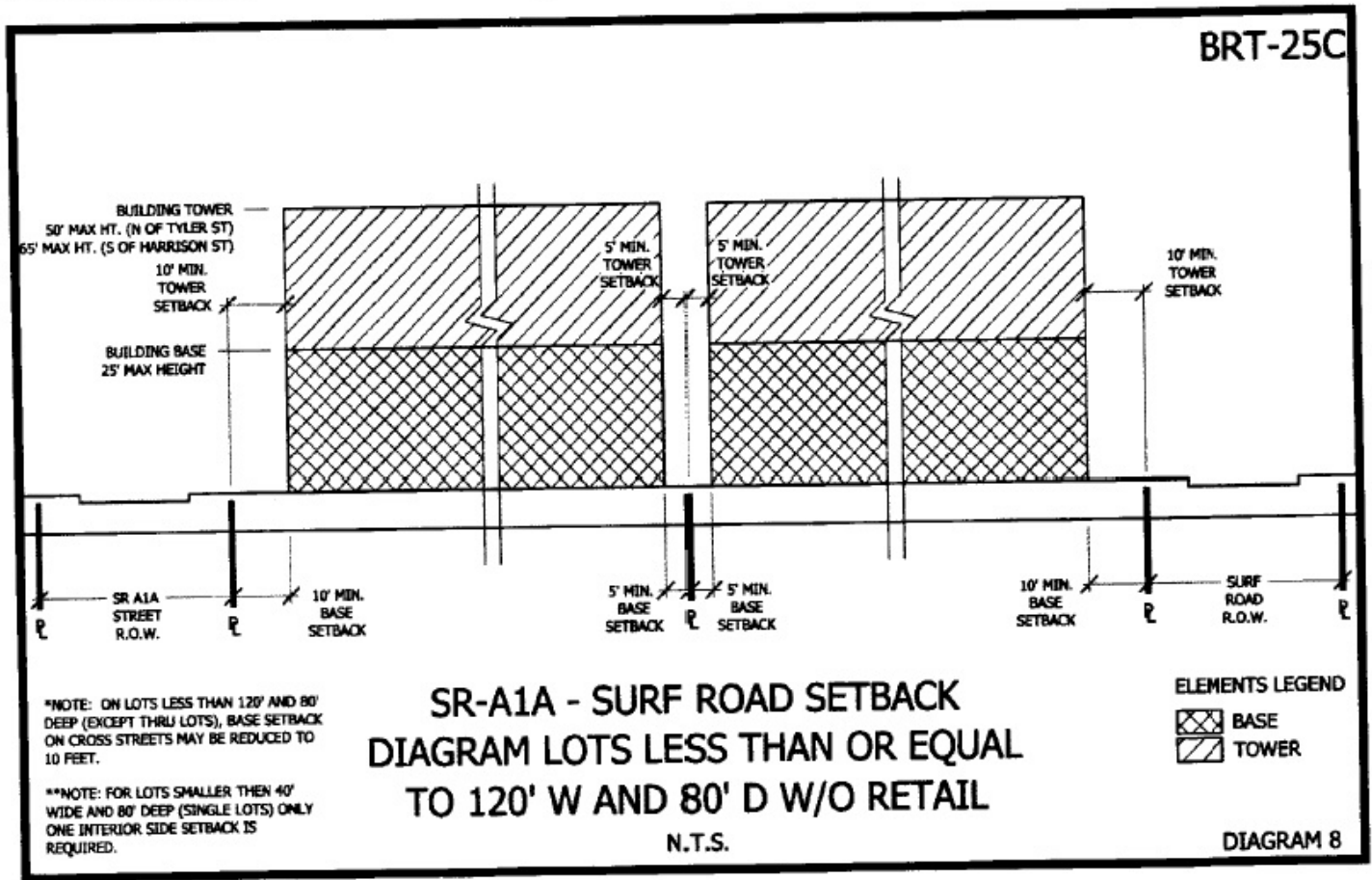
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§ 7. BRT-25-C Cross Street Setback Diagram Lots Greater Than 120' W/O Retail



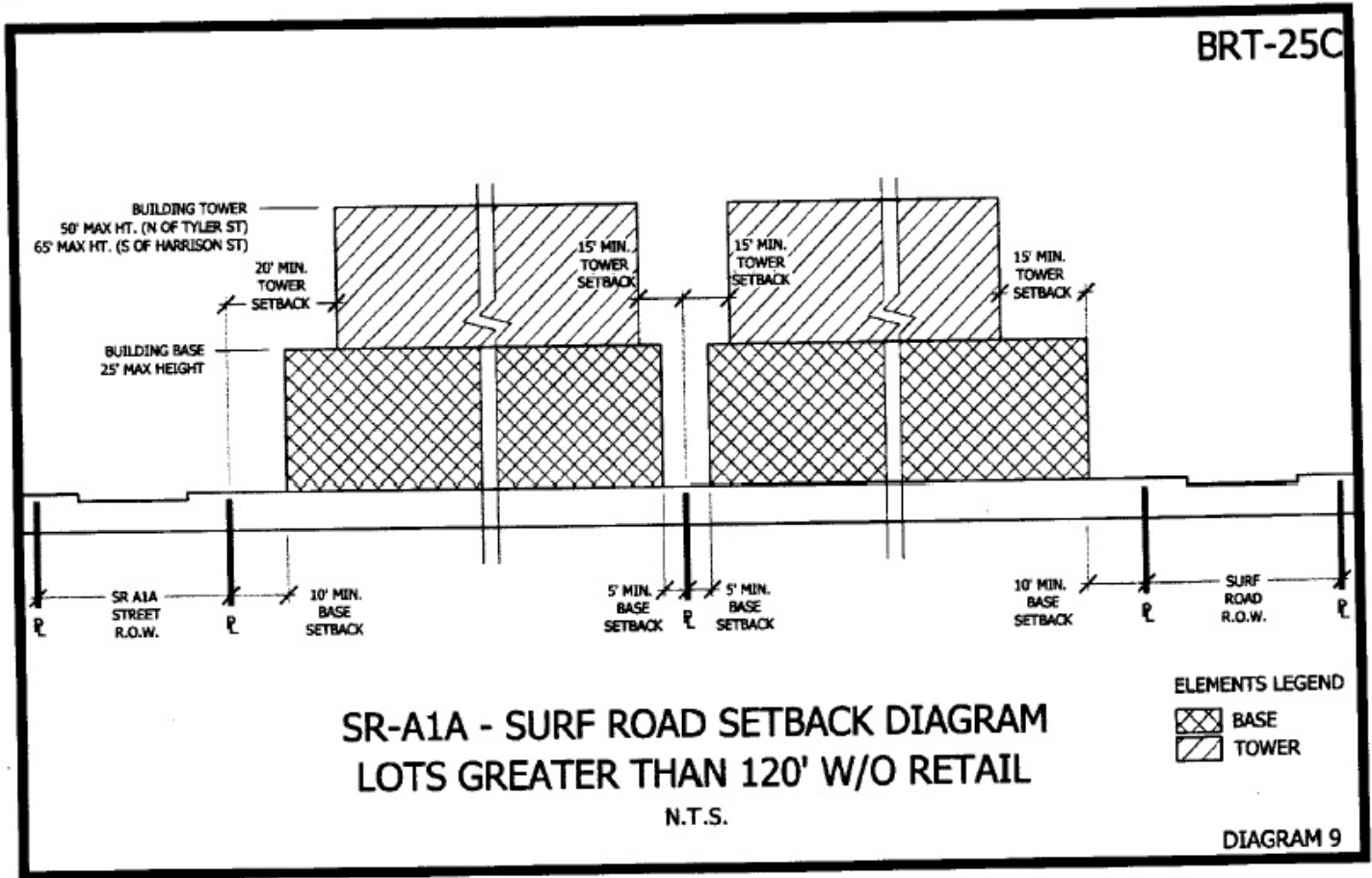
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§ 8. BRT-25-C SR-A1A – Surf Road Setback Diagram Lots Less Than or Equal to 120' W and 80' D W/O Retail



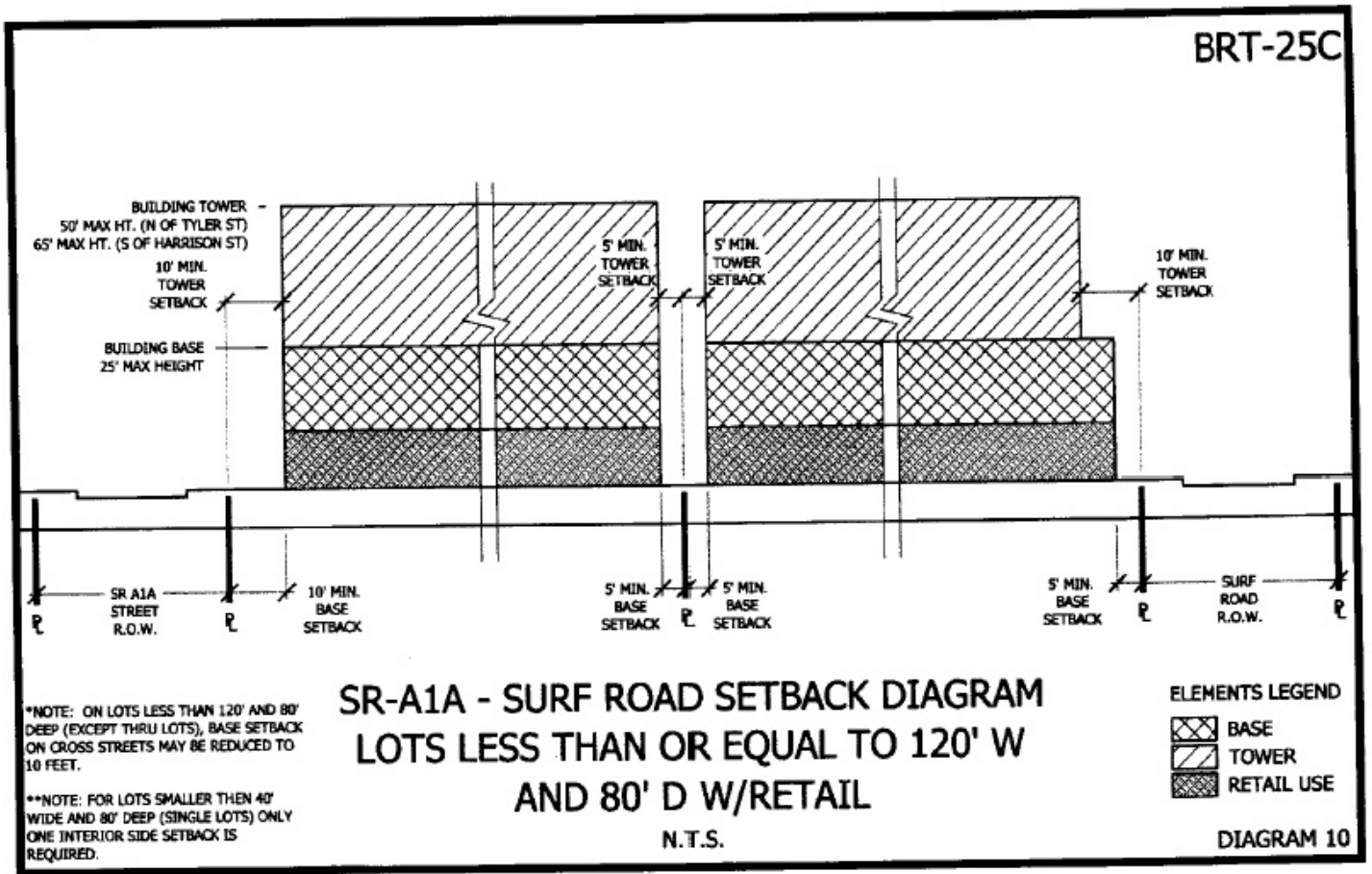
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§ 9. BRT-25-C SR-A1A – Surf Road Setback Diagram Lots Greater Than 120' W/O Retail



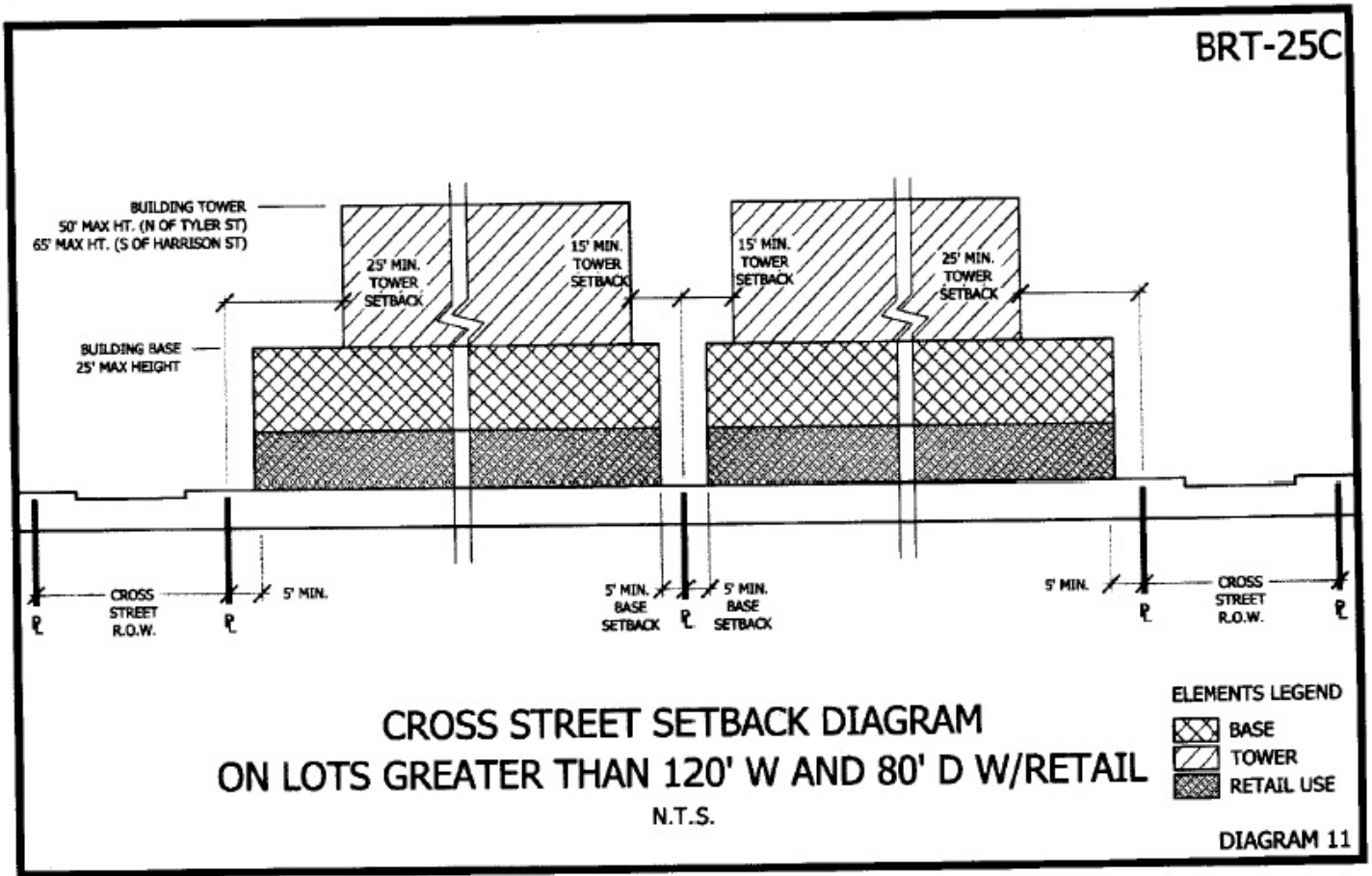
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§ 10. BRT-25-C SR-A1A - Surf Road Setback Diagram Lots Less Than or Equal to 120' W and 80' D W/ Retail



(Coding: Words in strikethrough type are deletions from existing law; words underscored are additions).

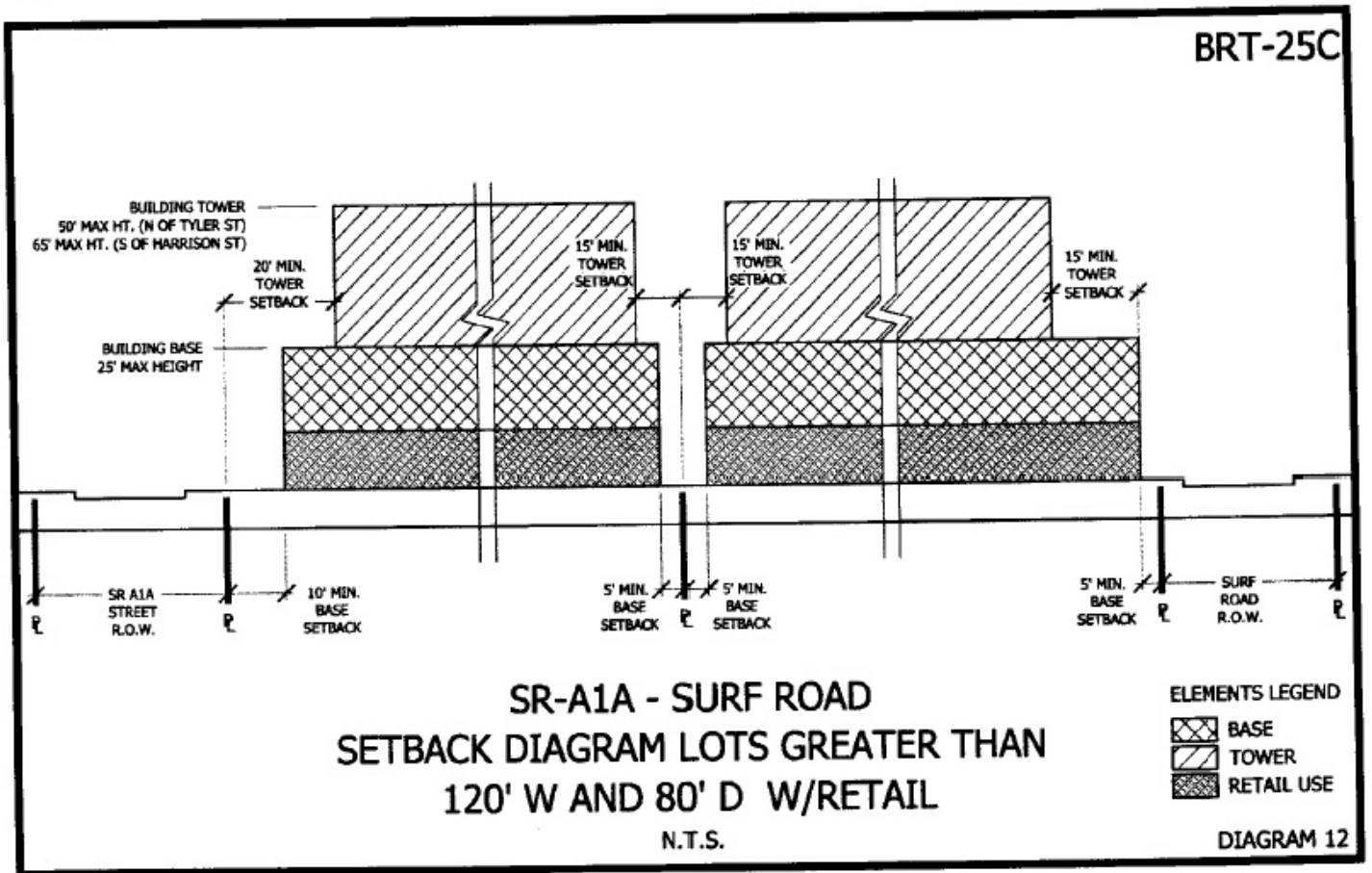
§ 11. BRT-25-C Cross Street Setback Diagram On Lots Greater Than 120' W and 80' D W/ Retail



(Coding: Words in ~~strikethrough~~ type are deletions from existing law; words underscored are additions).

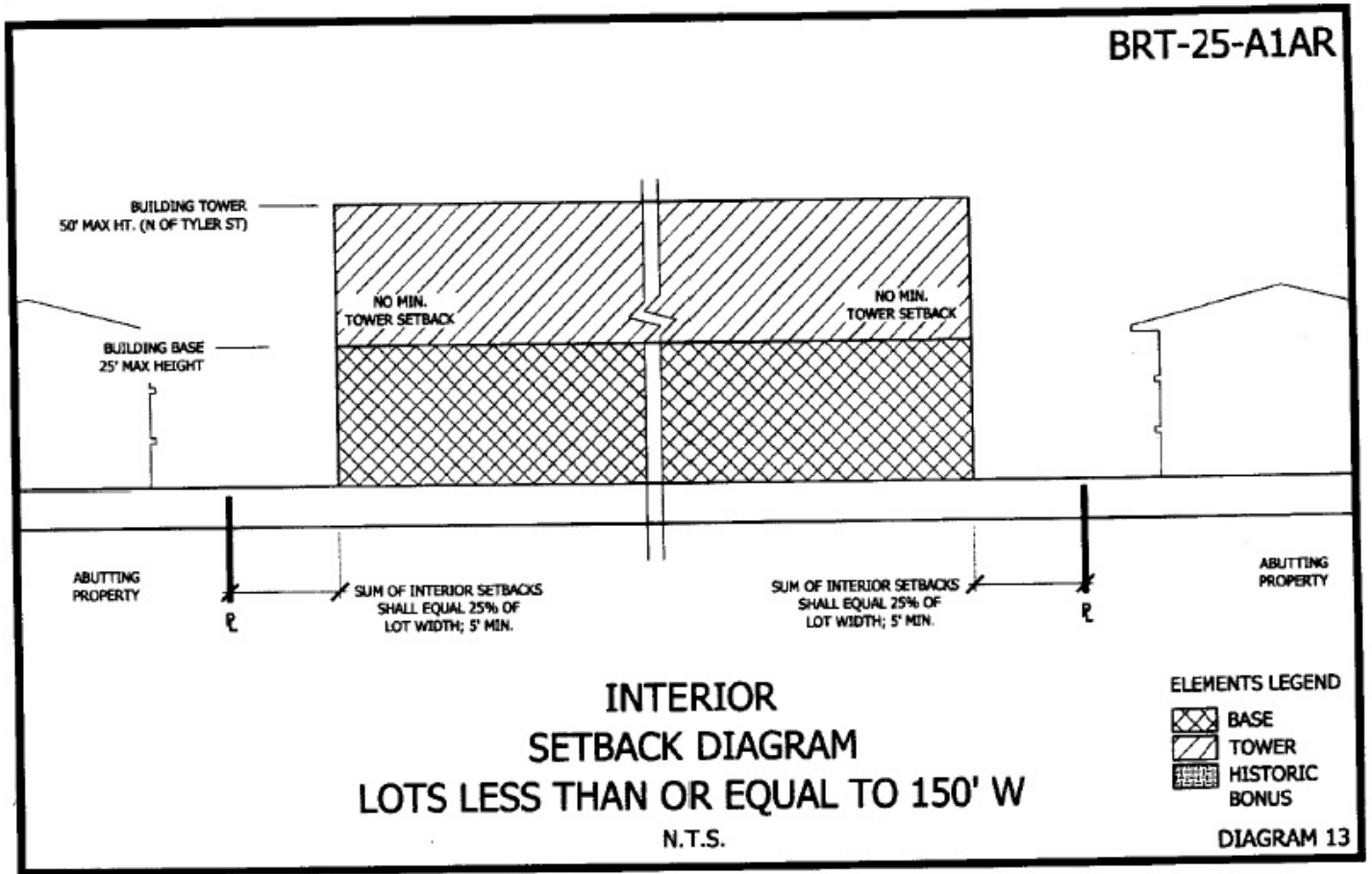


§ 12. BRT-25-C SR-A1A - Surf Road Setback Diagram Lots Greater Than 120' W and 80' D W/ Retail



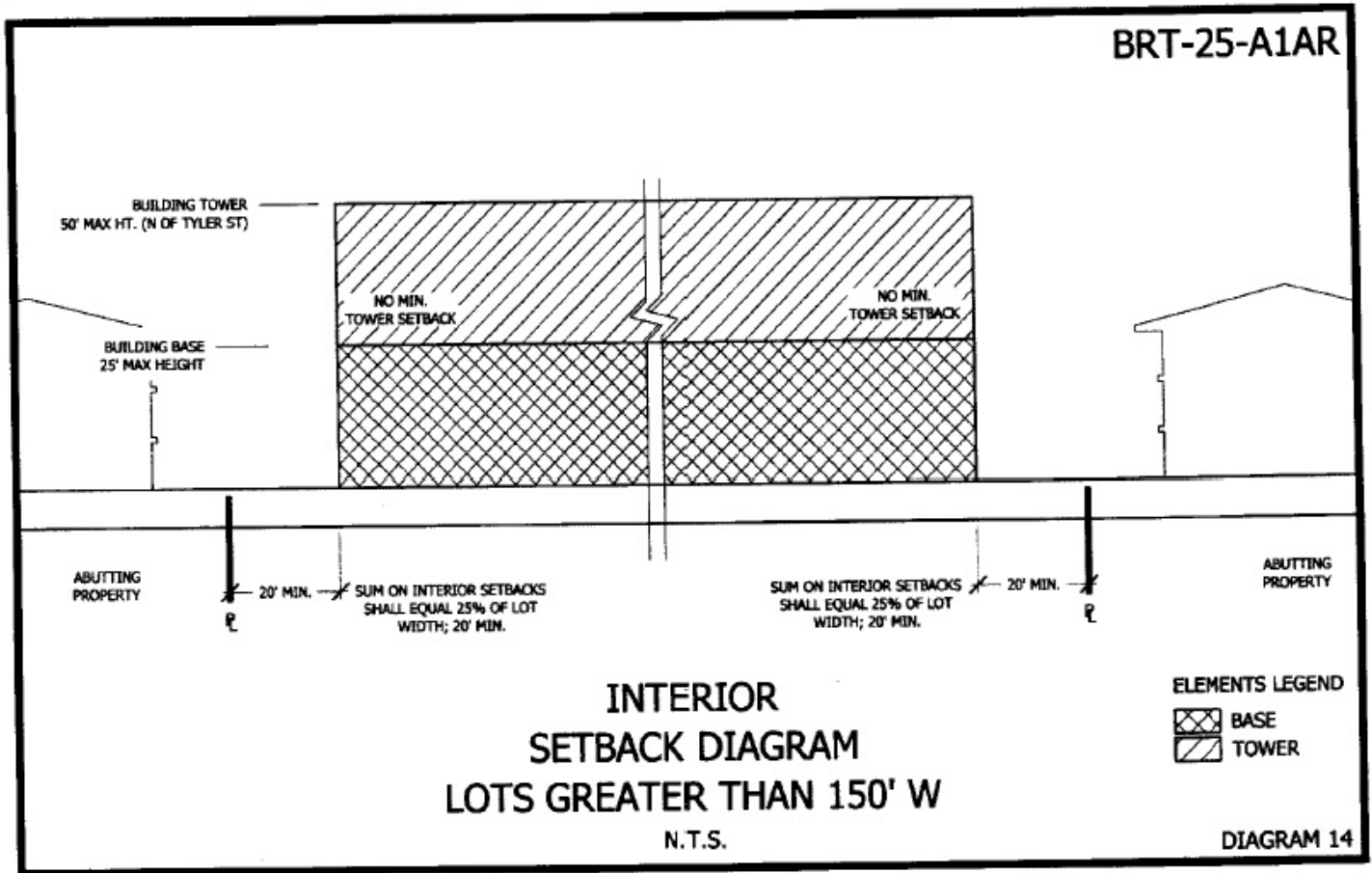
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§ 13. BRT-25-A1A-R Interior Setback Diagram Lots Less Than or Equal To 150' W



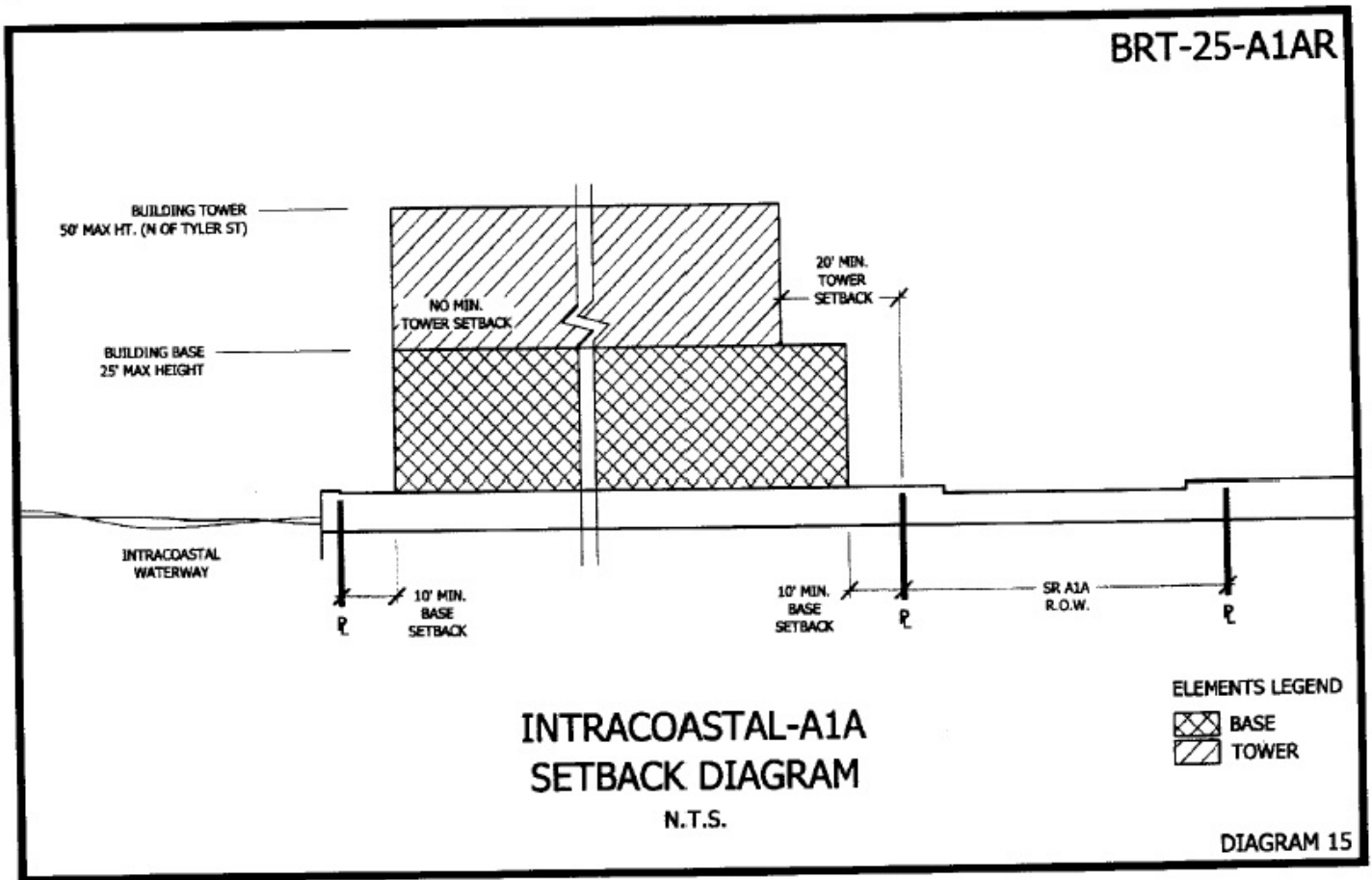
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§ 14. BRT-25-A1A-R Interior Setback Diagram Lots Greater Than 150' W



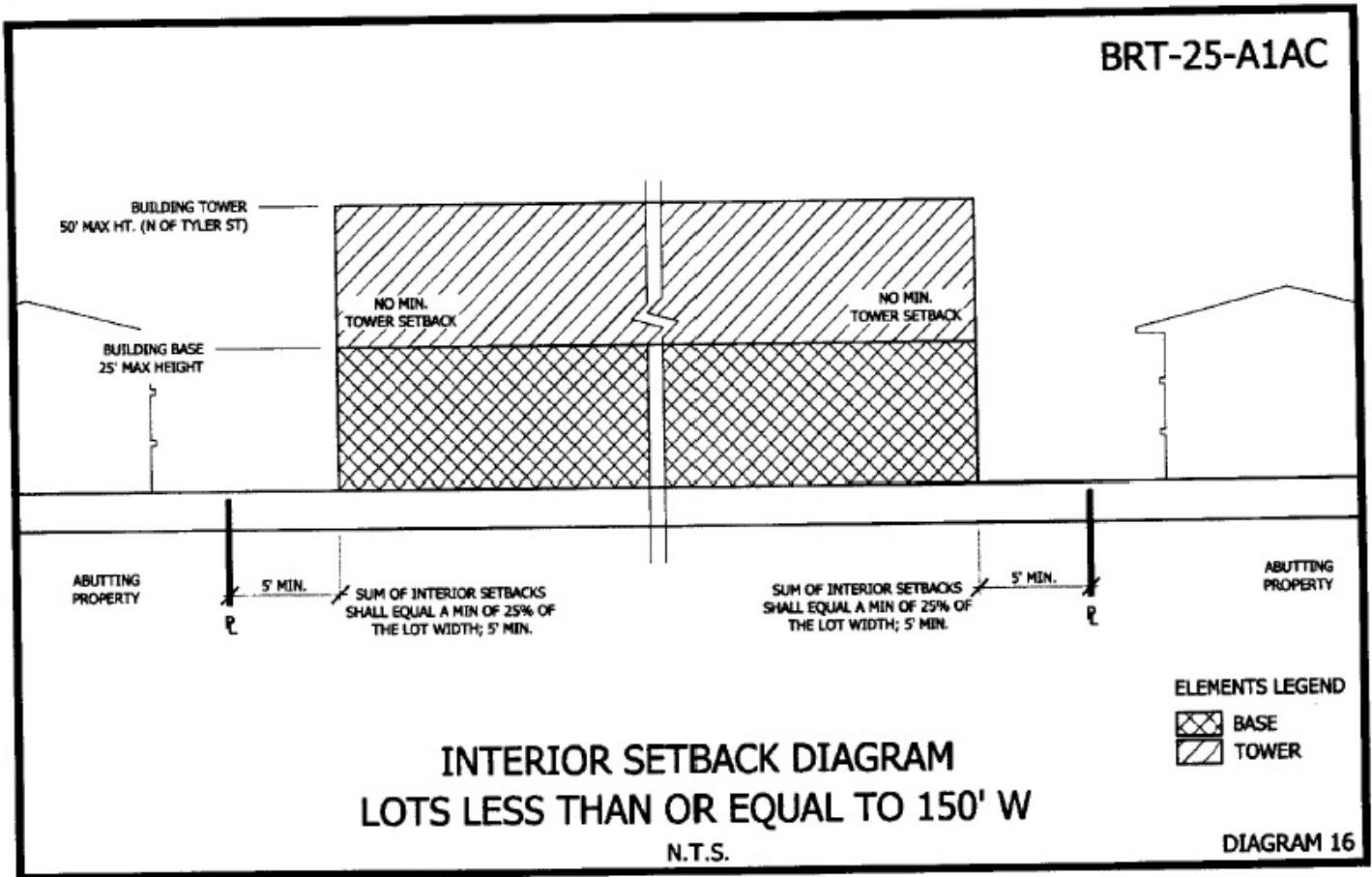
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§ 15. BRT-25-A1A-R Intracoastal - A1A Setback Diagram



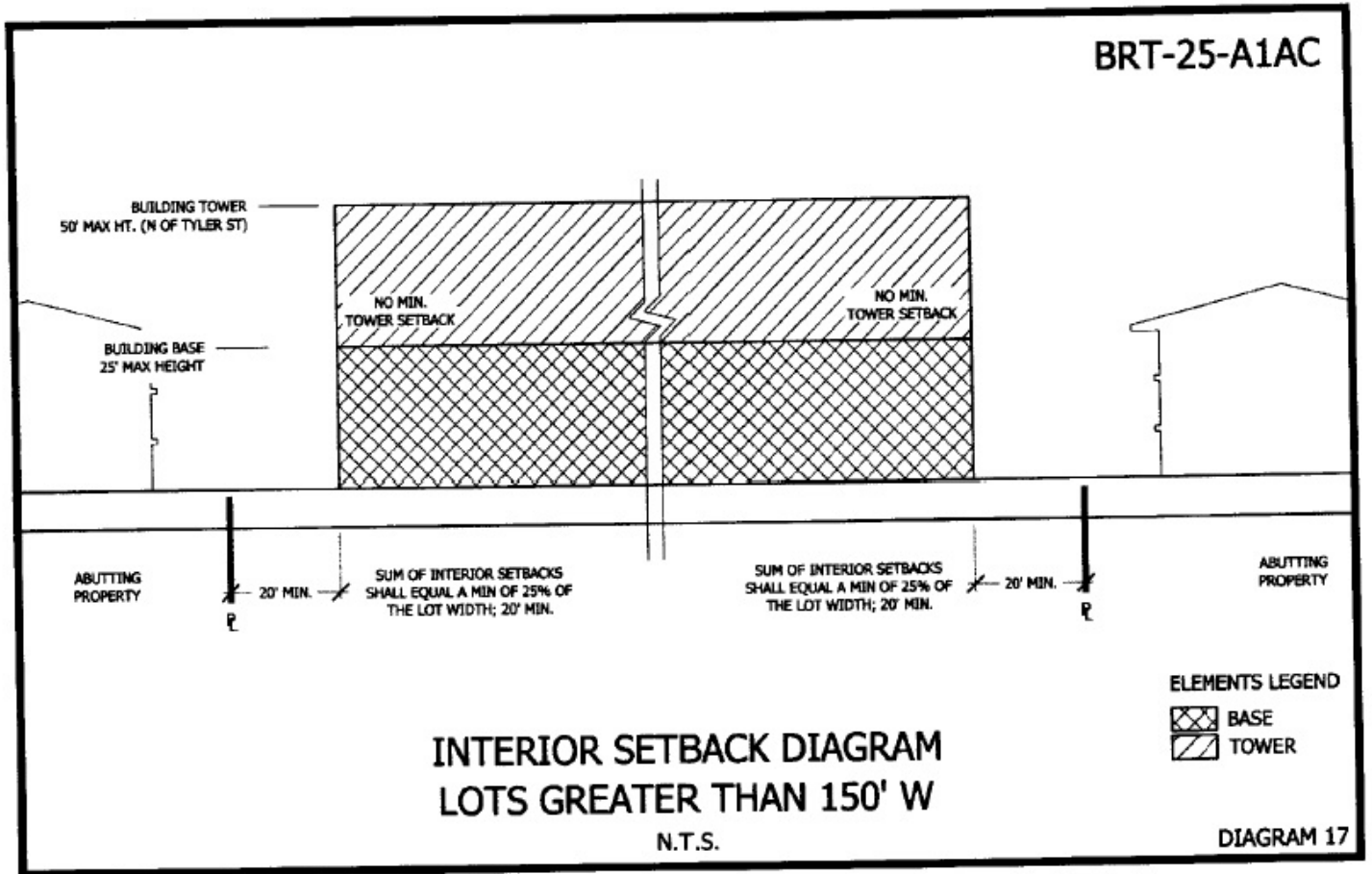
(Coding: Words in ~~strikethrough~~ type are deletions from existing law; words underscored are additions).

§ 16. BRT-25-A1A-C Interior Setback Diagram Lots Less Than or Equal to 150' W



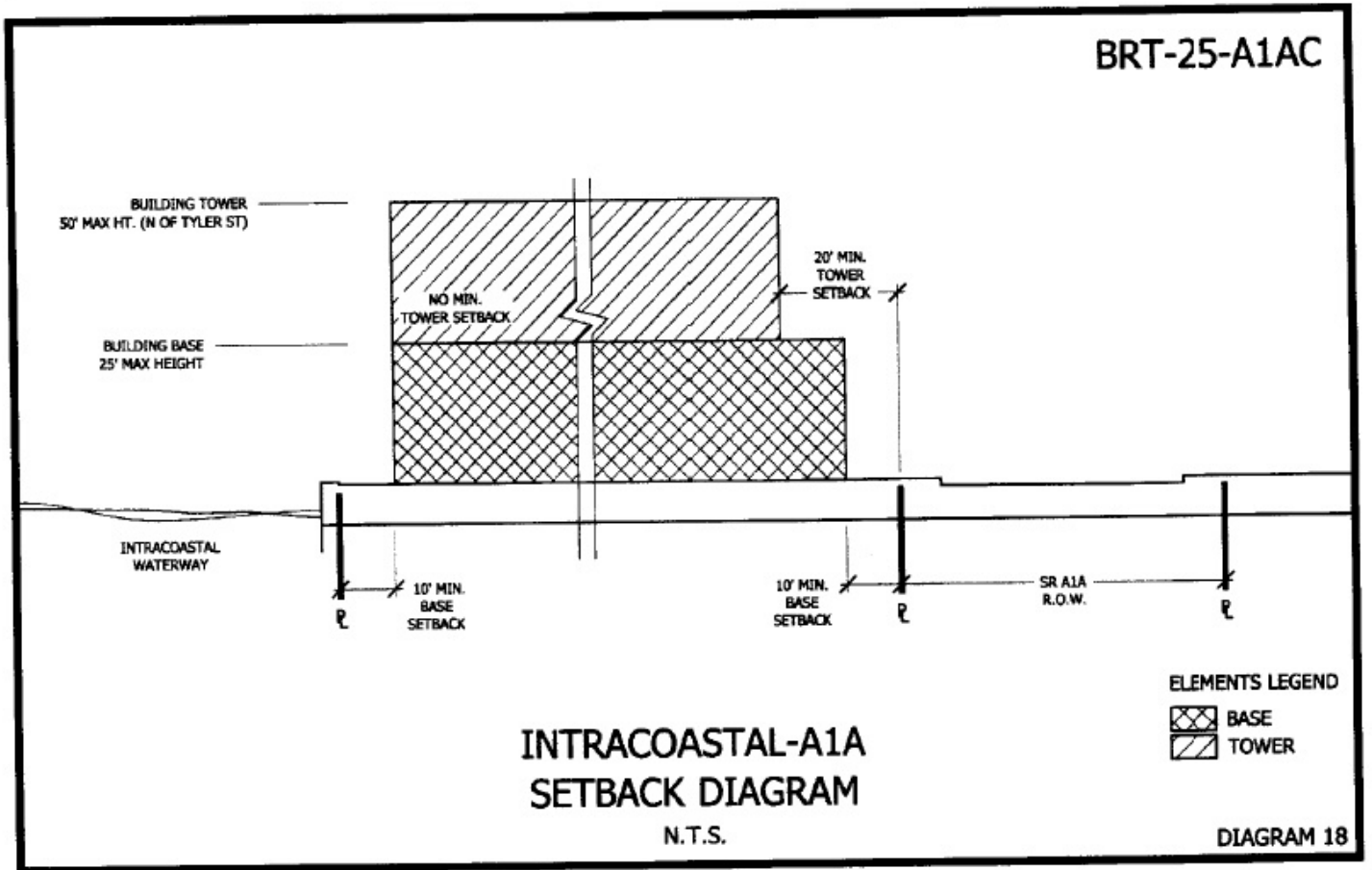
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§ 17. BRT-25-A1A-C Interior Setback Diagram Lots Greater Than 150' W



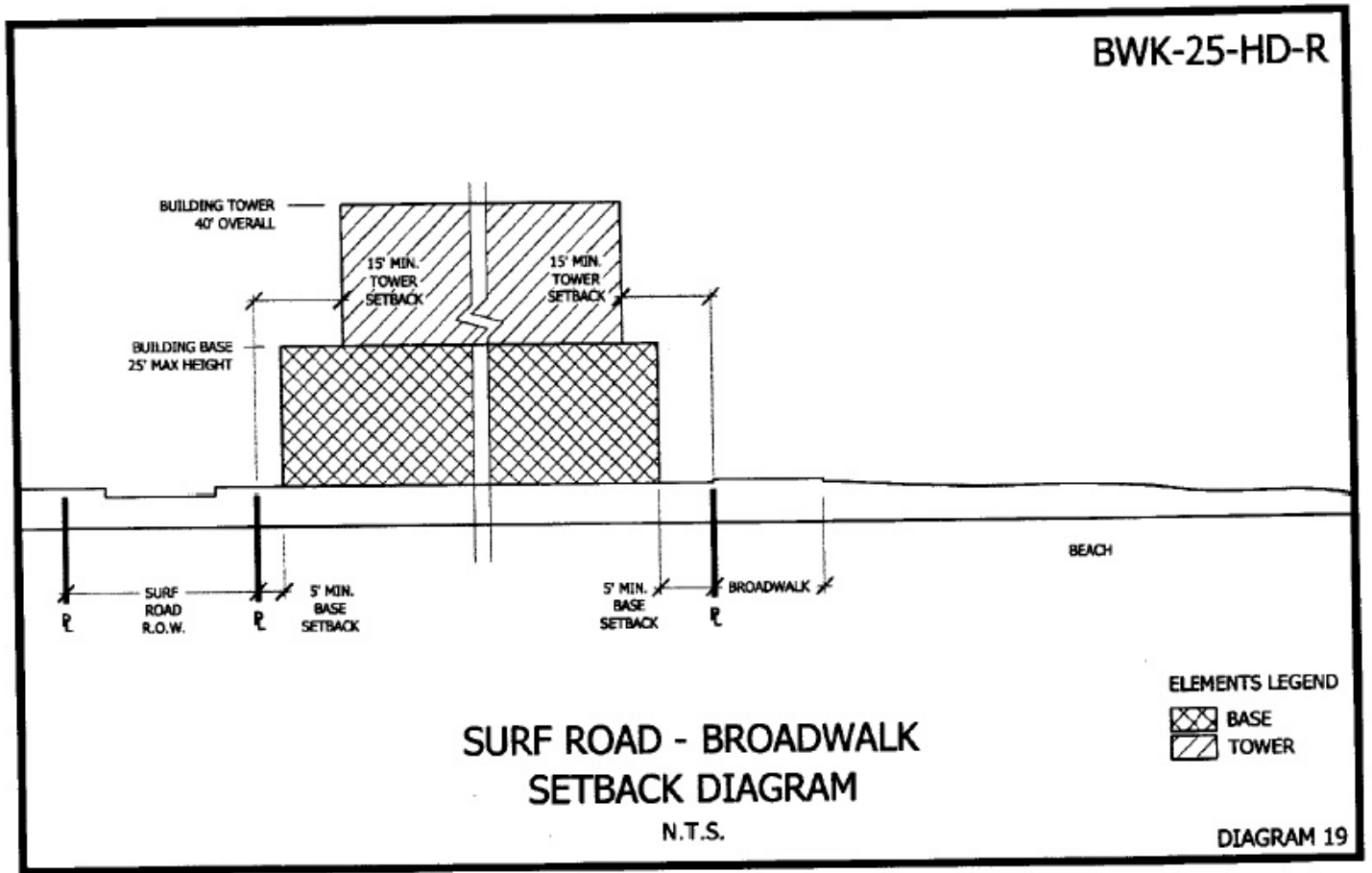
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§ 18. BRT-25-A1A-C Intracoastal - A1A Setback Diagram



(Coding: Words in ~~strikethrough~~ type are deletions from existing law; words underscored are additions).

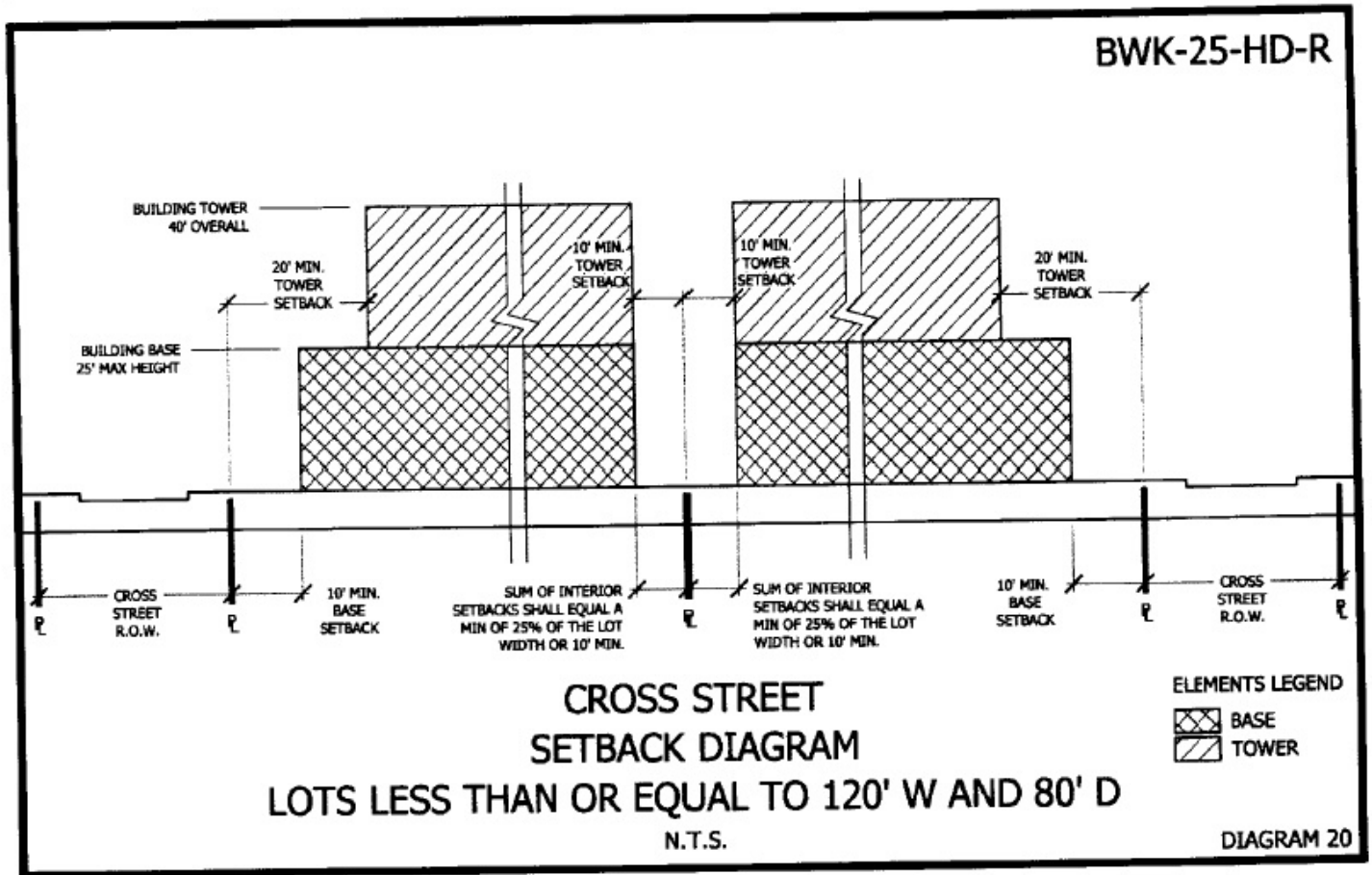
§ 19. BWK-25-HD-R Surf Road – Broadwalk Setback Diagram



(Coding: Words in strikethrough type are deletions from existing law; words underscored are additions).

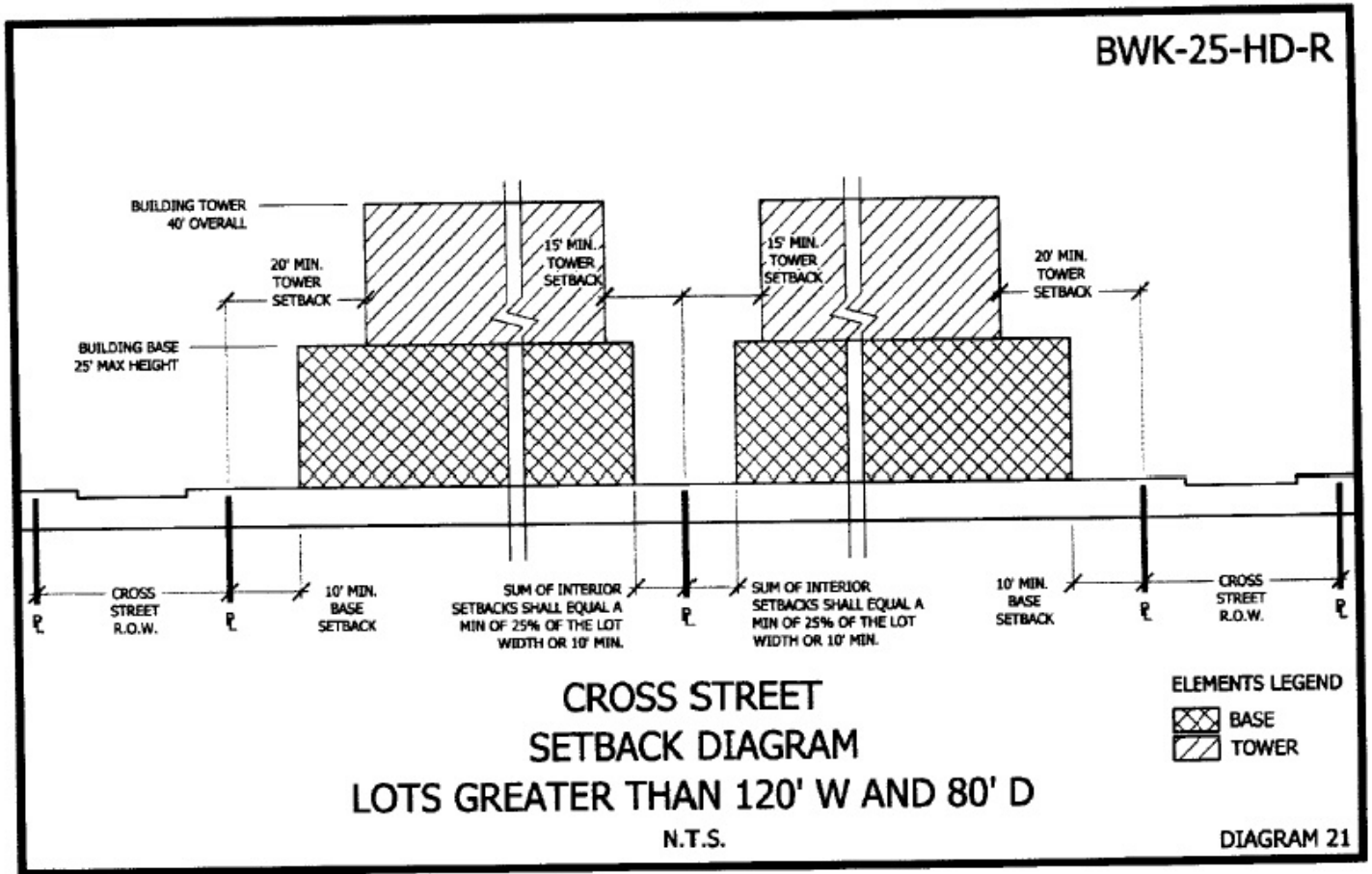


§ 20. BWK-25-HD-R Cross Street Setback Diagram Lots Less Than or Equal to 120' W and 80' D



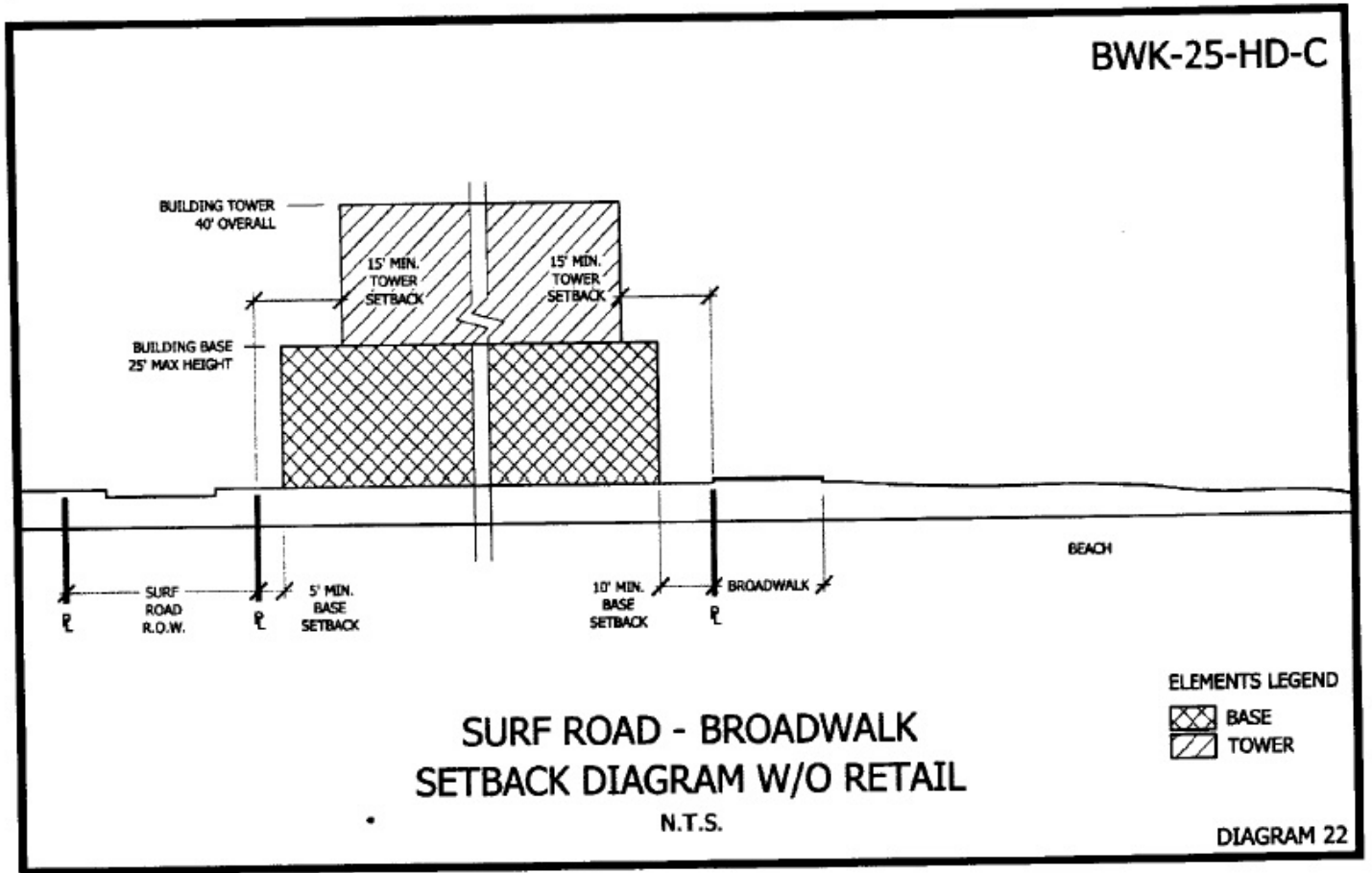
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§ 21. BWK-25-HD-R Cross Street Setback Diagram Lots Greater Than 120' W and 80' D



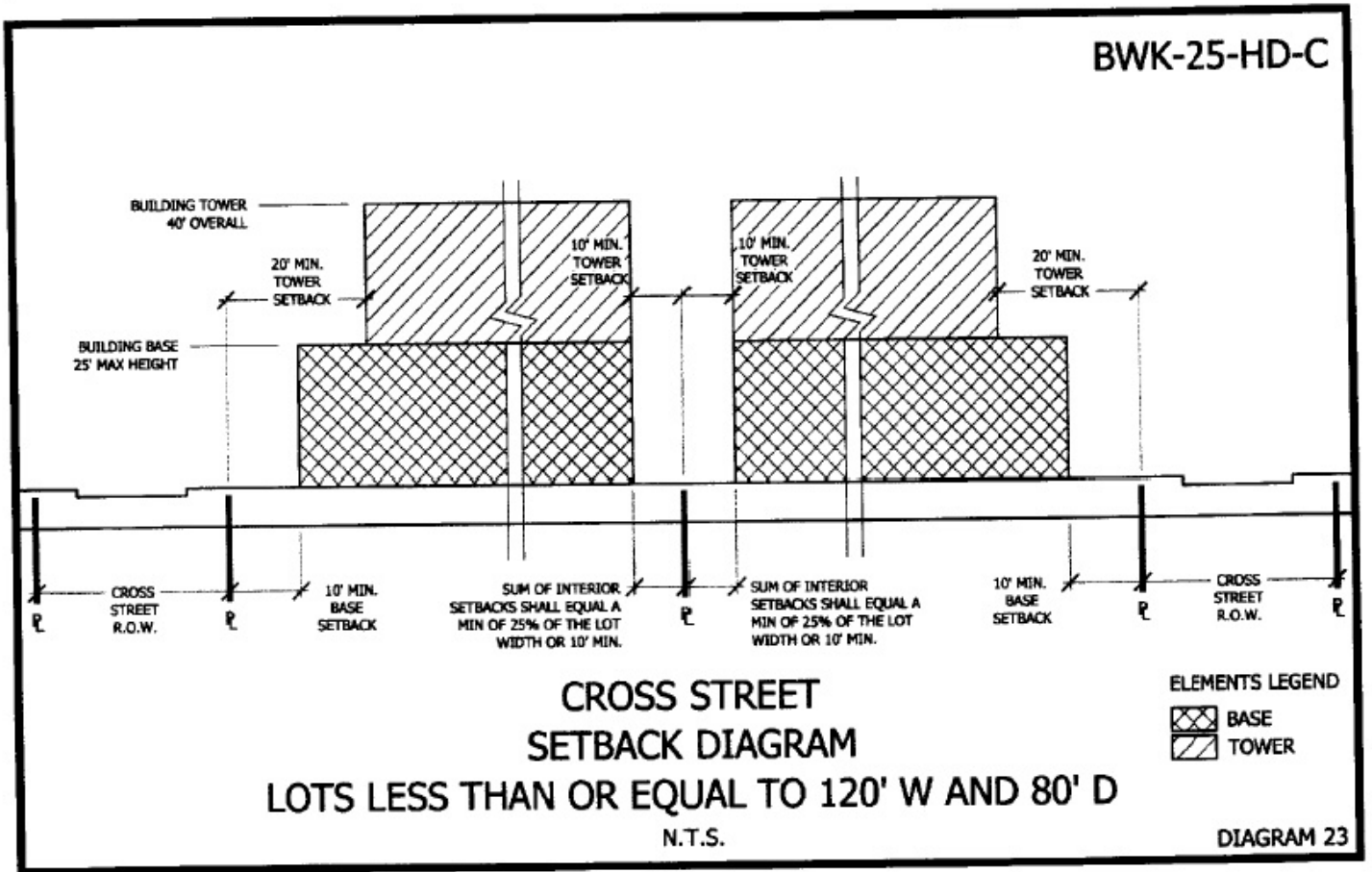
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§ 22. BWK-25-HD-C Surf Road – Broadwalk Setback Diagram W/O Retail



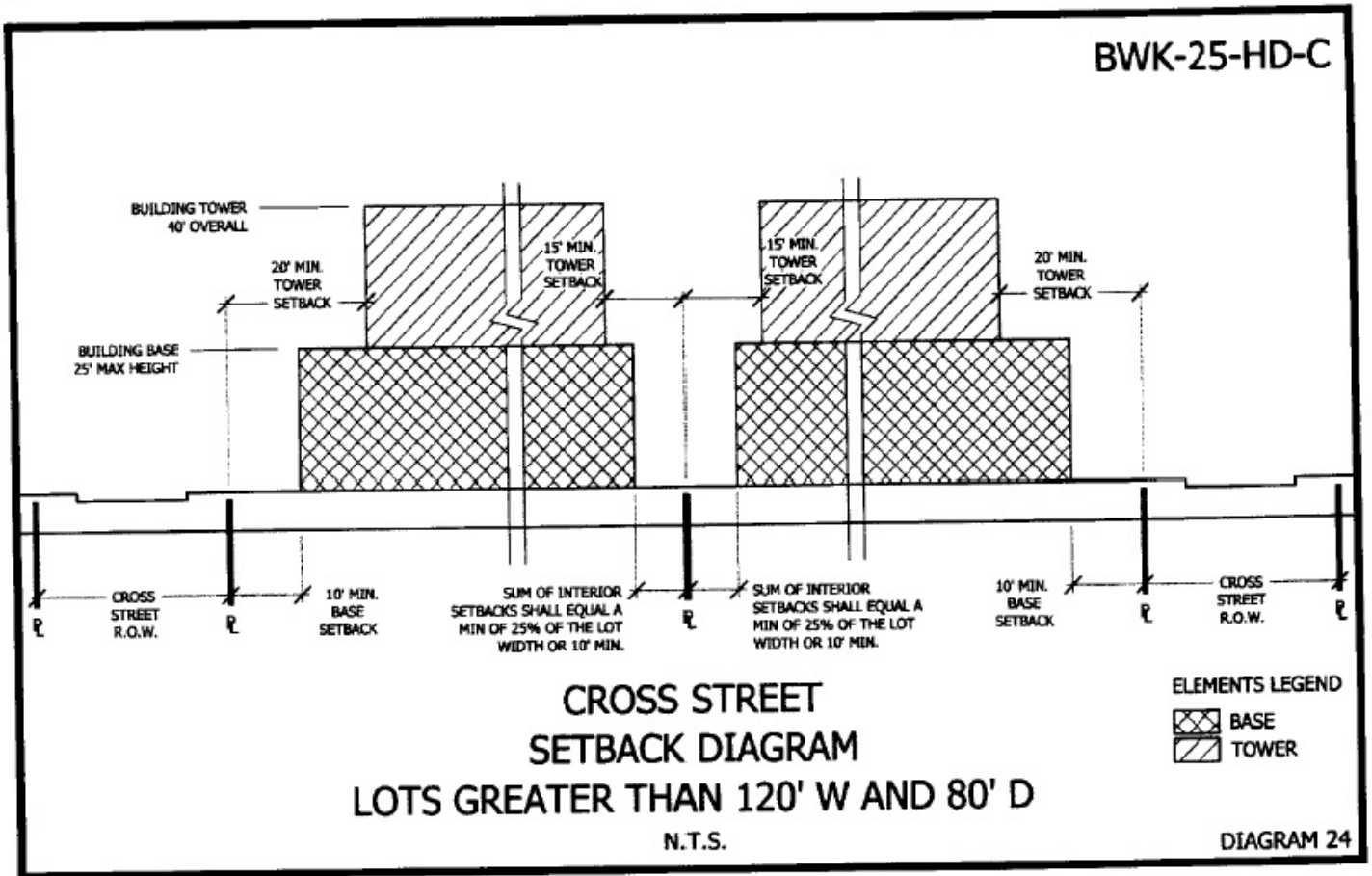
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§ 23. BWK-25-HD-C Cross Street Setback Diagram Lots Less Than or Equal to 120' W and 80' D



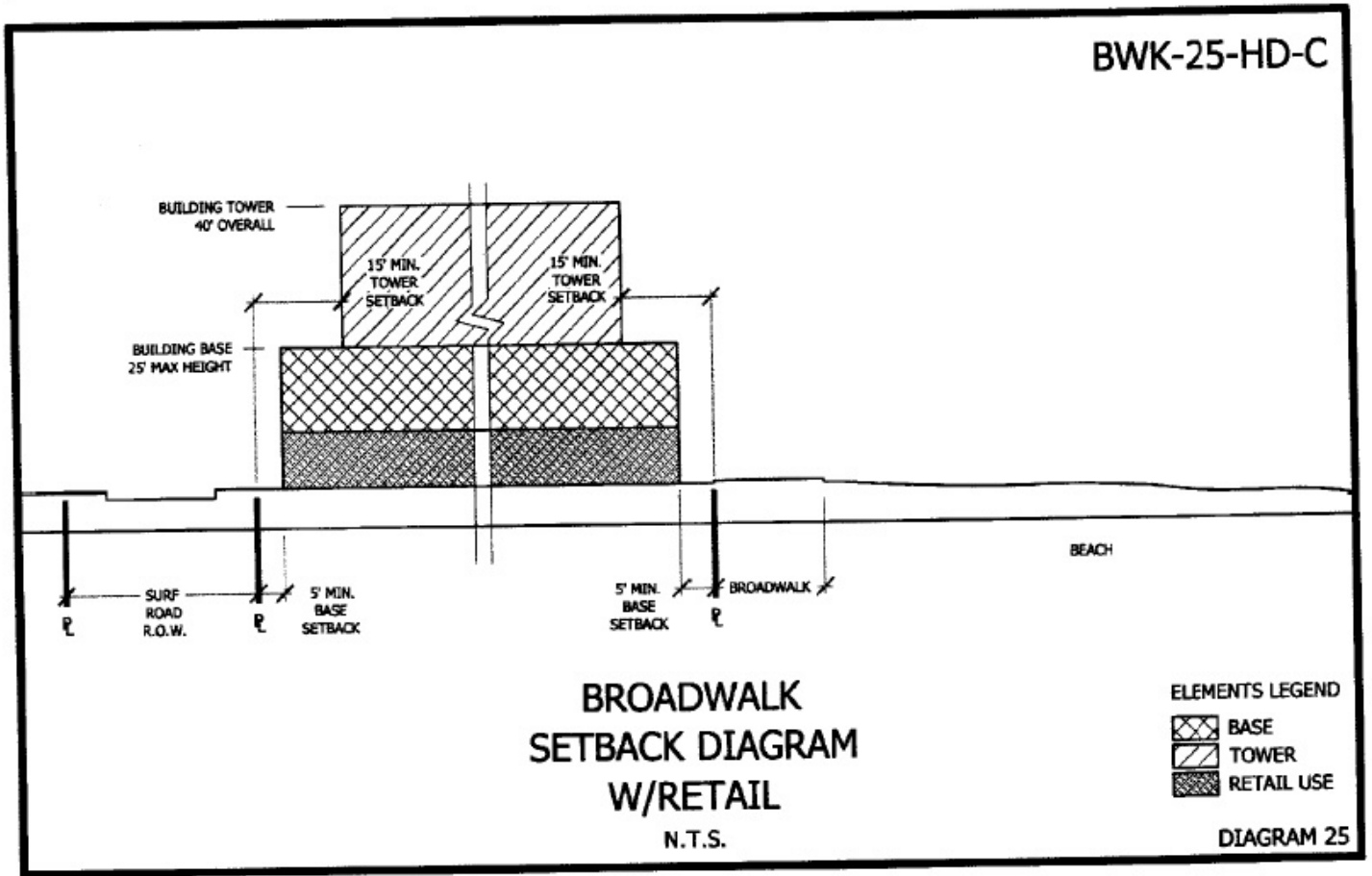
(Coding: Words in ~~strikethrough~~ type are deletions from existing law; words underscored are additions).

§ 24. BWK-25-HD-C Cross Street Setback Diagram Lots Greater Than 120' W and 80' D



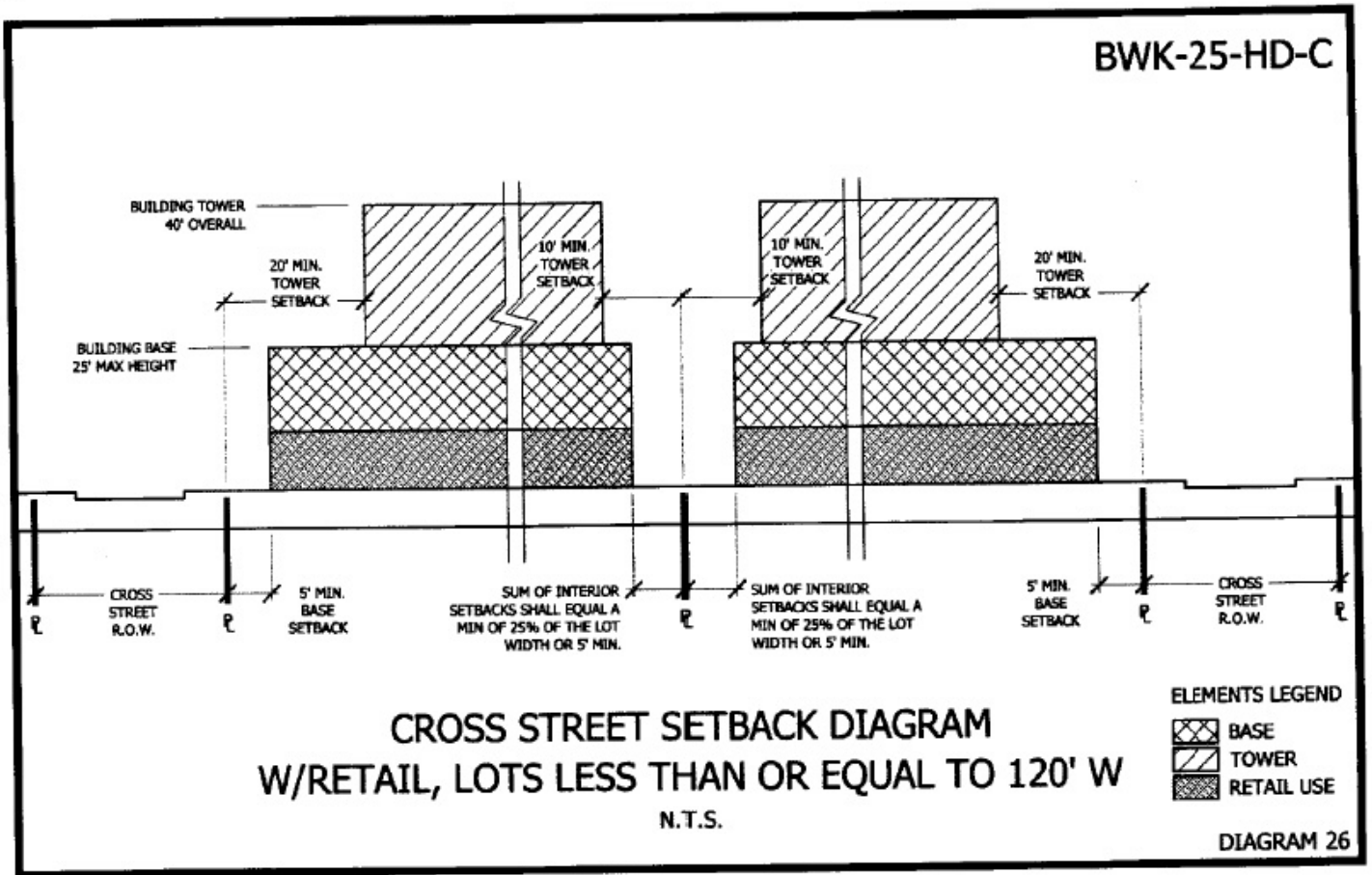
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§ 25. BWK-25-HD-C Broadwalk Setback Diagram W/ Retail



(Coding: Words in ~~strikethrough~~ type are deletions from existing law; words underscored are additions).

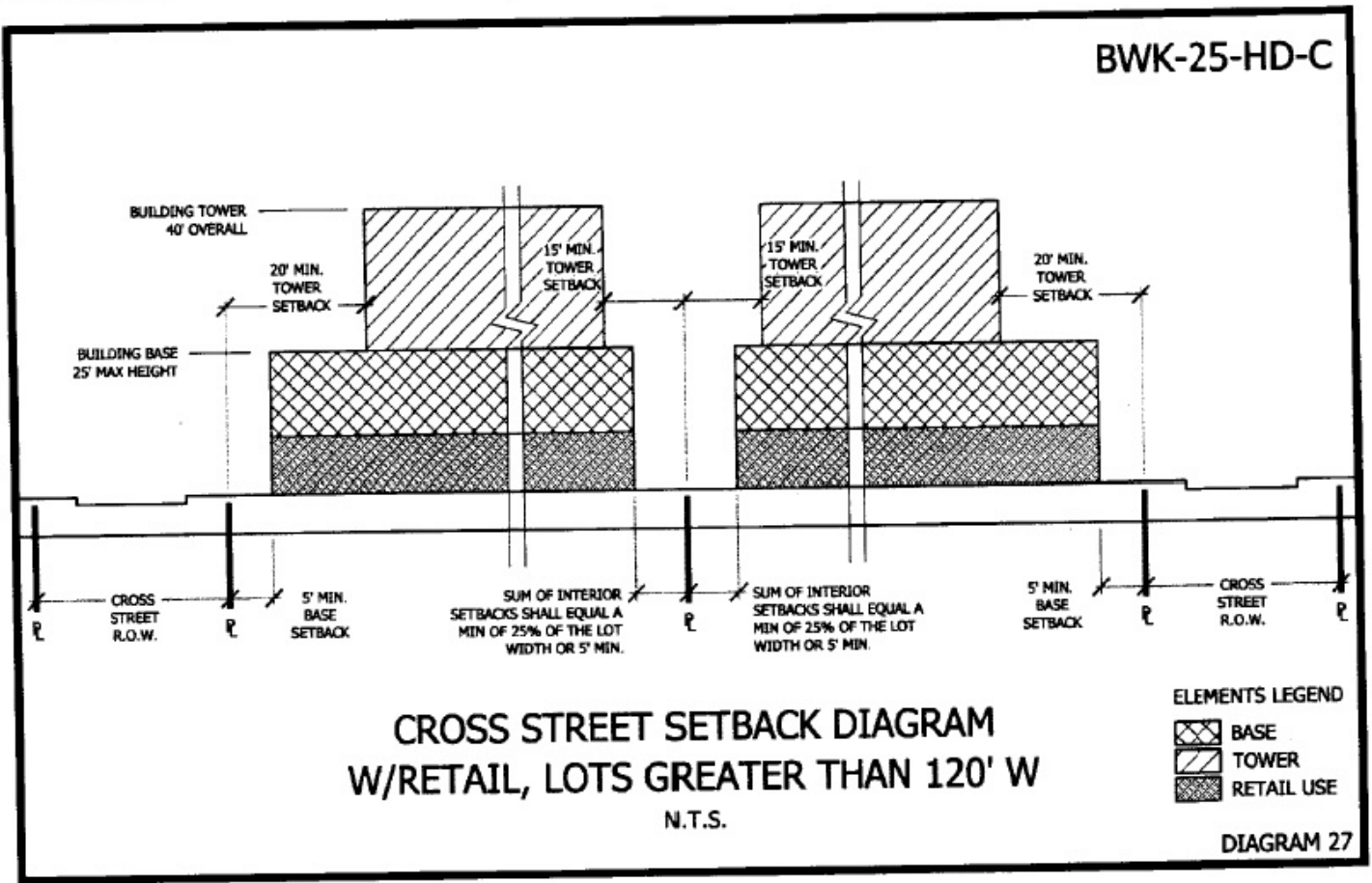
§ 26. BWK-25-HD-C Cross Street Setback Diagram W/ Retail, Lots Less Than or Equal to 120' W



(Coding: Words in ~~strikethrough~~ type are deletions from existing law; words underscored are additions).

§ 27. BWK-25-HD-C Cross Street Setback Diagram W/ Retail, Lots Greater Than 120' W

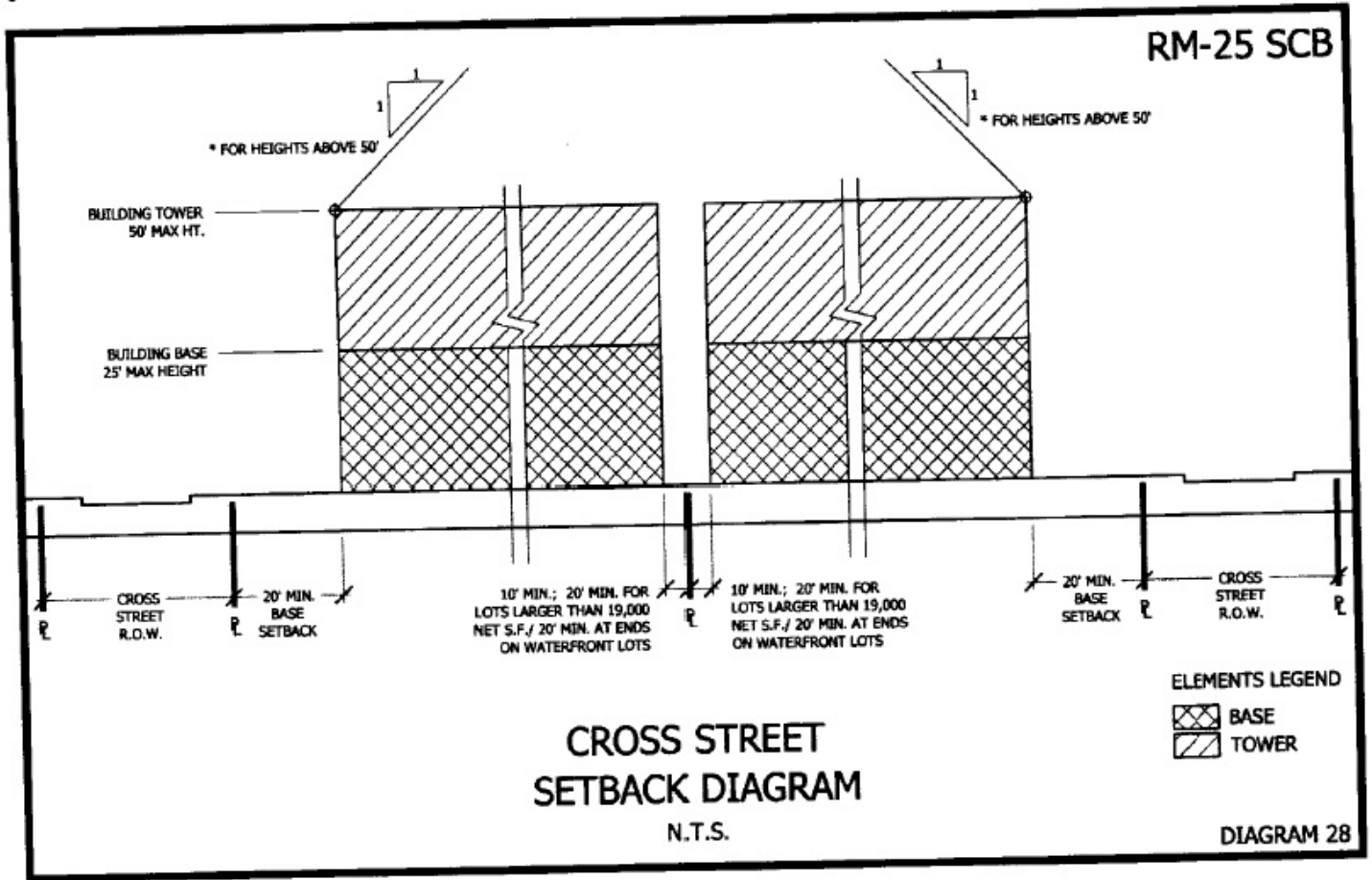
BWK-25-HD-C



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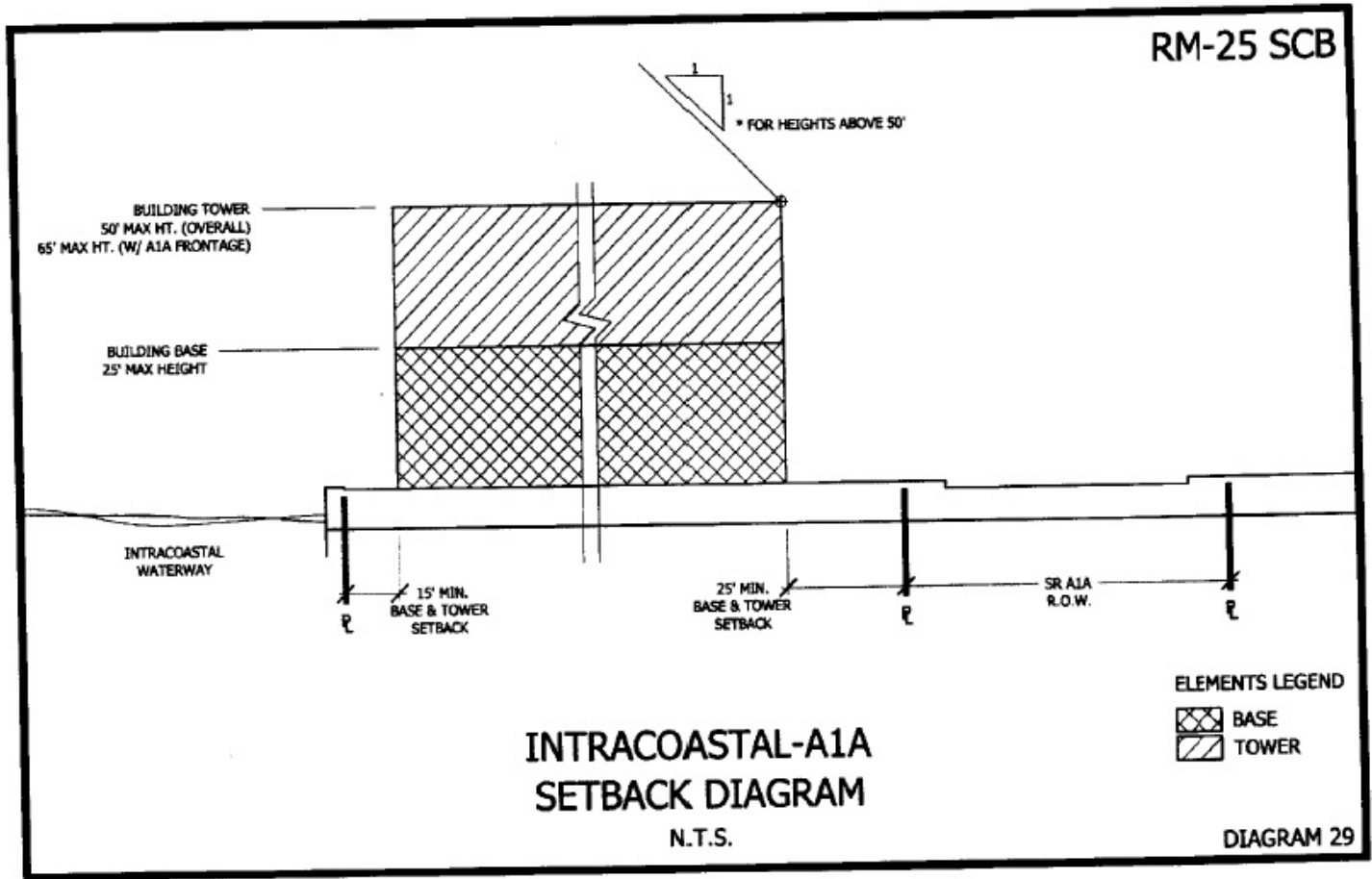


§ 28. RM-25-SCB Cross Street Setback Diagram



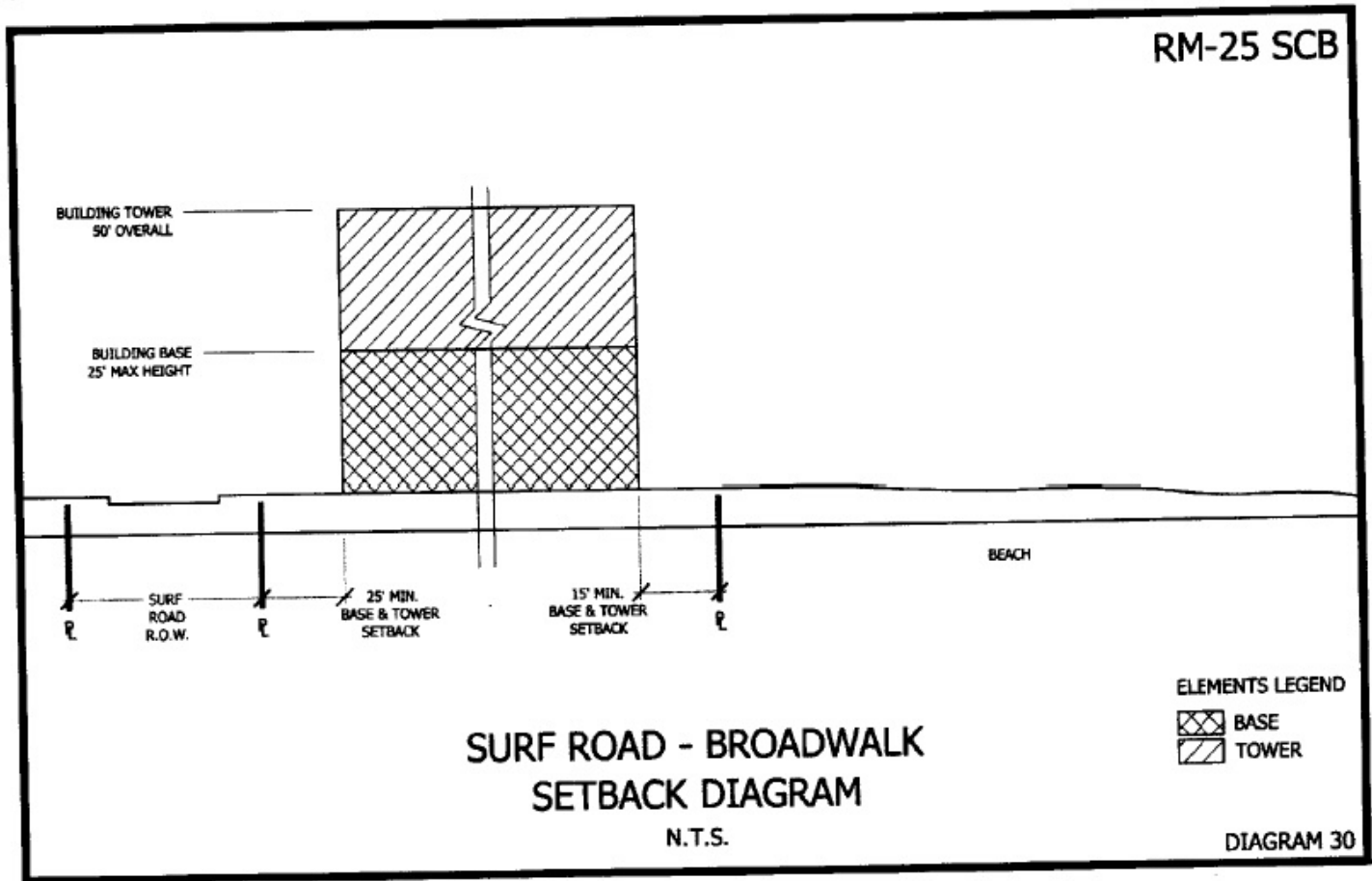
(Coding: Words in ~~strikethrough~~ type are deletions from existing law; words underscored are additions).

§ 29. RM-25-SCB Intracoastal – A1A Setback Diagram



(Coding: Words in ~~strikethrough~~ type are deletions from existing law; words underscored are additions).

§ 30. RM-25-SCB Surf Road - Broadwalk Setback Diagram



(Coding: Words in ~~strikethrough~~ type are deletions from existing law; words underscored are additions).

(Ord. O-2013-13, passed 6-19-13; Am. Ord. O-2020-01, passed 1-15-20)