

ATTACHMENT B
Master Plan
Development Guidelines

4220 N 58TH Avenue PD Master Plan Development Guidelines

Submitted: August 21, 2025

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1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

The Master Plan Development Guidelines for the 4220 N 58th Avenue Planned Development Zoning District (the “4220 N 58th Avenue PD”) aim to provide direction and intent with regards to site design and development intensity of the approximate 5.74-acre property generally located south of Stirling Road between North 42nd Street and North 58th Avenue, at 4220 and 4231 North 58th Avenue, Hollywood, FL 33021, Tax Folio Nos. 514101010010 and 514101140010 (collectively, the “Property”). The Property has an underlying Transit Oriented Corridor (“TOC”) land use designation and as of the date of submittal is currently zoned North Mixed-Use District (“N-MU”). A portion of the Property is designated a Historic Property Overlay Site (HPOS-12), commonly known as the site of the “Bryan House”, one of the oldest surviving structures in Broward County built in 1916.

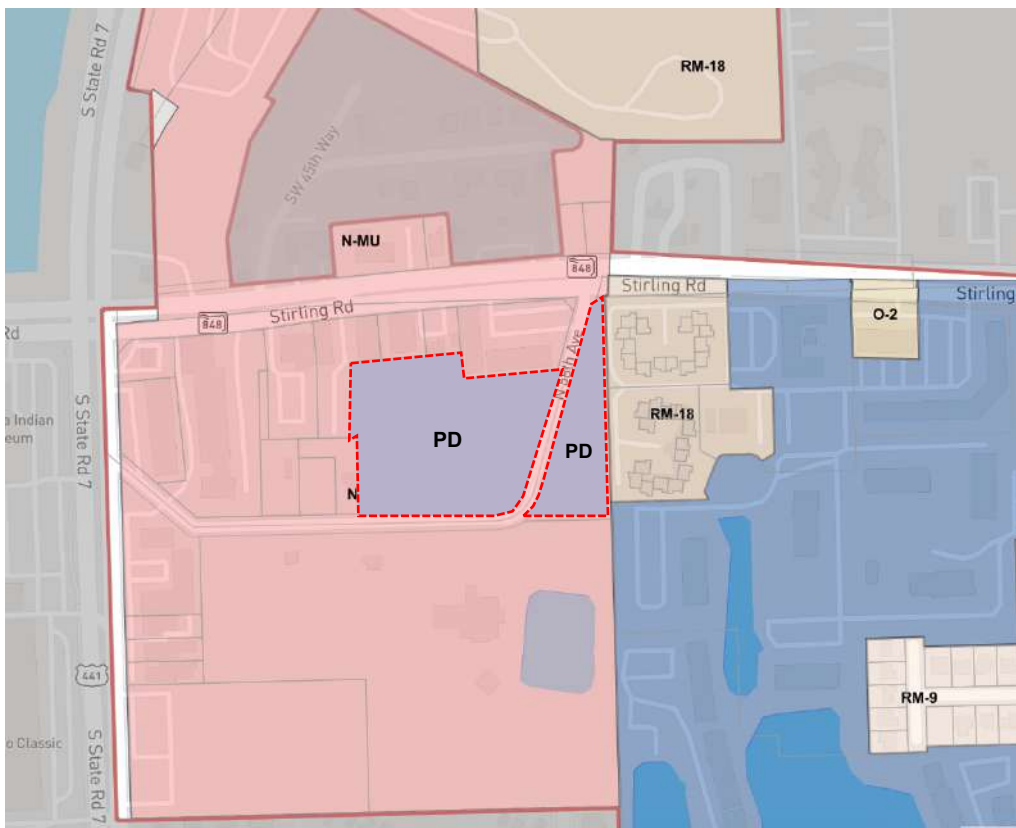
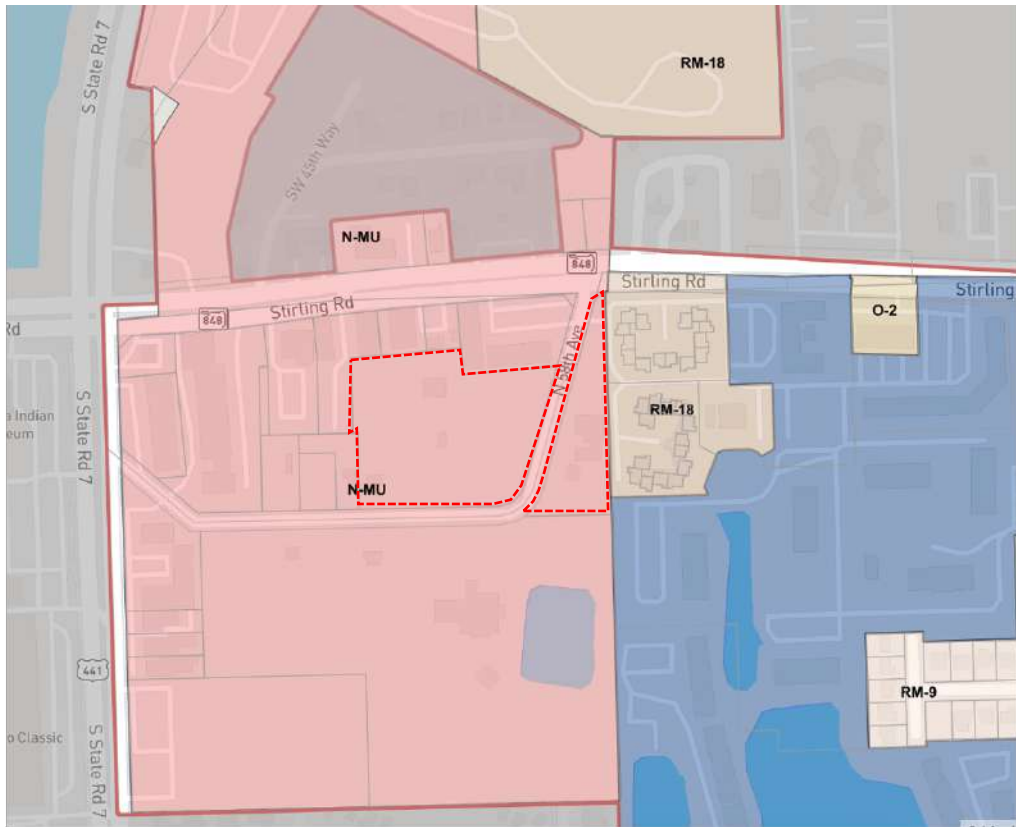
Per the City of Hollywood’s Zoning and Land Development Regulations (“ZLDRs”), Section 4.15, the purpose of the PD District is to provide “a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning,” particularly to support high-quality, creative development that serves a broader public interest. While the 4220 N 58th Avenue PD is generally consistent with the State Road 7 Transit Oriented Corridor Districts general requirements and N-MU District standards, the PD framework allows for targeted flexibility primarily related to building height, residential density, and reduced parking to accommodate site constraints of preserving the historic Bryan House in its current location in order to support a viable development program.

The 4220 N 58th Avenue PD advances the purpose of ZLDR Section 4.15 by promoting unified redevelopment of a historic site in a manner that would not be feasible under conventional zoning. The Development Guidelines support a context-sensitive redevelopment that integrates a horizontal mix of multifamily residential, live/work, and community-serving place of worship uses and enables the partial demolition, restoration and adaptive reuse of the Bryan House, celebrating it as a shared amenity in the multifamily building’s central courtyard. This investment supports the City’s broader goals of preserving historical significance and encouraging mixed-use redevelopment, housing choice, and economic revitalization. These PD Development Guidelines establish the standards and design intent against which all future development within the 4220 N 58th Ave PD will be evaluated.

Figure 1: Location Map



Figures 2 and 3: Existing and Proposed Zoning Map



1.2 PROPERTY HISTORY AND LIMITATIONS

In July and August 2022, the Archaeological & Historical Conservancy, Inc. (“AHC”) conducted a Phase I Cultural Resource Assessment of the Property (the “Phase I Assessment”) to identify and evaluate any archaeological or historical resources present on-site. The assessment revealed that three previously recorded cultural resources are located on the Property and that one prior cultural resource assessment had been conducted. The identified resources include:

- The John M. and Guilda Bryan House (FMSF #8BD153), a 1916 farmhouse recognized as one of the oldest surviving structures in Broward County. It is historically associated with one of Broward County’s first citrus groves and with the Bryan family, whose members played significant roles local, state, and national history;
- A frame vernacular cottage (FMSF #8BD1075); and
- The Bryan Homestead (FMSF #8BD2913), a portion of a formerly 90-acre citrus grove established around the turn of the twentieth century.

The Bryan House was designated a Local Historic Site by the City of Hollywood in 1999, following a recommendation from the Broward County Historical Commission. The Phase I Assessment affirmed the findings of the 1999 designation and concluded that the Bryan House remains potentially eligible for listing in the National Register of Historic Places (“National Register”) under Criteria A (association with significant events), B (association with significant persons), and C (architectural significance).

The Phase I Assessment also included architectural and archaeological evaluations of Sites 8BD1075 and 8BD2913. The cottage (8BD1075) was determined not to meet National Register eligibility criteria. Archaeological testing of the Bryan Homestead (8BD2913) yielded limited non-diagnostic historic-period material and did not reveal any significant subsurface features. As a result, the Bryan Homestead was also found not to meet National Register eligibility criteria.

Figures 4 and 5: HPOS-12 Overlay Site and Existing Bryan House



The 4220 N 58th Ave PD encompasses ±5.74 net acres and permits up to 470 multifamily residential units, including 14 live/work units and a minimum 10% of total units set-aside as workforce housing units at one-hundred and twenty percent (120%) area median income, associated residential amenities including up to a ±1,400 square feet of private amenity use within the historic Bryan House and a ±9,300 square-foot private amenity clubhouse, and ±4,100 square-foot place of worship (synagogue), with associated parking facilities (collectively, the “Project”).

The PD enables a master-planned, context-sensitive redevelopment of the Property that prioritizes restoration and adaptive reuse of the historic Bryan House structure in its current location while accommodating a horizontally integrated mix of multifamily residential, live/work units, and community-serving place of worship consistent with the intent of the TOC land use designation. Central to the Project is the partial demolition, careful restoration, and adaptive reuse of the Bryan House, which will be repurposed as a private residential library and integrated into the landscaped courtyard of the multifamily building, preserving its historic character while ensuring compliance with modern standards for accessibility, safety, and functionality.

Per ZLDR Section 4.15, the purpose of the PD District is to provide “a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning,” particularly to support high-quality, creative development that serves a broader public interest.

The PD zoning is essential to address limitations of the current N-MU District, which does not account for the unique site constraint created by preserving the Bryan House in its current location. This preservation approach significantly reduces the buildable area and precludes a traditional vertical mixed-use configuration. As a result, strict application of N-MU height and density standards would unduly constrain redevelopment of the site in a manner not contemplated by the code.

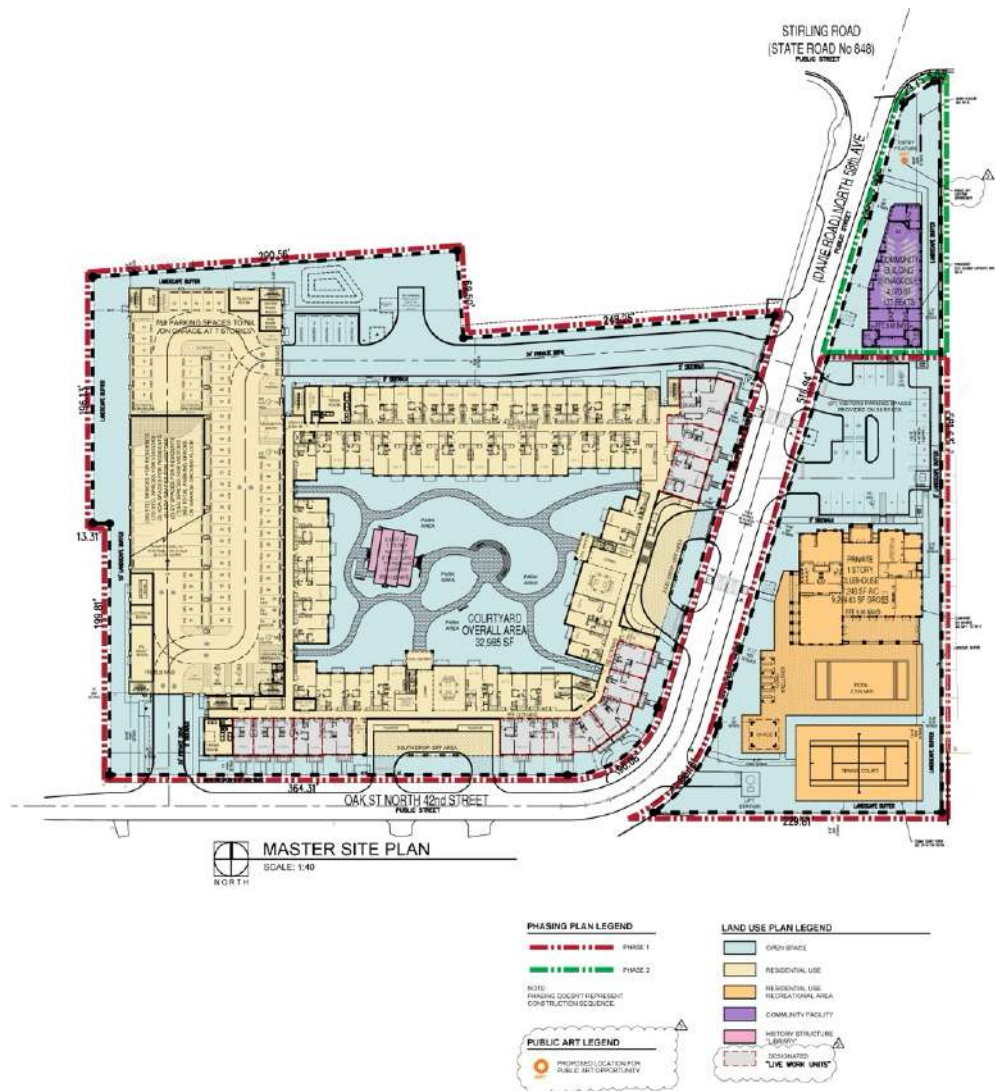
Specifically, the N-MU District limits single-use buildings to 36 du/acre and 65 feet in height, whereas vertical mixed-use projects may reach 50 du/acre and up to 175 feet when fronting State Road 7. Despite the Property’s underlying TOC land use designation, which imposes no density cap, the current zoning would prevent full utilization of the site while accommodating a designated historic resource.

2.0 SITE DESIGN

2.1 OVERVIEW

The 4220 N 58th Avenue PD encompasses ±5.74 net acres and allows up to 470 multifamily residential units, including 14 live/work units and a minimum 10% of total units set-aside as workforce housing units at one-hundred and twenty percent (120%) area median income, associated residential amenities including up to a ±1,400 square feet of private amenity use within the historic Bryan House and a ±9,300 square-foot private amenity clubhouse, and ±4,100 square-foot place of worship (synagogue), with associated parking facilities (collectively, the “Project”).

Figure 6: 4220 N 58th Ave PD Master Plan (see Sheet MSP-1)



A conceptual master plan is provided illustrating the envisioned layout. It should be noted that the building configurations are conceptual and may be adjusted in the site plan without a master plan amendment provided the site plan complies with the requirements of the 4220 N 58th Avenue PD and City’s ZLDR, as applicable.

2.2 SITE CONFIGURATION

Guideline 2.2.1: Mix of Uses with Active Street Frontage

The PD supports a horizontal mix of uses including multifamily residential, live/work units, residential amenities, and a place of worship. These elements collectively fulfill the intent of a mixed-use development by activating the public realm, fostering pedestrian activity, and serving both residents and the broader community.

Live/work units shall conform to the definition set forth in ZLDR § 4.6.A, except that such units may consist of a single integrated space, rather than requiring ground floor commercial with a residential dwelling unit above. These units may be occupied as residential, commercial and office uses excluding food service, manufacturing or fabrication other than those associated with artistic pursuits. Ground-level live/workspaces with direct access to the public right-of-way are encouraged to promote street-level engagement.

2.3 CONNECTIVITY AND CIRCULATION

The Project prioritizes multimodal connectivity through a clearly organized vehicular circulation system, safe and accessible pedestrian pathways, and well-integrated bicycle facilities. These elements are designed to align with the intent of the TOC by promoting walkability, reducing vehicular dependency, and supporting active transportation modes.

Vehicular Access

As shown on Sheet MSP-2 (Vehicular Circulation), the Project will include the following access points:

- Two full-access driveways serve the parking garage: one on N 58th Avenue and one on NE 42nd Street;
- The private amenity clubhouse and place of worship (synagogue) are accessed via two separate full-access driveways along N 58th Avenue;
- Two designated drop-off areas are provided:
 - East drop-off with two driveways on N 58th Avenue
 - South drop-off with two driveways on N 42nd Street

N 58th Avenue connects with Stirling Road as a right-in/right-out driveway. Similarly, N 42nd Street connects with State Road 7 as a right-in/right-out access point.

Guideline 2.3.1: Facilitate Rideshare Access

Site design should accommodate safe and convenient access to clearly designated rideshare pickup and drop-off zones, particularly for residential and amenity uses. Where feasible, shaded and well-lit waiting areas should be provided and integrated into the pedestrian and vehicular circulation plan.

Pedestrian Circulation

As shown on Sheet MSP-3 (Pedestrian Circulation), the Project includes an interconnected internal network of walkways that provide continuous access across the site and connect to public sidewalks and crosswalks along the perimeter. Public sidewalk connections will be a minimum of 6 feet wide and shall be designed to ensure safe, comfortable, and ADA-compliant pedestrian access both within the PD and to surrounding uses.

In addition to its religious and cultural role, the on-site synagogue promotes walkability by serving as a centrally located community anchor. Its location encourages residents and nearby neighbors to walk rather than drive, enhancing local connectivity and reinforcing the pedestrian-oriented vision of the TOC.

Guideline 2.3.2: Prioritize Pedestrian Accessibility and Safety

A well-connected pedestrian circulation network shall be provided linking all principal buildings, open spaces, and public amenities. Walkways shall prioritize safety, maintain appropriate separation from vehicular areas, and be integrated with landscaping and lighting to enhance walkability.

Guideline 2.3.3: Strategically Locate and Prioritize Sidewalks

Sidewalks shall be designed to promote pedestrian movement throughout the PD, especially adjacent to surface parking areas, community amenities, and active ground-floor uses. Connections between buildings and sidewalks shall be direct, intuitive, and ADA-compliant.

Guideline 2.3.4: Provide Convenient and Secure Bicycle Parking

Bicycle parking facilities shall be located near all residential buildings, the clubhouse, place of worship, and other high-activity areas where appropriate. Facilities may include racks, lockers, or enclosed storage and shall be placed in clearly visible, easily accessible areas. Secure and weather-protected features are strongly encouraged.

3.0 HISTORIC PRESERVATION

The historic Bryan House structure (8BD153) will be partially demolished, carefully restored and repurposed to serve as a library for the residential development in the lot area, preserving its historical charm while ensuring it meets modern standards for accessibility, safety, and functionality.

Proposed is a partial demolition of external stairs, floor slabs, walls and roof of the more recent, non-contributing addition on the first floor of the building in the rear area¹ and the demolition of the internal stair and second level floor slab with architectural features such as walls, door, plumbing fixtures, lighting and carpentry. It is envisioned to be a two-story building height with a sunroom in the front.

The restoration will focus on key architectural features, such as windows with wood shutters, building's wood corners guards, roof with wood structural elements, white wood siding for facades and fireplace while making necessary updates to accommodate the needs of a library. This will include areas for reading, study, community events, restrooms, water filling station, A/C and janitor 's room. The restoration plan also integrates materials that closely resemble the original materials in appearance but offer greater durability and improved longevity.

Guideline 3.0.1. Architectural Review and Restoration:

Evaluating and restoring the building's historical features, including the façades, original windows, and unique external and internal architectural details.

Guideline 3.0.2. Structural Reinforcement:

The building's structural integrity will be reinforced as per civil specifications as the second and third floor slab will be removed.

Guideline 3.0.3. Material Conservation:

Where possible, original building materials will be preserved. In cases of deterioration, the Applicant will use historically appropriate materials to ensure consistency with the building's original design.

Guideline 3.0.4 Adaptive Reuse:

The library's design will adapt the space for modern use while minimizing disruptions to the building's original layout. Key historical elements will remain prominent, and any upgrades (e.g., electrical systems, HVAC) will be carefully integrated to avoid impacting the building's character.

Certificates of Appropriateness for Demolition, Design, and Site Plan shall be obtained pursuant to Section 5.5. Historic Preservation Board and Historic District Regulations of the ZLDR.

¹ The City of Hollywood Historic Designation Report dated July 26, 1999, found: "On inspection, it is evident that some additions and alterations have been made to the house. **Most notable alterations to the original structure are the additions of an enclosed front porch, a side porch, a kitchen and dining room to the rear...**Most of these alterations appear to have been **made between the 1920s and the 1940s...**Although the structure has been altered, the **architectural integrity of the original structure remains.**" (emphasis added)

Figure 9: Historic Bryan House Conceptual Rendering



The Historic Bryan House will be carefully restored and repurposed to serve as a private amenity library for the multifamily residential development, preserving its historical charm while ensuring it meets modern standards for accessibility, safety, and functionality.

4.0 BUILDING DESIGN INTENT

The design vision for 4220 N 58th Avenue PD is to establish an upscale apartment community that seamlessly integrates modern amenities with respect for the site's rich history and natural beauty. The goal is to create a peaceful, serene living environment that is both refined and immersed in nature. The PD will include the following key structures:

- **Multifamily Residential Building**

An eight-story building containing up to 470 multifamily residential units, including 14 live/work units and a minimum 10% of total units set-aside as workforce housing units at one-hundred and twenty percent (120%) area median income, organized around a central courtyard that features the preserved Bryan House. A mix of studios, one-, two-, and three-bedroom layouts are contemplated. Live/work units activate street frontages along N 42nd Street and N 58th Avenue.

- **Historic Bryan House (Library Residential Amenity)**

A ±1,400-square-foot adaptive reuse of the historic structure, integrated into the central courtyard as a private resident library and community gathering space.

- **Structured Parking Garage**

A seven-story parking structure discreetly located at the northwest corner of the site, integrated architecturally into the development and screened with landscaping and material articulation.

- **Private Clubhouse (Residential Amenity)**

An up to ±9,300 square-foot amenity facility east of N 58th Avenue featuring a fitness center, lounge/social spaces, and access to a pool deck, tennis court, and shaded outdoor seating.

- **Synagogue**

An up to ±4,100 square-foot place of worship facility east of N 58th Avenue that reinforces the site's mixed-use character and provides a walkable religious anchor for residents and the surrounding neighborhood.

Guideline 4.0.1: Building Design

The building layout should promote a strong connection between indoor and outdoor spaces, with open-air courtyards, green spaces, or similar features serving as organizing elements within the PD. The historic Bryan House should be preserved in its current location and adaptively reused as a resident-serving amenity to celebrate the site's history. Preservation and integration of mature trees are encouraged where feasible.

The development may include a variety of residential unit types and sizes, as well as community-serving uses such as live-work units and places of worship. These elements should be located to support pedestrian access, internal circulation, and public frontage activation.

Parking garages should be thoughtfully designed to minimize visual impact and contribute positively to the overall architectural character of the development. Where garage façades are visible from public streets or residential areas, they should incorporate architectural screening, material articulation that aligns with the design language of proposed buildings within the PD, and landscape buffering at the ground level.

Guideline 4.0.2: Building Features

Primary building entrances should feature clear, well-articulated entry points that establish a sense of arrival using double-height volumes, horizontal or vertical elements, material differentiation, and/or landscape integration.

Building façades should incorporate massing variation and architectural articulation, especially at key locations such as corners and street-facing elevations. Elements such as balconies, projections, and material changes should be used to establish rhythm and visual interest. Ground-level spaces fronting public streets may include active uses such as live-work units, amenity entries, or transparent façades to enhance the public realm.

Guideline 4.0.3: Building Materials and Colors

Buildings should be constructed with durable, high-quality materials that convey a contemporary, refined architectural character. Smooth stucco finishes, stone accents, or similar treatments should be used to establish a cohesive visual language. Windows and sliding doors should be framed in bronze or other complementary finishes to elevate the design aesthetic and ensure durability.

Balconies should be articulated with aluminum or similar metal railings and designed to reinforce the rhythm and proportion of the building façades. Entryways and street-level interfaces should be enhanced using natural or textured materials that provide visual interest and support a sense of permanence.

Parking structures should be visually integrated into the building design through architectural screening, vertical or horizontal articulation, or complementary material treatments that minimize their visual impact and maintain overall design cohesion.

Pursuant to ZLDR Section 4.15.G.2, requests to modify Section 4.0 of these PD Development Guidelines may be reviewed and approved administratively by the Director, upon staff recommendation, if determined to be a “minor” change that remains consistent with the intent, purpose, and principal concept of the approved master development plan. Modifications to specific building footprints, internal configurations, and amenity locations may be approved through site plan review without requiring a formal amendment to the PD, provided the overall design character and development program remain materially unchanged. Any proposed modification that constitutes a “substantial” change under Section 4.15.G.3 of the ZLDRs, such as a change in character of the development, shall require review and approval by the City Commission.

Figures 10 and 11: Residential Building and Parking Garage Conceptual Renderings



Façade Articulation: Building façades should incorporate a combination of vertical and horizontal articulation techniques to avoid visual monotony and enhance architectural expression. Variation in depth, texture, and material should be used to provide a dynamic and pedestrian-scaled environment.



Architectural Expression: Facades should incorporate design elements that visually segment the building mass, such as horizontal score lines, contrasting base treatments with accentuated reveals, and alternating vertical color patterns to enhance architectural interest and definition.

Figures 12 and 13: Parking Garage Conceptual Renderings



Parking Garage Articulation: Parking structures should be visually integrated into the building design through architectural screening, vertical or horizontal articulation, or complementary material treatments that minimize their visual impact and maintain overall design cohesion.

Figures 14 and 15: Synagogue and Clubhouse Conceptual Renderings



Buildings should be constructed with durable, high-quality materials that convey a contemporary, refined architectural character. Smooth stucco finishes, stone accents, or similar treatments should be used to establish a cohesive visual language within the PD.

5.0 GENERAL DEVELOPMENT REGULATIONS

Refer to **Exhibit 1** for Section 4.6.D.3. which shall be reviewed together with the below.

5.1. GENERAL BUILDING REQUIREMENTS

General Building Requirements shall be pursuant to ZLDR Section 4.6.D.3.a. for State Road 7 Transit Oriented Corridor Districts, except for the minimum dwelling unit size, including for live/work units, which shall be as follows in the 4220 N 48th Avenue PD:

Guideline 5.1.1: Minimum Dwelling Unit Size

| MINIMUM DWELLING UNIT SIZE | | |
|-----------------------------------|-------------------------|-----------------------------------|
| Use | Minimum per Unit | Minimum Cumulative Average |
| Multifamily Dwelling Units | 450 SF | 750 |

5.2. GENERAL PUBLIC REALM REGULATIONS

General Public Realm Regulations shall be pursuant to ZLDR Section 4.6.D.3.b. for State Road 7 Transit Oriented Corridor Districts in addition to the below:

Guideline 5.2.1: Human-Scaled features

Building entrances should be designed with clear visual prominence and pedestrian accessibility in mind. Human-scaled elements, such as shaded entry canopies, walkways, landscaping and hardscaping, and/or pedestrian lighting, should be incorporated to create a comfortable, approachable environment that connects seamlessly to the public realm.

Guideline 5.2.2: Integration and Location of Public Art

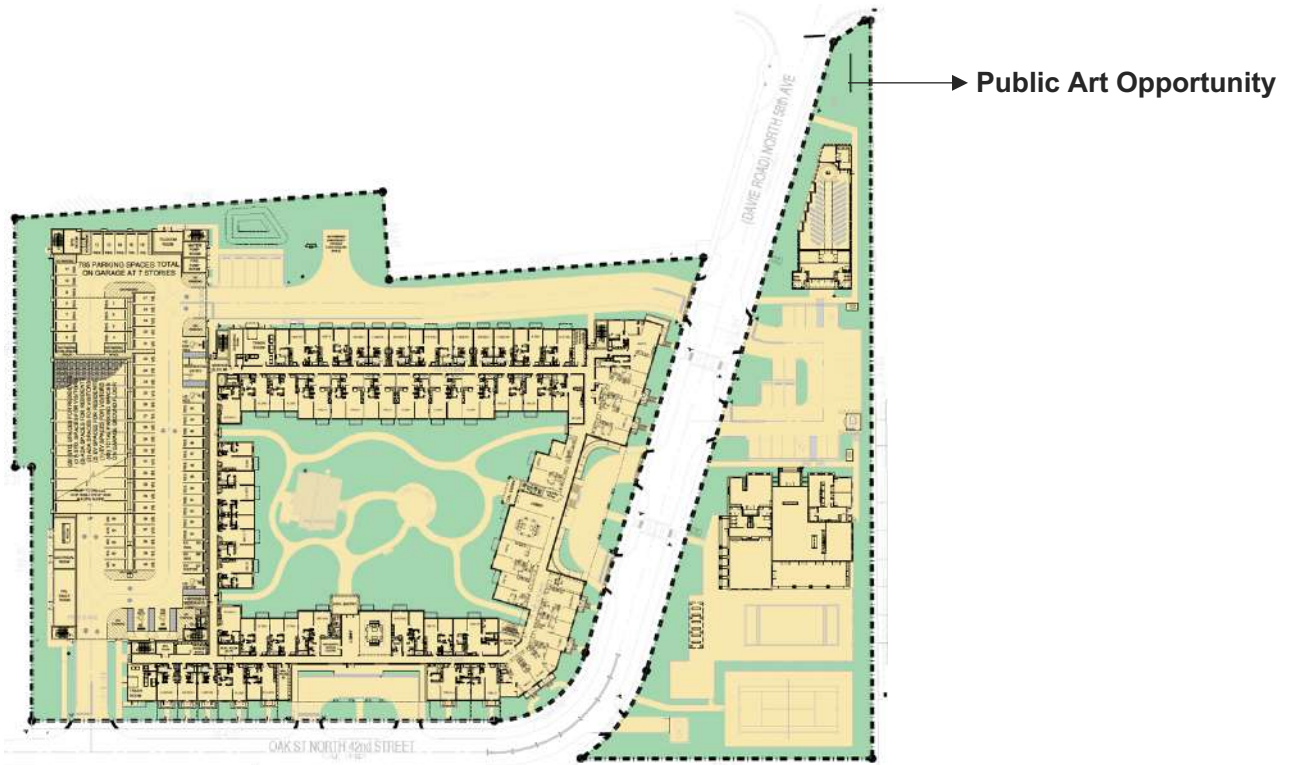
Public art should be thoughtfully integrated in key location(s) within the PD to strengthen the identity of the community and foster a sense of place. Art installations, sculptures, murals, or interactive pieces should be strategically placed in high-visibility public spaces such as street corners and building entrances ensuring they are accessible and engage residents and visitors alike. Gateway features and entry points to the PD are encouraged to incorporate public art opportunities.

Figure 16: Primary Entrance and Public Realm Conceptual Rendering



Primary entrances should be clearly defined through architectural emphasis, shade structures, and integrated landscaping. These elements should support an approachable scale and foster a seamless transition from the public realm.

Figure 17: Public Art Opportunities



5.3. GENERAL PARKING REGULATIONS

General Parking Requirements shall be pursuant to ZLDR Section 4.6.D.3.c. for State Road 7 Transit Oriented Corridor Districts, except for reduced parking provisions which shall be as follows.

Guideline 5.3.1: Parking Reduction

Parking for the development shall be provided in accordance with a project-specific Parking Needs Analysis prepared for the 4220 N 58th Avenue PD. In lieu of applying the standard shared parking methodology outlined in ZLDR Section 4.6.D.3.c.(6)(f), the development may utilize parking rates published by the Institute of Transportation Engineers (ITE) Parking Generation Manual and/or Urban Land Institute's Shared Parking publication to justify a parking reduction.

5.4. GENERAL OPEN SPACE, LANDSCAPE AND BUFFERING REGULATIONS

Open space and landscape requirements shall be pursuant to ZLDR Section 4.6.D.3.d. for State Road 7 Transit Oriented Corridor Districts, Article 9 Landscape Requirements, and the City of Hollywood Landscape Manual except that a minimum of 30% of the total 4220 N 58th Avenue PD land 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.

Guideline 5.4.1: Strategically Locate and Prioritize Sidewalks

Sidewalks should be designed to foster and encourage walkability. Sidewalks and walkways will be arranged to provide logical and prioritized pedestrian access to destinations within the PD.

Guideline 5.4.2: Installation of Effective and Strategic Landscaping

Landscaping within the planned development must incorporate shade trees, landscaping, and vegetative cover along streets, pathways, and open spaces to provide shade for pedestrians and buildings.

Guideline 5.4.3: Landscape Integration

Surround the buildings with lush, well-planned landscaping, including palm trees and ground-level greenery, to soften the structure and create an inviting pedestrian-friendly environment.

5.5. GENERAL SIGNAGE REGULATIONS

Signage and graphics affixed to attachments must comply with PD's adopted master signage regulations, supporting wayfinding and branding. The master sign package shall include typical elevations of signs for the respective uses, provided that the actual lettering, naming, logos, and tenant specific branding may be submitted concurrently by those specific tenants. In the absence of a master sign regulation, standards of Article 8 of the Zoning and Land Development Regulations shall apply.

Guideline 5.5.1: Integrate Signage into Building Design

Where possible, design prominent, inviting entrances accentuated by signage integrated into the building's architecture.

6.0 USE AND DEVELOPMENT REGULATIONS

The following permitted uses and development regulations, consistent with the Comprehensive Plan land use designation, shall apply to the 4220 N 58th Avenue PD:

| 4220 N 58th Avenue PD Zoning District | |
|---|---|
| MAIN PERMITTED USES | |
| Maximum Multifamily Residential Density, including Live-Work Units* *Live/Work units shall conform to the definition set forth in ZLDR § 4.6.A, except that such units may consist of a single integrated space, rather than requiring ground floor commercial with a residential dwelling unit above. 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. | 470 units (81.94 du/acre) ** **including a minimum 10% of total units set-aside as workforce housing units at one-hundred and twenty percent (120%) area median income |
| Place of Worship (Synagogue) Use | 4,100 SF |
| ACCESSORY PERMITTED USES | |
| Any use customarily associated with one of the Main Permitted Uses, such as residential amenities, parking garages and parking lots | |
| STANDARDS | |
| Maximum Height | 85 feet |
| Maximum Total Site Coverage | 45% of the total PD area |
| Minimum Open Space (Pervious) | 30% of the total PD area |
| Minimum Setbacks | |
| Frontage / External Streets | 15 feet |
| Side Interior | 15 feet |
| Rear | 10 feet |
| Minimum At-Grade Parking Lots and Vehicular Use Areas Setbacks | |
| Front | 10 feet |
| Side Interior | 5 feet |
| Rear | 5 feet |
| Parking and Loading Standards | |
| Multifamily Residential, including Live-Work units | 1.5 spaces per unit |
| Multifamily Residential Affordable Units | 1 space per unit |
| Multifamily Residential Guest Parking Spaces | 1 space per 5 units* *Designated guest parking shall not be assigned or otherwise designated for any other purpose but may be included in the shared parking calculations. |
| Place of Worship | Exempt per Parking Needs Study |
| Bicycle Parking | 1 bike rack space per every 20 required parking spaces |
| Loading | Multifamily: 1 space for 50–100 units, plus 1 additional space per 100 units or major fraction thereof |

Guideline 6.0.1: Track Growth Management

The uses and standards outlined above reflect the development capacity of the 4220 N 58th Avenue PD and shall be inventoried and tabulated with each site plan and building permit submission. It is noted, the basis (i.e denominator) for calculating the zoning requirements is the overall 4220 N 58th Avenue PD unless otherwise noted herein.

6.1 PROHIBITED USES

The following uses, or accessory uses, shall be prohibited in the 4220 N 58th Avenue PD:

- i. Adult Entertainment or Adult Related Uses
- ii. All General and Heavy Manufacturing Uses
- iii. Bulk Sales, Storage, or Display of Lumber and Building Materials
- iv. Gun Shop
- v. Outdoor Storage
- vi. Pawn Shops
- vii. Psychic Help Uses
- viii. Self-Storage Facility
- ix. Any use not listed as a Main Permitted Use.

7.0 OTHER CONSIDERATIONS

7.1 APPLICABILITY AND AMENDMENTS

It is noted that the Master Plan Development Guidelines are intended to form part of this PD zoning district and shall guide all future development within the 4220 N 58th Avenue PD. Any request to modify (major or minor) or change the Master Development Plan or Site Plans approved at the time of PD adoption must align with the Master Plan Development Guidelines, as may be amended from time to time, of the PD zoning district and the Zoning and Land Development Regulations (“ZLDR”) standards in effect, unless expressly stated in the PD zoning regulations and Master Development Plan Development Guidelines.

Note to Reader: Future modifications to the PD will be subject to Staff review and may be subject to additional design, site plan, variance and/or special exception requests, with a recommendation from the Planning and Development Board and final approval by the City Commission.

Modifications to the PD Master Plan or Master Planned Development Guidelines shall be pursuant to Section 4.15.G of the ZLDRs.

Exhibit 1

Section 4.6.D. State Road 7 Transit Oriented Corridor Districts

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.
2. 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:
 - a. 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
 - b. Administrative Regulations Applicable to All Districts.
 - (1) 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:
 - (a) Boundaries are intended to parallel street lines, rights-of-way, or to follow existing lot lines.
 - (b) Where a boundary follows a public right-of-way, street or alley, the centerline shall be the boundary.

- (c) In the event of further uncertainty, the City Manager or designee shall determine the boundary location.
- (d) 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.

(2) Phased Development.

- (a) 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.
- (b) The Phased Development Master Plan shall illustrate the boundaries of each phase and intended phasing sequence.
- (c) 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.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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.
- (h) 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.
- (i) 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:

- (i) Any change in the phasing boundary or sequence;
 - (ii) An increase or decrease in density;
 - (iii) A change in the use or character of the Phased Development;
 - (iv) An increase in overall coverage of structures;
 - (v) An increase in the intensity of use;
 - (vi) An increase in the problems of traffic circulation and public utilities;
 - (vii) A reduction in required open spaces; and
 - (viii) An increase or decrease in the amount of off-street parking and loading spaces.
- (j) 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 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.

| AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS | |
|--|---------|
| Minimum | |
| 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 |
| 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.

| GENERAL LANDSCAPE REQUIREMENTS | |
|---|--|
| | Requirements |
| 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. 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. 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 vehicular use areas.</p> |
| Open Space | <p>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.</p> <p>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</p> |

| | |
|---------------|--|
| | 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.

SR 7 RM

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 | Parking Lot accessory to a Main Permitted Use; or | Day Care Facility Parking Lot accessory to a Main | Any use not listed as a Main Permitted Use, |

| | | | |
|--|--|---|--|
| Single-Family Residential | adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses. | Permitted Use; or adjacent Main Permitted Use Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All) | |
| 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.

| | | |
|---|---|---------------------------------|
| SR 7 RM - State Road 7 Multiple Family Residential Development Regulations | | |
| 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. | |

N-MU

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 ¹ 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 ² Bar, Lounge, or Night Club Commercial Marinas, except dry dock facilities Commercial Uses Contractor Shop (Indoor) Dry Cleaners Food Processing Hotel Institutional Live-Work Microbrewery, Microdistillery, and | Cabinet, Furniture, Upholstery Shop Car Wash ⁴ Contractor Shop associated to Retail or Showroom Dry Dock Facilities ⁵ 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 ⁶ Tattoo, Body Art, or Body Piercing ⁷ Any use customarily associated with one of the Main Permitted Uses. | Automotive Truck Rental ² 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>Microwinery</p> <p>Motel</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.</p> <p>Museum, Art Gallery, and Similar Cultural Uses</p> <p>Office</p> <p>Parking Lots and Garages (commercial), except fronting State Road ⁷</p> <p>Personal Service</p> <p>Place of Worship, Meeting Hall, and Fraternal Lodges</p> <p>Restaurant</p> <p>Retail (Indoor)</p> <p>School, Business, Commercial, or Vocational; Recreational or Cultural; and University¹</p> <p>Single Family Residential, except on the ground floor adjacent to Griffin Road, Stirling Road, and State Road ⁷; and except north of Griffin Road.</p> <p>Wholesale and Warehousing³</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 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.

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

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

⁵ 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.

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.

⁷ 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.

| N-MU - SR7 North - 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 |
| 65 ft. | 175 ft. |
| Sites or portions of sites within 100 feet of RM-18 and PUD-R: 65 ft. | |
| MINIMUM SETBACKS | |
| Frontage | |

| | | |
|-------------------------------|---|--------------------|
| 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. | |
| MAXIMUM SETBACKS | | |
| Frontage | Ground Floor | Above Ground Floor |
| State Road 7 | 30 ft. | N/A |
| MINIMUM ACTIVE USES | | |
| Frontage | Ground Floor | Above Ground Floor |
| 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.

C-SS

a. C-SS – Central Sheridan Street District

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

| C-SS - SR7 Central – Sheridan Street Mixed-Use District Uses | | | |
|---|---|---|---|
| Main Permitted Uses | Accessory Uses | Special Exception Uses | Prohibited Uses |
| Live-Work Office ¹ Professional Office ² 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>¹ 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>² Professional Offices on sites of less than 0.25 acres shall not exceed 2 doctors, dentists, lawyers, accountants, architects, engineers, or other similar field.</p> <p>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.

| C-SS - SR7 Central - Sheridan Street Mixed-Use District Development Regulations |
|--|
| MAXIMUM DENSITY |
| 9 Dwelling Units per Acre |

| | |
|---------------------------------|--|
| MAXIMUM HEIGHT | |
| 2 Stories, not to exceed 35 ft. | |
| MINIMUM SETBACKS | |
| Frontage | |
| 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.

C-LP

(b) C-LP – Central Linear Park District

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

| C-LP - SR7 Central – Linear Park Mixed-Use District Uses | | | |
|--|--|---|---|
| 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 | Parking Lot accessory to a Main Permitted Use Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales) ¹ Any use customarily associated with one of | 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 |

| | | |
|--|--------------------------|---|
| Museum, Art Gallery, and Similar Cultural Uses Personal Service Professional Office ² Restaurant Retail (Indoor) Single Family Residential | the Main Permitted Uses. | 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. |
|--|--------------------------|---|

¹ 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.

² 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 | |
| MAXIMUM DENSITY | |
| Single Use Buildings | Vertical Mixed-Use Building Bonus |
| 25 Dwelling Units per Acre | 36 Dwelling Units per Acre |
| MAXIMUM HEIGHT | |
| 65 ft. Sites or portions of sites within 100 feet of MF-18: 45 ft. | |
| MINIMUM SETBACKS | |
| Frontage | |
| 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-JS

(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 ^{1,2} Amusement Uses (indoor) ² Antique, Consignment, Collectible, and Vintage Store ² Artisan and Maker Manufacturing ² Assembly of Pre-Manufactured Parts for Sale on the Premises ² Coin Laundry ^{2,3} Commercial Uses ² Contractor Shop (Indoor) ² Dry Cleaners ² | Automotive Repair ² Cabinet, Furniture, Upholstery Shop ² Light Manufacturing associated with Retail or Showroom ² Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use ⁴ Any use customarily associated with one of the Main Permitted Uses. | Day Care Facility Schools (K-12) ² Service Station ² | 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 |

| | | |
|--|--|---|
| <p>Food Processing² Hotel Institutional² Live-Work² Multi-Family Residential, above the ground floor Museum, Art Gallery, and Similar Cultural Uses² Office² Parking Lots and Garages (commercial), except fronting Johnson Street Personal Service² Place of Worship, Meeting Hall, and Fraternal Lodges Restaurant² Retail (Indoor)² School, Business, Commercial, or Vocational; Recreational or Cultural; and University^{1,2} Single Family Residential, except adjacent to Johnson Street</p> | | <p>Any use not listed as a Main Permitted Use.</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 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.

| |
|---|
| <p>C-JS - SR7 Central - Johnson Street Mixed-Use District Development Regulations</p> |
| <p>MAXIMUM DENSITY</p> |

| | | |
|---|--|--------------------|
| Single Use Buildings | Vertical Mixed-Use Building Bonus | |
| 36 Dwelling Units per Acre | 42 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 | |
| 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. | | |
| MINIMUM SETBACKS | | |
| Frontage | | |
| All Frontages | Non-Residential: 10 ft. Residential: 15 ft. | |
| Side Interior | Non-Residential: 0 ft. Residential: 5 ft. | |
| Rear | 10 ft. | |
| MAXIMUM SETBACKS | | |
| Frontage | Ground Floor | Above Ground Floor |
| State Road 7 | 30 ft. | N/A |
| MINIMUM ACTIVE USES | | |
| Frontage | Ground Floor | Above Ground Floor |
| 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.

C-MU

(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 |
| <p>Adult Educational Facilities¹</p> <p>Amusement Uses</p> <p>Antique, Consignment, Collectible, and Vintage Store</p> <p>Artisan and Maker</p> <p>Manufacturing</p> <p>Assembly of Pre-Manufactured Parts for Sale on the Premises</p> <p>Automotive Rental²</p> <p>Automotive Sales New²</p> <p>Bar, Lounge, or Night Club</p> <p>Coin Laundry³</p> <p>Commercial Uses</p> <p>Contractor Shop (Indoor)⁴</p> <p>Dry Cleaners</p> <p>Food Processing</p> <p>Funeral Homes</p> <p>Hotel</p> <p>Institutional</p> <p>Live-Work</p> <p>Microbrewery, Microdistillery, and Microwinery</p> <p>Motel</p> <p>Multi-Family Residential, except on the ground floor</p> | <p>Automotive Paint or Body</p> <p>Automotive Repair</p> <p>Automotive Sales Used</p> <p>Cabinet, Furniture, Upholstery</p> <p>Shop associated to Retail or Showroom</p> <p>Car Wash⁵</p> <p>Contractor Shop associated to Retail or Showroom</p> <p>Light Manufacturing associated with Retail or Showroom</p> <p>Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use⁶</p> <p>Any use customarily associated with one of the Main Permitted Uses.</p> | <p>Automotive</p> <p>Truck Rental²</p> <p>Day Care</p> <p>Facilities</p> <p>Outdoor</p> <p>Storage</p> <p>Schools (K-12)</p> <p>Service Station</p> | <p>Adult Entertainment or Adult Related Uses</p> <p>All General and Heavy Manufacturing Uses</p> <p>Bulk Sales, Storage, or Display of Lumber and Building Materials</p> <p>Gun Shop</p> <p>Pawn Shops</p> <p>Psychic Help Uses</p> <p>Self-Storage Facility</p> <p>Any use not listed as a Main Permitted Use.</p> |

| | | | |
|--|--|--|--|
| <p>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 Restaurant Retail (Indoor) School, Business, Commercial, or Vocational; Recreational or Cultural; and University¹ Single Family Residential, except on the ground floor adjacent to Sheridan Street, Taft Street, and State Road 7⁷</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 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.

³ Coin Laundries shall be fully enclosed and air-conditioned.

⁴ 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.

| |
|---|
| <p>C-MU - SR7 Central - Mixed-Use District Development Regulations</p> |
| <p>MAXIMUM DENSITY</p> |

| | | |
|---|--|--------------------|
| 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 | |
| 85 ft. | 175 ft. | |
| Sites or portions of sites within 100 feet of MF-9 and MF-18: 45 ft. | | |
| MINIMUM SETBACKS | | |
| Frontage | | |
| 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. | |
| MAXIMUM SETBACKS | | |
| Frontage | Ground Floor | Above Ground Floor |
| State Road 7 | 30 ft. | N/A |
| MINIMUM ACTIVE USES | | |
| Frontage | Ground Floor | Above Ground Floor |
| 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.

S-MU

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.

| S-MU - SR7 South – Mixed-Use District Uses | | | |
|--|--|--|--|
| Main Permitted Uses | Accessory Uses | Special Exception Uses | Prohibited Uses |
| Adult Educational Facilities ¹ Amusement Uses Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing Assembly of Pre-Manufactured Parts for Sale on the Premises | Automotive Paint or Body Automotive Repair Automotive Sales Used Contractor Shop associated to Retail or Showroom Light Manufacturing associated with Retail or Showroom | 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 |

Automotive Rental²
Automotive Repair, except
north of Washington Street²
Automotive Sales New²
Automotive Sales Used,
except north of Washington
Street²
Bar, Lounge, or Night Club
Cabinet, Furniture, Upholstery
Shop
Car Wash³
Coin Laundry⁴
Commercial Uses
Contractor Shop (Indoor)⁵
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 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)

Outdoor produce sales (fresh
fruit, vegetable, plant and
flower retail sales), accessory
to a grocery store, specialty
market, or similar use⁶
Outdoor Storage, except
north of Washington Street
Retail Sales (Outdoor)
Tattoo, Body Art, or Body
Piercing⁷
Any use customarily
associated with one of the
Main Permitted Uses.

and Building
Materials
Gun Shop
Pawn Shops
Psychic Help Uses
Any use not listed as
a Main Permitted
Use.

| | | | |
|---|--|--|--|
| <p>School, Business, Commercial, or Vocational; Recreational or Cultural; and University¹ 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</p> | | | |
| <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.</p> <p>² 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.</p> | | | |
| <p>³ Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.</p> <p>⁴ Coin Laundries shall be fully enclosed and air-conditioned.</p> <p>⁵ Contractor Shop (Indoor) shall be limited to the use of existing buildings and shall occur fully within an enclosed structure.</p> <p>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.</p> <p>⁷ 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.</p> <p>See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.</p> | | | |

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

| | |
|--|--|
| <p>S-MU - SR7 South - Mixed-Use District Development Regulations</p> | |
| <p>MAXIMUM DENSITY</p> | |
| <p>Single Use Buildings</p> | <p>Vertical Mixed-Use Building Bonus</p> |
| <p>36 Dwelling Units per Acre</p> | <p>50 Dwelling Units per Acre</p> |
| <p>The number of hotel rooms is double the maximum number of dwelling units.</p> | |

| | | |
|---|--|--------------------|
| 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. | | |
| MINIMUM SETBACKS | | |
| Frontage | | |
| 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. | |
| MAXIMUM SETBACKS | | |
| Frontage | Ground Floor | Above Ground Floor |
| State Road 7 | 30 ft. | N/A |
| MINIMUM ACTIVE USES | | |
| Frontage | Ground Floor | Above Ground Floor |
| 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; Ord. O-2021-04, passed 2-17-21)