

ORDINANCE NO. _____

(14-TZ-75)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE ZONING AND LAND DEVELOPMENT REGULATIONS BY AMENDING SECTION 4.6 ENTITLED "COMMUNITY REDEVELOPMENT DISTRICTS" TO ELIMINATE CERTAIN DISTRICTS AND CREATE REGIONAL ACTIVITY CENTER DISTRICTS; REPEALING SECTIONS 4.6.A. THROUGH 4.6.H (EXCEPT FOR APPENDIX 1 WHICH SHALL BE RENAMED REGIONAL ACTIVITY CENTER DISTRICT DIAGRAMS); REPEALING SECTION 4.201; TO ESTABLISH PERMITTED USES, DEVELOPMENT REGULATIONS, DEVELOPMENT STANDARDS, DEFINITIONS FOR NEW USES; ESTABLISHING DEVELOPMENT AND PARKING STANDARDS CITY-WIDE WITHIN VARIOUS ARTICLES OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTIES WITHIN REGIONAL ACTIVITY CENTER (RAC), DOWNTOWN COMMUNITY REDEVELOPMENT AGENCY (DCRA), LAKES AREA HISTORIC MULTIPLE RESOURCE LISTING DISTRICT, THE HISTORIC HOLLYWOOD BUSINESS DISTRICT, WITH THE EXCEPTION OF PROPERTIES ZONED GOVERNMENT USE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Zoning and Land Development Regulations provide that an application for zoning text change of regulatory controls may be filled; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a change of zoning designation may be filed; and

WHEREAS, an application (14-TZ-75), by the City of Hollywood, was filed with the Department of Development Services, Planning Division, including a request for a proposed change in Zoning Designations for areas within the Regional Activity Center and Downtown Redevelopment District as indicated in Exhibit "A" attached hereto and incorporated herein; and

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

WHEREAS, the subject properties collectively comprise approximately 1,125 acres and have a current City land Use designation of Regional Activity Center and Medium-High Residential; and

WHEREAS, the Applicant, City of Hollywood, has submitted the proposed text amendment and is requesting the rezoning of the properties described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Planning Manager, following the analysis of the proposed application and its associated documents, has determined that the proposed text amendment meets the criteria set forth in Section 5.3.J. of the Zoning and Land Development Regulations and has therefore recommended that it be approved; and

WHEREAS, the Planning Manager, following the analysis of the proposed application and its associated documents, has determined that the proposed change of zoning designations meet the criteria set forth in Section 5.3.K. of the Zoning and Land Development Regulations and are consistent with the City of Hollywood's Comprehensive Plan, and has therefore recommended that it be approved; and

WHEREAS, on July 19th the Planning and Development Board and the Joint Planning and Development Board and Historic Preservation Board met and reviewed Application 14-TZ-75 for a text amendment and change of zonings to areas within the Regional Activity Center and Downtown Redevelopment District and forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the request for the text amendment meets the criteria set forth in Section 5.3.J. of the Zoning and Land Development Regulations and the request to rezone the properties listed on Exhibit "A" meet the criteria set forth in Section 5.3.K. of the Zoning and Land Development Regulations and are consistent with the City of Hollywood's Comprehensive Plan, and are in the best interest of the citizens of the City of Hollywood; and

WHEREAS, Section 166.041(3)(c)(2), Florida Statutes, requires that the local governing body shall hold two advertised public hearings on the proposed ordinance and at least one hearing shall be held after 5:00 P.M. unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That Article 1 of the Zoning and Land Development Regulations entitled "Title, Intent, Purpose, and Method" is hereby amended as follows:

ARTICLE 1: TITLE, INTENT, PURPOSE, AND METHOD

* * *

§ 1.3. Method.

A. Zoning districts and overlay regulations. For the purpose of these regulations the city shall be divided into zoning districts and overlay regulations of such number, shape and area as may be deemed best suited to carry out the purpose of these regulations and are so represented on the Official Zoning Map. The tables below explain the symbols used for each designation:

* * *

5. Specialized Zoning Districts and Overlay Regulations:

AD Agriculture District

Community Redevelopment Districts:

- ~~———— CN-1 Neighborhood Commercial Low Intensity~~
- ~~———— CN-2 Neighborhood Commercial Medium Intensity~~
- ~~———— CN-3 Neighborhood Commercial High Intensity~~
- ~~———— OM Mixed Use Office~~
- ~~———— CCC-1 Central City Commercial/Mixed Use Low Intensity~~
- ~~———— CCC-2 Central City Commercial/Mixed Use Medium Intensity~~
- ~~———— RMCRA-12 Low Density Multiple Family~~
- ~~———— RMCRA-18 Low-Medium Density Multiple Family~~
- ~~———— RMCRA-25 Medium-Low Density Multiple Family~~
- ~~———— RMCRA-36 Medium Density Multiple Family~~
- ~~———— RMCRA-54 Medium High Density Multiple Family~~
- ~~———— RMCRA-76 High Density Multiple Family~~
- ~~———— RMTGRA-27 Low-Medium Density Multiple Family Transition~~

Regional Activity Center, Downtown and Beach Community Redevelopment Districts

Regional Activity Center and Downtown Community Redevelopment Districts

Core Districts

MC-1 – Multi-Family Residential Core

TC-1 – Transitional Core

RC-1 – Retail Core

RC-2 – Historic Retail Core

Dixie Highway Districts

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

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

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

Federal Highway Districts

- FH-1 – Federal Highway Low-Medium Intensity Multi-Family District
- FH-2 – Federal Highway Medium-High Intensity Mixed-Use District.
- Lakes Transition District
- LT – Lakes Transition District
- North Downtown Districts
- ND-1 – North Downtown Low Intensity Multi-Family District
- ND-2 – North Downtown Medium Intensity Multi-Family District
- ND-3 – North Downtown High Intensity Mixed-Use District
- Parkside Districts
- PS-1 – Parkside Low Intensity Multi-Family District
- PS-2 – Parkside Medium Intensity Multi-Family District
- PS-3 – Parkside High Intensity Mixed-Use District
- Pembroke Road District
- PR – Pembroke Road Mixed-Use District
- Sheridan Street District
- SS – Sheridan Street Mixed-Use District
- Young Circle District
- YC – Young Circle Mixed-Use District
- Beach Community Redevelopment Districts
- BRT-25-R Beach Resort Residential
- BRT-25-C Beach Resort Commercial
- BRT-25-A1A-R Beach Resort A1A Residential
- BRT-25-A1A-C Beach Resort A1A Commercial
- BWK-25-HD-R Broadwalk Historic Residential
- BWK-25-HD-C Broadwalk Historic Commercial
- RM-25-SCB South Central Beach Residential Multifamily
- CRH Community Residential Home and ALF Assisted Living Facility

Regulations

* * *

Section 2: That Article 2 of the Zoning and Land Development Regulations entitled “Definitions” is hereby amended as follows:

ARTICLE 2: DEFINITIONS

* * *

§ 2.2. Terms Defined.

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APARTMENT, UNIT.

* * *

ARTISAN AND MAKER MANUFACTURING. The small scale manufacturing of products, by persons trained in creative arts, industrial art, and design related fields; through the use of hand-tools, mechanical tools, and electronics. Typical materials and products may include, but are not limited to metal, wood, glass, ceramics and pottery, jewelry, textiles and apparel, printmaking, photography, painting, sculptures, and electronic goods. The use includes the processing, fabrication, assembly, treatment, and packaging of such products. The use may also include gallery and exhibition space; and a retail component.

ARTISAN AND MAKER SPACE. A workspace or shop where communal or individual space is provided for artisans and markers; such spaces may include, wood and metal working tools, digital media, laser cutters, 3-D printers, electronics, robotics, etc. The use may also include gallery and exhibition space; and a retail component.

ASSIGNED RESIDENT. * * *

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AUTOMATIC or COIN-OPERATED SERVICE TRADE MACHINE. * * *

AUTOMOBILE ORIENTED USE. A use which provides fuel or services directly to a motor vehicle; provides goods or services to occupants of a motor vehicle while seated therein; or provides goods or services for or related to motor vehicles. This definition shall also include automobile repair, paint, sales and rental.

AUTOMOBILE REPAIR, MAJOR. * * *

* * *

* * *

BUILDING. * * *

CAFÉ. A small establishment, with limited cooking facilities, selling light meals and beverages. This definition may also include eatery, bistro, snack and juice bar, and coffee shop.

CAFE, OUTDOOR. * * *

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* * *

FLOOR AREA RATIO. * * *

FOOD PROCESSING. A use that includes the processing, storage (dry, refrigerated, and frozen), distribution, and retail sale or wholesale of food. These uses include, but are not limited to, general, specialty, and artisan food and non-alcoholic manufactures (including frozen, canned, picked, dried, preserved, and dehydrated products). This use shall not include the on-site slaughtering of animals.

FRONT WALL. * * *

* * *
* * *

MEDICAL OFFICE. * * *

MICROBREWERY, MICRODISTILLERY AND MICROWINERY. An establishment primarily engaged in the small-scale production, distribution, and wholesale of beer, ale, or other malt beverages, wine, or spirits and which may include accessory uses such as tours of the premises, retail sales, and/or on-site consumption within a designated area, e.g. tap or tasting room.

MOBILE HOME or HOUSE TRAILER. * * *

Section 3: That Article 3 of the Zoning and Land Development Regulations entitled “General Provisions” is hereby amended as follows:

ARTICLE 3: GENERAL PROVISIONS

* * *

§ 3.21. Uses and Activities to be Conducted in Enclosed Building.

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F. Paintings, sculptures and pottery may be sold on private property which is located in the Regional Activity Center District: RC-2 – Historic Retail Core District ~~CGC-1 Central City Commercial Low Intensity District and CGC-2 Central City Commercial Mixed Use Medium Density District~~ subject to the following restrictions:

* * *

Section 4: That Section 4.6 of the Zoning and Land Development Regulations entitled “Community Redevelopment Districts” is hereby amended as follows:

§ 4.6 Regional Activity Center, Downtown and Beach Community Redevelopment Districts.

~~—The Community Redevelopment Zoning Districts consists of all land in the Community Redevelopment Areas which have been delineated on the Official Zoning Map. The Downtown District consists of the following zoning districts:~~

- ~~— CN-1 — Neighborhood Commercial Low Intensity~~
- ~~— CN-2 — Neighborhood Commercial Medium Intensity~~
- ~~— CN-3 — Neighborhood Commercial High Intensity~~
- ~~— CCC-1 — Central City Commercial/Mixed Use Low Intensity~~
- ~~— CCC-2 — Central City Commercial/Mixed Use Medium Intensity~~
- ~~— OM — Mixed Use Office~~

~~—The North Downtown District subdistricts are as follows:~~

- ~~— ND-1 — North Downtown District 1~~
- ~~— ND-2 — North Downtown District 2~~

~~—The Young Circle District subdistricts are as follows:~~

- ~~— YC-B39 — Young Circle YC-B39~~
- ~~— YC-B40 — Young Circle YC-B40~~
- ~~— YC-B42 — Young Circle YC-B42~~
- ~~— YC-B55 — Young Circle YC-B55~~
- ~~— YC-B57 — Young Circle YC-B57~~
- ~~— YC-B58 — Young Circle YC-B58~~
- ~~— RMCRA-12 — Low Density Multiple Family~~
- ~~— RMCRA-18 — Low-Medium Density Multiple Family~~
- ~~— RMCRA-25 — Medium-Low Density Multiple Family~~
- ~~— RMCRA-36 — Medium Density Multiple Family~~
- ~~— RMCRA-54 — Medium-High Density Multiple Family~~
- ~~— RMCRA-76 — High Density Multiple Family~~
- ~~— RMTGRA-27 — Multiple Family Transition~~

~~—The Beach Community Redevelopment Districts are as follows:~~

- ~~— BRT-25-R — Beach Resort Residential~~
- ~~— BRT-25-C — Beach Resort Commercial~~
- ~~— BRT-25-A1A-R — Beach Resort A1A Residential~~
- ~~— BRT-25-A1A-C — Beach Resort A1A Commercial~~
- ~~— BWK-25-HD-R — Broadwalk Historic Residential~~
- ~~— BWK-25-HD-C — Broadwalk Historic Commercial~~
- ~~— RM-25-SCB — South Central Beach Residential Multifamily~~

§ 4.6.A. Regional Activity Center and Downtown Community Redevelopment Districts.

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

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

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

Core Districts

MC-1 – Multi-Family Residential Core

TC-1 – Transitional Core

RC-1 – Retail Core

RC-2 – Historic Retail Core

Dixie Highway Districts

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

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

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

Federal Highway Districts

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

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

Lakes Transition District

LT – Lakes Transition District

North Downtown Districts

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

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

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

Parkside Districts

PS-1 – Parkside Low Intensity Multi-Family District

PS-2 – Parkside Medium Intensity Multi-Family District

PS-3 – Parkside High Intensity Mixed-Use District

Pembroke Road District

PR – Pembroke Road Mixed-Use District

Sheridan Street District

SS – Sheridan Street Mixed-Use District

Young Circle District

YC – Young Circle Mixed-Use District

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

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

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

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

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

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

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

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

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

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

BASE. The area of a structure below the tower, as indicated by the Building Requirements Table in each district or subdistrict. (See Appendix 1: Diagram 3)

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

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

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

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

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

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

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

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

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

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

LIVE/WORK. A type of mixed-use development that combines ground floor commercial space with a residential dwelling unit above. Both uses shall be occupied by a common owner or tenant. Live/work commercial uses shall not be retrofitted to accommodate a residential use and may be restricted with respect to hazardous materials, time of operation, noise, odor or other potential impacts to adjacent or nearby uses. The live/work units may be occupied as residential, commercial and office uses excluding food service, manufacturing or fabrication other than those associated with artistic pursuits.

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

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

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

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

ROOFTOP AMENITIES. Rooftop open-air structures such as cabanas, gazebos, trellises, and other similar structures which accommodate outdoor common areas. It

also includes non-habitable enclosed structures such as restrooms, vertical circulation, and storage areas.

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

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

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

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

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

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

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

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

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

3. Administrative Regulations Applicable to All Districts.

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

(1) Boundaries are intended to parallel street lines, rights-of-way, or to follow existing lot lines.

(2) Where a boundary follows a public right-of-way, street, or alley, the centerline shall be the boundary.

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

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

b. Phased Development.

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

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

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

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

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

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

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

(8) The applicant shall have up to six (6) months from the issuance of the final Certificate of Occupancy for any given phase to obtain all necessary building permits required to proceed with construction on subsequent phases. If the

applicant fails to obtain said building permit(s) within the time period, all staff and Board approvals shall be null and void and the applicant shall be required to re-initiate the development review process.

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

(a) Any change in the phasing boundary or sequence;

(b) An increase or decrease, greater than 5 percent, in Floor Area Ratio;

(c) A change in the use or character of the Phased Development;

(d) An increase in overall coverage of structures;

(e) An increase in the intensity of use;

(f) An increase in the problems of traffic circulation and public utilities;

(g) A reduction in required open spaces; and

(h) An increase or decrease in the amount of off-street parking and loading spaces.

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

4. General Development Regulations Applicable to All Districts.

a. General building requirements.

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

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

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

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

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

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

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

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

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

Minimum Dwelling Unit Size Table.

MINIMUM DWELLING UNIT AND HOTEL ROOM SIZE		
<u>Use</u>	<u>Minimum Per Unit</u>	<u>Minimum Cumulative Average</u>
<u>Multi-family Dwelling Units</u>	<u>400 SF</u>	<u>650 SF</u>
<u>Multi-family Dwelling Units, within the CRA</u>	<u>300 SF</u>	<u>500 SF</u>
<u>Hotel Rooms</u>	<u>250 SF</u>	<u>250 SF</u>

(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:

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

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

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

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

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

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

b. Rooftop amenities shall not include commercial uses in the following districts: MC-1, TC-1, RC-1, DH-1, DH-2, FH-1, LT, ND-1, ND-2, PS-1, PS-2.

c. Covered structures shall be architecturally compatible with and in proportion to the architecture of the overall building.

d. Climate controlled structures are limited to the minimum area necessary to accommodate uses which are secondary and incidental to the principal rooftop amenity. These structures may include saunas and steam rooms and code-required restrooms.

e. Supporting restroom facilities shall not exceed 150 percent of the size required by applicable federal, state, and local health regulations.

(10) Active use liners

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

(i) Minimum Active Use Liner Depth Table.

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

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

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

(11) Articulation requirements.

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

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

(3) 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)

(4) Architectural treatment shall be provided for all non-active use facade elevations and shall be harmonious and integrated with the design of adjacent active use facades. Architectural treatment shall be provided through a combination of two (2) or more treatments including, but not limited to: the use of similar materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation, and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of pervious surfaces and planters; and the provision of consistent signage, graphics, and architectural lighting. The following

treatments are permitted, but shall not fulfill the requirement for architectural treatment: the application of paint and faux treatments; scoring, construction joints or material projections less than four (4) inches in height, width, or depth.

b. General public realm regulations.

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

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

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

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

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

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

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

c. General parking regulations.

(1) Parking requirements.

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

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

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

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

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

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

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

Parking Requirements Table.

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

(2) Parking stall dimensions.

- (a) Parallel parking minimum: Eight and one-half (8-1/2) feet in width by 22 feet in length. (See Appendix 1: Diagram 9)
- (b) Ninety (90) degree and angled parking minimum: Eight and one-half (8-1/2) feet in width by eighteen (18) feet in length. (See Appendix 1: Diagram 9)
- (c) In those cases where the side of any stall is adjacent to a wall, fence, building, or other physical obstruction, the stall widths shall be increased by one (1) foot. Where there is an obstruction on both sides of the stall, the stall widths shall be increased by two (2) feet.
- (d) Driveways may be a minimum 11 feet for one-way traffic and a minimum of 22 feet for two-way traffic.
- (e) Driveway entrances not adjacent to parking stalls may be a minimum of 20 feet.
- (f) All other parking stall dimension standards shall be pursuant to Article 7 of the Zoning and Land Development Regulations.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(c) Shared Parking Requirements Table.

SHARED PARKING REQUIREMENT					
Use	Weekdays			Weekend	
	Night	Day	Evening	Day	Night and Evening
	Percent	Percent	Percent	Percent	Percent
<u>Residential</u>	<u>100</u>	<u>60</u>	<u>90</u>	<u>80</u>	<u>90</u>
<u>Office</u>	<u>5</u>	<u>100</u>	<u>10</u>	<u>10</u>	<u>5</u>
<u>Commercial/Retail (Non-Office)</u>	<u>5</u>	<u>90</u>	<u>70</u>	<u>100</u>	<u>70</u>
<u>Hotel</u>	<u>80</u>	<u>60</u>	<u>100</u>	<u>80</u>	<u>100</u>
<u>Restaurant</u>	<u>10</u>	<u>50</u>	<u>100</u>	<u>50</u>	<u>100</u>
<u>Entertainment/Recreation</u>	<u>10</u>	<u>40</u>	<u>100</u>	<u>80</u>	<u>100</u>
<u>All Others</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

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

(a) Loading for all proposed developments shall occur internal to the building footprint or from the alley and shall be visually screened from public view.

(b) Public rights-of-way, excluding alleys shall not be utilized for maneuvering associated with building loading access.

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

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

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

(a) A minimum of 25 percent of the open space area shall be vegetated.

(b) Overhead cover shall be provided for a minimum of 10 percent of the open space area.

(c) A minimum of one (1) linear foot of seating for every 30 square feet of open space area shall be provided.

(3) General Landscape Requirements Table.

GENERAL LANDSCAPE REQUIREMENTS	
	Requirements
<u>Perimeter Landscape</u>	<p><u>1 One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.</u></p> <p><u>2 Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.</u></p> <p><u>3 When abutting or across an alley from a residential zoning district a perimeter landscape buffer shall be included within the required setback area with one (1) tree for every 20 linear feet of required buffer area.</u></p>
<u>Interior Landscape for At-Grade Parking Lots and Vehicular Use Area</u>	<p><u>4 Terminal islands shall be installed at each end of all rows of parking spaces and landscape islands shall be provided no further apart than every 10 parking spaces. Each island shall contain a minimum of one 190 square feet of pervious area or shall measure the same length and width as the adjacent parking stall. Landscape islands within the CRA may be a minimum of 100 square feet. Each island shall contain at least one (1) tree.</u></p> <p><u>5 A five (5) foot landscape buffer including a landscape element of at least 42 inches in height shall be provided along the perimeter. The landscape buffer may be included within required setback areas.</u></p> <p><u>6 Lots with a width of 50 feet or less: 15 percent of the total square footage of the paved vehicular use area shall be landscaped.</u></p> <p><u>7 Lots with a width of more than 50 feet: 25 percent of the total square footage of the paved vehicular use area shall be landscaped.</u></p> <p><u>Note: Percentage calculation excludes required perimeter landscaped setback area.</u></p>
<u>Open Space</u>	<p><u>8 All pervious areas shall be landscaped with grass, ground cover and/or shrubbery; or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.</u></p> <p><u>9 A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use</u></p>

	<p>areas.</p> <p><u>10</u> MC-1, DH-1 Districts: A minimum of 40 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</p> <p><u>11</u> LT District: A minimum of 30 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</p> <p><u>12</u> DH-2, FH-1, ND-1, ND-2, PS-1, PS-2 District: A minimum of 20 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</p>
<u>Planning and Development Board and Historic Preservation Board</u>	<p><u>13</u> Projects containing four (4) or more units on a single site shall comply with Design Guidelines for landscaping.</p> <p><u>14</u> If within a Historic Preservation District, the landscape shall comply with the Historic Preservation Guidelines.</p>
<u>View Triangle</u>	<u>15</u> For corner lots, a sight distance triangle shall be provided. See the City of Hollywood Landscape Manual for illustration diagram.
<u>Irrigation</u>	<u>16</u> 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)

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

a. Core Districts.

(1) Core District Purpose and Character.

- (a) Preserve and renew the traditional retail core of the City by implementing policies to encourage shopping and dining.
- (b) Achieve urban density, pedestrian activity and development designs appropriate to a retail core area.
- (c) Establish a center for retail activity with direct customer service to the public.
- (d) Establish a balance between vehicular, transit, and pedestrian access to encourage pedestrian activity.

(e) Protect the scale and character of the Historic Hollywood Business District.

(f) Encourage the preservation and adaptive reuse of historic structures and those eligible for historic designation to preserve the historic building stock and promote creative uses and economically viable design solutions.

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

(h) Provide adequate and compatible transitions in scale, character, and uses to adjacent residential neighborhoods.

(2) Core Districts Use and Development Regulations:

(a) MC-1 – Multi-Family Residential Core

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

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

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

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

(b) TC-1 – Transitional Core

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

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

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

TC-1 – Transitional Core Development Regulations	
MAXIMUM FAR	
1.50	
MAXIMUM HEIGHT	
4 Stories, not to exceed 50 ft.	
MINIMUM SETBACKS	
Frontage	
<u>All Frontages</u>	<u>Non-Residential: 10 ft.</u> <u>Residential: 15 ft.</u>
<u>Side Interior</u>	<u>10 ft.</u>
<u>Rear</u>	<u>10 ft.</u>

(c) RC-1 – Retail Core

(i) RC-1 – Retail Core Use Table.

RC-1 – Retail Core Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
<u>Adult Educational Facilities¹</u> <u>Amusement Uses (indoor)</u> <u>Antique, Consignment, Collectible, and</u>	<u>Cabinet, Furniture, and Upholstery Shop associated to Retail or Showroom</u> <u>Light Manufacturing associated to Retail</u>	<u>Day Care Facility</u> <u>Schools (K-12)</u> <u>Place of Worship,</u> <u>Meeting Hall, and</u> <u>Fraternal Lodge</u> <u>Service Station</u>	<u>Adult Entertainment or Adult Related Uses</u> <u>All General and Heavy Manufacturing Uses</u> <u>Bulk Sales, Storage, or Display of Lumber</u>

<p><u>Vintage Store</u> <u>Artisan and Maker</u> <u>Manufacturing and Space</u> <u>Assembly of Pre-manufactured Parts for Sale on Premises</u> <u>Bar, Lounge, or Night Club</u> <u>Coin Laundry</u>² <u>Commercial Uses</u> <u>Dry Cleaner (Drop-off and Pick-up Only)</u> <u>Food Processing</u> <u>Funeral Home</u> <u>Hotel</u> <u>Institutional</u> <u>Live-Work</u> <u>Microbrewery,</u> <u>Microdistillery, and Microwinery</u> <u>Multi-Family Residential, above the ground floor</u> <u>Museum, Art Gallery, and Similar Cultural Uses</u> <u>Office</u> <u>Parking Lots and Garages (Commercial)</u> <u>Personal Service</u> <u>Place of Worship, Meeting Hall, and Fraternal Lodge</u> <u>Restaurant</u> <u>Retail Sales (Indoor)</u> <u>Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)</u>¹</p>	<p><u>or Showroom</u> <u>Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use</u>³ <u>Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery</u>⁴ <u>Any use customarily associated with one of the Main Permitted Uses.</u></p>		<p><u>and Building Materials</u> <u>Contractor Shop and Storage (Indoor or Outdoor)</u> <u>Outdoor Storage</u> <u>Pawn Shop</u> <u>Psychic Help Uses</u> <u>Self-Storage Facility</u> <u>Thrift Shop</u> <u>Any use not listed as a Main Permitted Use.</u></p>
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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 Coin Laundries shall be fully enclosed and air-conditioned.

³ 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.

⁴ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

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

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

RC-1 – Retail Core Development Regulations		
MAXIMUM FAR		
2.75		
MAXIMUM HEIGHT		
7 Stories, not to exceed 75 ft.		
MINIMUM SETBACKS		
Frontage		
All Frontages	10 ft.	
Hollywood Boulevard	5 ft.	
Side Interior	0 ft.	
Alley	5 ft.	
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
All Frontages	25 ft.	N/A
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
Hollywood Boulevard	60%	N/A

(d) RC-2 – Historic Retail Core

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

RC-2 – Historic Retail Core Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
<u>Adult Educational Facilities, above the ground floor¹</u> <u>Amusement Uses (indoor)</u> <u>Antique, Consignment, Collectible, and Vintage Store</u> <u>Assembly of Pre-manufactured Parts</u>	<u>Artisan and Maker Manufacturing associated with Retail, Gallery, or Showroom</u> <u>Cabinet, Furniture, and Upholstery Shop associated to Retail or Showroom</u> <u>Food Processing</u>	<u>Day Care Facility</u> <u>Place of Worship, Meeting Hall, and Fraternal Lodge</u> <u>Schools (Business, Commercial, or Vocational; K-12; and University)</u>	<u>Adult Entertainment or Adult Related Uses</u> <u>All General and Heavy Manufacturing Uses</u> <u>Automotive Sales, Paint, or Repair</u> <u>Bulk Sales, Storage, or Display of Lumber and Building Materials</u>

<p><u>for Sale on Premises</u> <u>Bar, Lounge, or Night Club</u>² <u>Commercial Uses</u> <u>Dry Cleaner (Drop-off and Pick-up Only)</u> <u>Hotel</u> <u>Institutional above the ground floor</u> <u>Live-Work</u> <u>Microbrewery, Microdistillery, and Microwinery</u> <u>Multi-Family Residential, above the ground floor</u> <u>Museum, Art Gallery, and Similar Cultural Uses</u> <u>Personal Service except on the ground floor adjacent to Hollywood Boulevard</u> <u>Office except on the ground floor adjacent to Hollywood Boulevard</u> <u>Restaurant</u> <u>Retail (Indoor)</u> <u>Schools (Recreational or Cultural)</u>¹</p>	<p><u>associated with a Restaurant</u> <u>Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery</u>³ <u>Any use customarily associated with one of the Main Permitted Uses.</u></p>		<p><u>Car Wash</u> <u>Contractor Shop and Storage (Indoor or Outdoor)</u> <u>Drive-in or Drive-thru Uses on Hollywood Boulevard</u> <u>Gun Shop</u> <u>Outdoor Storage</u> <u>Pawn Shop</u> <u>Psychic Help Uses</u> <u>Self-Storage Facility</u> <u>Service Station</u> <u>Thrift Shop</u> <u>Any use not listed as a Main Permitted Use.</u></p>
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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 Bar, Lounge, or Night Club shall be exempt from distance requirements listed in the Hollywood Code of Ordinances, § 113.03(A).

³ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

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

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

RC-2 – Historic Retail Core Development Regulations		
MAXIMUM FAR		
<u>Sites or portions of sites within the Historic Hollywood Business District: 2.50</u> <u>All other sites or portions of sites: 3.00</u>		
MAXIMUM HEIGHT		
<u>Sites or portions of sites within the Historic Hollywood Business District: 5 Stories, not to exceed 55 ft.</u> <u>All other sites or portions of sites:: 10 Stories, not to exceed 140 ft.</u>		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 35 Feet	Upper Level Above 35 Feet
<u>All Frontages</u>	<u>Match Adjacent or 0 ft.</u>	<u>0 ft.</u>
<u>Hollywood Boulevard Harrison Street</u>	<u>Match Adjacent or 0 ft.</u>	<u>25 ft.</u>
<u>Side Interior</u>	<u>0 ft.</u>	<u>0 ft.</u>
<u>Alley</u>	<u>5 ft.</u>	<u>5 ft.</u>
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
<u>All Frontages</u>	<u>25 ft.</u>	<u>N/A</u>
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
<u>Hollywood Boulevard</u>	<u>70%</u>	<u>N/A</u>
<u>Harrison Street</u>	<u>50%</u>	<u>N/A</u>

b. Dixie Highway Districts.

(1) Dixie Highway District Purpose and Character.

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

(2) Dixie Highway Districts Use and Development Regulations:

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

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

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

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

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

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

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

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

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

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

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

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

DH-3 - Dixie Highway High Intensity Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
<u>Adult Educational Facilities¹</u> <u>Amusement Uses (Indoor and Outdoor)</u> <u>Antique, Consignment, Collectible, and Vintage Store</u> <u>Artisan and Maker Manufacturing and Space</u> <u>Assembly of Pre-manufactured Parts for Sale on Premises</u> <u>Automotive Rental</u> <u>Automotive Repair</u> <u>Automotive Sales, New and Used</u> <u>Bar, Lounge, or Night Club</u> <u>Bed and Breakfast Inn</u> <u>Cabinet, Furniture, and Upholstery Shop</u> <u>Car Wash²</u> <u>Coin Laundry³</u> <u>Commercial Uses</u> <u>Contractor Shop and Storage (Indoor)</u> <u>Dry Cleaner</u> <u>Food Processing</u> <u>Funeral Home</u> <u>Hotel</u> <u>Institutional</u> <u>Live-Work</u> <u>Microbrewery, Microdistillery, and Microwinery</u> <u>Motel</u> <u>Multi-Family Residential, except on the ground floor</u>	<u>Automotive Paint or Body</u> <u>Light Manufacturing associated with Retail or Showroom</u> <u>Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use⁴</u> <u>Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery⁵</u> <u>Any use customarily associated with one of the Main Permitted Uses.</u>	<u>Day Care Facility</u> <u>Outdoor Storage</u> <u>Schools (K-12)</u> <u>Service Station</u>	<u>Adult Entertainment or Adult Related Uses</u> <u>All General and Heavy Manufacturing Uses</u> <u>Bulk Sales, Storage, or Display of Lumber and Building Materials</u> <u>Pawn Shop</u> <u>Psychic Help Uses</u> <u>Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard</u> <u>Any use not listed as a Main Permitted Use</u>

<p><u>adjacent to Tyler Street, Dixie Highway and 21st Avenue</u> <u>Museum, Art Gallery, and Similar Cultural Uses</u> <u>Office</u> <u>Parking Lot and Garages (Commercial)</u> <u>Personal Service</u> <u>Place of Worship, Meeting Hall, and Fraternal Lodge</u> <u>Restaurant</u> <u>Retail (Indoor)</u> <u>Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)¹</u> <u>Self-Storage Facility</u> <u>Single Family Residential, except on the ground floor adjacent to Dixie Highway and 21st Avenue</u> <u>Thrift Shop</u> <u>Wholesale and Warehousing</u></p>			
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

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

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

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

⁵ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

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

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

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

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

- a. For lots which abut Dixie Highway and 21st Avenue, the tower orientation shall be towards Dixie Highway and 21st Avenue.
- b. Where possible, vehicular access shall be located along the east-west streets.
- c. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not

exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

c. Federal Highway Districts.

(1) Federal Highway District Purpose and Character.

(a) Encourage higher intensity mixed-use buildings which accommodate a diverse mix of commercial uses, large format or destination retail, and neighborhood commercial to support the residential uses.

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

(c) Improve setback fronting the golf course with landscape and multi-purpose or pedestrian paths to enhance the edge condition and create the Hollywood Beach Golf Course Greenway.

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

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

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

(2) Federal Highway Districts Use and Development Regulations:

(a) FH-1 – Federal Highway Low-Medium Intensity Multi-Family District.

(i) FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Use Table.

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

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

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

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

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

FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
<u>Adult Educational Facilities¹</u> <u>Amusement Uses (Indoor and Outdoor)</u> <u>Antique, Consignment, Collectible, and Vintage Store</u> <u>Artisan and Maker Manufacturing and Space</u> <u>Assembly of Pre-manufactured Parts for Sale on Premises</u> <u>Automotive Rental</u> <u>Bar, Lounge, or Night Club</u> <u>Bed and Breakfast Inn</u> <u>Car Wash²</u> <u>Coin Laundry³</u> <u>Commercial Uses</u> <u>Dry Cleaner</u>	<u>Cabinet, Furniture, and Upholstery Shop</u> <u>Light Manufacturing associated with Retail or Showroom</u> <u>Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use⁴</u> <u>Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery⁵</u> <u>Any use customarily associated with one of the Main Permitted Uses.</u>	<u>Day Care Facility</u> <u>Schools (K-12)</u> <u>Service Station</u>	<u>Adult Entertainment or Adult Related Uses</u> <u>All General and Heavy Manufacturing Uses</u> <u>Bulk Sales, Storage, or Display of Lumber and Building Materials.</u> <u>Contractor Shop and Storage (Indoor or Outdoor)</u> <u>Gun Shop</u> <u>Outdoor Storage</u> <u>Pawn Shop</u> <u>Psychic Help Uses</u> <u>Any use not listed as a Main Permitted Use.</u>

<p><u>Food Processing</u> <u>Funeral Home</u> <u>Hotel</u> <u>Institutional</u> <u>Live-Work</u> <u>Microbrewery,</u> <u> Microdistillery, and</u> <u> Microwinery</u> <u>Motel</u> <u>Multi-Family</u> <u> Residential, except</u> <u> on the ground floor</u> <u> adjacent to Federal</u> <u> Highway</u> <u>Museum, Art Gallery,</u> <u> and Similar Cultural</u> <u> Uses</u> <u>Office</u> <u>Parking Lots and</u> <u> Garages</u> <u> (Commercial)</u> <u>Personal Service</u> <u>Place of Worship,</u> <u> Meeting Hall, and</u> <u> Fraternal Lodge</u> <u>Restaurant</u> <u>Retail (Indoor)</u> <u>Schools (Business,</u> <u> Commercial, or</u> <u> Vocational;</u> <u> Recreational or</u> <u> Cultural; and</u> <u> University)¹</u> <u>Single Family</u> <u> Residential, except</u> <u> on the ground floor</u> <u> adjacent to Federal</u> <u> Highway</u> <u>Wholesale and</u> <u> Warehousing</u></p>			
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

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

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

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

screening requirements.

⁵ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

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

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

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

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

a. For lots which abut Federal Highway, the tower orientation shall be towards Federal Highway.

b. Where possible, vehicular access shall be located along the east-west streets.

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

d. Lakes Transition District.

(1) Lakes Transition District Purpose and Character.

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

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

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

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

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

(2) Lakes Transition District Use and Development Regulations:

(a) LT – Lakes Transition District

(i) LT – Lakes Transition District Use Table.

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

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

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

e. North Downtown Districts.

(1) North Downtown District Purpose and Character.

(a) Encourage higher intensity mixed-use buildings which include Class-A office uses and similar employment generators.

(b) Encourage the creation and expansion of urban campuses for higher education uses.

(c) Provide ground floor uses geared towards supporting the employment base and reinforcing the pedestrian connection to Hollywood Boulevard.

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

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

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

(2) North Downtown Districts Use and Development Regulations:

(a) ND-1 – North Downtown Low Intensity Multi-Family District

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

ND-1 – North Downtown Low Intensity Multi-Family District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
<u>Artisan and Maker</u> <u>Manufacturing and Space¹</u> <u>Assembly of Pre-Manufactured Parts for Sale on the Premises¹</u> <u>Bed and Breakfast Inn</u> <u>Commercial Uses¹</u> <u>Food Processing¹</u> <u>Multi-Family Residential</u> <u>Museum, Art Gallery, and Similar Cultural Uses¹</u> <u>Single-Family Residential</u>	<u>Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use</u> <u>Any use customarily associated with one of the Main Permitted Uses.</u>	<u>Day Care Facility</u> <u>Place of Worship, Meeting Hall, and Fraternal Lodge</u> <u>Schools (All)</u>	<u>Any use not listed as a Main Permitted Use.</u>
¹ Permitted for the adaptive reuse of existing buildings adjacent to 20 th Avenue. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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

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

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

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

ND-2 – North Downtown Medium Intensity Multi-Family District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
<u>Artisan and Maker Manufacturing and Space¹</u> <u>Assembly of Pre-Manufactured Parts for Sale on the Premises¹</u> <u>Bed and Breakfast Inn Commercial Uses¹</u> <u>Food Processing¹</u> <u>Live-Work</u> <u>Multi-Family Residential</u> <u>Museum, Art Gallery, and Similar Cultural Uses¹</u> <u>Professional Office</u> <u>Single-Family Residential</u>	<u>Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use</u> <u>Any use customarily associated with one of the Main Permitted Uses.</u>	<u>Day Care Facility</u> <u>Place of Worship, Meeting Hall, and Fraternal Lodge</u> <u>Schools (All)</u>	<u>Any use not listed as a Main Permitted Use.</u>
¹ Permitted for the adaptive reuse of existing buildings adjacent to 20 th Avenue. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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

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

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

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

ND-3 – North Downtown High Intensity Mixed-Use District Uses			
<u>Main Permitted Uses</u>	<u>Accessory Uses</u>	<u>Special Exception Uses</u>	<u>Prohibited Uses</u>
<u>Adult Educational Facilities¹</u> <u>Amusement Uses (Indoor and Outdoor)</u> <u>Antique, Consignment, Collectible, and Vintage Store</u> <u>Artisan and Maker Manufacturing</u> <u>Assembly of Pre-manufactured Parts for Sale on Premises</u> <u>Bar, Lounge, or Night Club</u> <u>Bed and Breakfast Inn</u> <u>Commercial Uses</u> <u>Dry Cleaner (Drop-off and Pick-up Only)</u> <u>Food Processing</u> <u>Hotel</u> <u>Institutional</u> <u>Live-Work</u> <u>Microbrewery, Microdistillery, and Microwinery</u> <u>Motel</u> <u>Multi-Family Residential, except on the ground floor adjacent to Tyler Street and 21st Avenue.</u> <u>Museum, Art Gallery, and Similar Cultural Uses</u> <u>Office</u> <u>Parking Lots and Garages (Commercial)</u> <u>Personal Service</u> <u>Place of Worship,</u>	<u>Light Manufacturing associated with Retail or Showroom</u> <u>Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use²</u> <u>Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery³</u> <u>Any use customarily associated with one of the Main Permitted Uses.</u>	<u>Commercial Parking Garage</u> <u>Day Care Facility</u> <u>Schools (K-12)</u>	<u>Adult Entertainment or Adult Related Uses</u> <u>All General and Heavy Manufacturing Uses</u> <u>Automotive Sales, Paint, or Repair</u> <u>Bulk Sales, Storage, or Display of Lumber and Building Materials</u> <u>Contractor Shop and Storage (Indoor or Outdoor)</u> <u>Gun Shop</u> <u>Outdoor Storage</u> <u>Pawn Shop</u> <u>Psychic Help Uses</u> <u>Self-Storage Facility</u> <u>Service Station</u> <u>Thrift Shop</u> <u>Any use not listed as a Main Permitted Use.</u>

<u>Meeting Hall, and Fraternal Lodge</u> <u>Restaurant</u> <u>Retail (Indoor)</u> <u>Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)</u> ¹		
¹ <u>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.</u> ² <u>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.</u> ³ <u>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.</u> <u>See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.</u>		

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

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

<u>20th Avenue</u>		
<u>21st Avenue</u>	<u>60%</u>	<u>N/A</u>

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

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

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

f. Parkside Districts.

(1) Parkside District Purpose and Character.

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

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

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

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

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

(2) Parkside Districts Use and Development Regulations:

(a) PS-1 – Parkside Low Intensity Multi-Family District

(i) PS-1 – Parkside Low Intensity Multi-Family District Use Table.

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

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

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

(b) PS-2 – Parkside Medium Intensity Multi-Family District

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

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

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

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

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

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

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

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

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

(iii) PS-3 – Parkside High Intensity Mixed-Use District Special Requirements.

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

g. Pembroke Road District.

(1) Pembroke Road District Purpose and Character.

- (a) Encourage regional commercial uses of various scales and intensities, which serve the entire city and adjacent neighborhoods.
- (b) Promote development that is viable with the high levels of traffic on Pembroke Road.
- (c) Establish a balance between vehicular transit and pedestrian access to encourage pedestrian activity.
- (d) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

(2) Pembroke Road District Use and Development Regulations:

- (a) PR – Pembroke Road Mixed-Use District

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

PR – Pembroke Road Mixed- Use District Uses			
<u>Main Permitted Uses</u>	<u>Accessory Uses</u>	<u>Special Exception Uses</u>	<u>Prohibited Uses</u>
<u>Adult Educational Facilities¹</u> <u>Amusement Uses (Indoor and Outdoor)</u> <u>Antique, Consignment, Collectible, and Vintage Store</u> <u>Artisan and Maker Manufacturing and Space</u> <u>Assembly of Pre-manufactured Parts for Sale on Premises</u> <u>Automotive Rental</u> <u>Automotive Repair</u> <u>Automotive Sales, New and Used</u> <u>Bar, Lounge, or Night Club</u> <u>Bed and Breakfast Inn</u> <u>Cabinet, Furniture, and Upholstery Shop</u> <u>Car Wash²</u> <u>Coin Laundry³</u> <u>Commercial Uses</u> <u>Contractor Shop and Storage (Indoor)</u> <u>Dry Cleaner</u> <u>Food Processing</u> <u>Funeral Home</u> <u>Hotel</u> <u>Institutional</u> <u>Live-Work</u> <u>Microbrewery, Microdistillery, and Microwinery</u> <u>Motel</u> <u>Multi-Family Residential, except on the ground floor adjacent to</u>	<u>Automotive Paint or Body</u> <u>Light Manufacturing associated with Retail or Showroom</u> <u>Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use⁴</u> <u>Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery⁵</u> <u>Any use customarily associated with one of the Main Permitted Uses</u>	<u>Day Care Facility</u> <u>Schools (K-12)</u> <u>Service Station</u>	<u>Adult Entertainment or Adult Related Uses</u> <u>All General and Heavy Manufacturing Uses</u> <u>Pawn Shop</u> <u>Psychic Help Uses</u> <u>Any use not listed as a Main Permitted Use</u>

<u>Pembroke Road.</u> <u>Museum, Art Gallery,</u> <u>and Similar Cultural</u> <u>Uses</u> <u>Office</u> <u>Outdoor Storage</u> <u>Parking Lot and Garage</u> <u>(Commercial)</u> <u>Personal Service</u> <u>Place of Worship,</u> <u>Meeting Hall, and</u> <u>Fraternal Lodge</u> <u>Restaurant</u> <u>Retail (Indoor)</u> <u>Sales, Storage, or</u> <u>Display of Lumber or</u> <u>Building Materials</u> <u>Schools (Business,</u> <u>Commercial, or</u> <u>Vocational;</u> <u>Recreational or</u> <u>Cultural; and</u> <u>University)¹</u> <u>Single Family, except</u> <u>adjacent to</u> <u>Pembroke Road.</u> <u>Self-Storage Facility</u> <u>Thrift Shop</u> <u>Wholesale and</u> <u>Warehousing</u>			
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

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

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

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

⁵ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

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

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

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

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

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

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

h. Sheridan Street District.

(1) Sheridan Street District Purpose and Character.

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

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

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

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

(2) Sheridan Street District Use and Development Regulations:

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

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

SS – Sheridan Street Mixed-Use District Uses			
<u>Main Permitted Uses</u>	<u>Accessory Uses</u>	<u>Special Exception Uses</u>	<u>Prohibited Uses</u>
<u>Adult Educational Facilities¹</u> <u>Amusement Uses (Indoor and Outdoor)</u> <u>Antique, Consignment, Collectible, and Vintage Store</u> <u>Artisan and Maker Manufacturing and Space</u> <u>Assembly of Pre-manufactured Parts for Sale on Premises</u> <u>Automotive Rental</u> <u>Bar, Lounge, or Night Club</u> <u>Bed and Breakfast Inn</u> <u>Cabinet, Furniture, and Upholstery Shop</u> <u>Car Wash²</u> <u>Coin Laundry³</u> <u>Commercial Uses</u> <u>Contractor Shop and Storage (Indoor)</u> <u>Dry Cleaner</u> <u>Food Processing</u> <u>Funeral Home</u> <u>Hotel</u> <u>Institutional</u> <u>Live-Work</u> <u>Microbrewery, Microdistillery, and Microwinery</u> <u>Motel</u> <u>Multi-Family Residential, except on the ground floor adjacent to Pembroke Road.</u> <u>Museum, Art Gallery, and Similar Cultural</u>	<u>Light Manufacturing associated with Retail or Showroom</u> <u>Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use⁴</u> <u>Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery⁵</u> <u>Any use customarily associated with one of the Main Permitted Uses</u>	<u>Day Care Facility</u> <u>Schools (K-12)</u> <u>Service Station</u>	<u>Adult Entertainment or Adult Related Uses</u> <u>All General and Heavy Manufacturing Uses</u> <u>Pawn Shop</u> <u>Psychic Help Uses</u> <u>Any use not listed as a Main Permitted Use</u>

<p><u>Uses</u> <u>Office</u> <u>Outdoor Storage</u> <u>Parking Lot and Garage</u> <u>(Commercial)</u> <u>Personal Service</u> <u>Place of Worship,</u> <u>Meeting Hall, and</u> <u>Fraternal Lodge</u> <u>Restaurant</u> <u>Retail (Indoor)</u> <u>Sales, Storage, or</u> <u>Display of Lumber or</u> <u>Building Materials</u> <u>Schools (Business,</u> <u>Commercial, or</u> <u>Vocational;</u> <u>Recreational or</u> <u>Cultural; and</u> <u>University)¹</u> <u>Single Family, except</u> <u>adjacent to</u> <u>Pembroke Road.</u> <u>Self-Storage Facility</u> <u>Thrift Shop</u> <u>Wholesale and</u> <u>Warehousing</u></p>			
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

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

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

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

⁵ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

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

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

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

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

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

i. Young Circle District.

(1) Young Circle District Purpose and Character.

- (a) Preserve and improve the role and function of the ArtsPark as a public open space and main focal point.
- (b) Enhance the spatial quality of the Circle and the role of the ArtsPark as a major public space by requiring buildings to respond and reinforce the circular form.
- (c) Provide ground floor active uses creating an active pedestrian environment, which will enhance the quality and function of the ArtsPark while providing a strong link to Hollywood Boulevard and Federal Highway.
- (d) Provide a gateway experience for the District.

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

(f) Extend Hollywood Boulevard through Block 57 to improve circulation and connectivity; and the aesthetic value of Hollywood Boulevard.

(2) Young Circle District Use and Development Regulations:

(a) YC – Young Circle Mixed-Use District.

(i) YC – Young Circle Mixed-Use District Use Table.

YC - Young Circle Mixed-Use District Uses			
<u>Main Permitted Uses</u>	<u>Accessory Uses</u>	<u>Special Exception Uses</u>	<u>Prohibited Uses</u>
<u>Adult Educational Facilities, above the ground floor¹</u> <u>Amusement Uses (Indoor)</u> <u>Antique, Consignment, Collectible, and Vintage Store</u> <u>Artisan and Maker Manufacturing, except on the ground floor adjacent to Young Circle</u> <u>Assembly of Pre-manufactured Parts for Sale on Premises, except on the ground floor adjacent to Young Circle</u> <u>Automotive Rental (Office Only)</u> <u>Bar, Lounge or Night Club²</u> <u>Commercial Uses</u> <u>Dry Cleaners (Drop-off and Pick-up Only), except on the ground floor adjacent to Young Circle</u> <u>Hotel</u> <u>Institutional, above the</u>	<u>Food Processing associated with a Restaurant</u> <u>Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery²</u> <u>Any use customarily associated with one of the Main Permitted Uses.</u>	<u>Amusement Uses (Outdoor)</u> <u>Day Care Facility</u> <u>Place of Worship, Meeting Hall, and Fraternal Lodge</u> <u>Schools (K-12)</u>	<u>Adult Entertainment or Adult Related Uses</u> <u>All General and Heavy Manufacturing Uses</u> <u>Automotive Sales, Paint, or Repair</u> <u>Bulk Sales, Storage, or Display of Lumber and Building Materials</u> <u>Car Wash</u> <u>Coin Laundry</u> <u>Contractor Shop and Storage (Indoor or Outdoor)</u> <u>Drive-in or Drive-thru Uses, except when associated with Banks or Financial Institutions</u> <u>Funeral Home</u> <u>Gun Shop</u> <u>Outdoor Storage</u> <u>Pawn Shop</u> <u>Psychic Help Uses</u> <u>Self-Storage Facility</u> <u>Service Station</u> <u>Thrift Shop</u> <u>Any use not listed as a Main Permitted Use</u>

<p><u>ground floor</u> <u>Live-Work, except on</u> <u>the ground floor</u> <u>adjacent to Young</u> <u>Circle.</u></p> <p><u>Multi-Family</u> <u>Residential, except</u> <u>on the ground floor</u> <u>adjacent to Federal</u> <u>Highway, Tyler</u> <u>Street, Harrison</u> <u>Street, Hollywood</u> <u>Boulevard, and</u> <u>Young Circle.</u></p> <p><u>Museum, Art Gallery,</u> <u>and Similar Cultural</u> <u>Uses</u></p> <p><u>Office Uses, except on</u> <u>the ground floor</u> <u>adjacent Hollywood</u> <u>Boulevard and</u> <u>Young Circle.</u></p> <p><u>Parking Lot and Garage</u> <u>(Commercial),</u> <u>except adjacent to</u> <u>Young Circle</u></p> <p><u>Personal Service,</u> <u>except on the</u> <u>ground floor</u> <u>adjacent to</u> <u>Hollywood</u> <u>Boulevard and</u> <u>Young Circle</u></p> <p><u>Restaurant</u> <u>Retail (Indoor)</u></p> <p><u>Schools (Business,</u> <u>Commercial, or</u> <u>Vocational;</u> <u>Recreational or</u> <u>Cultural; and</u> <u>University), except</u> <u>on the ground floor</u> <u>adjacent to</u> <u>Hollywood</u> <u>Boulevard and</u> <u>Young Circle</u></p>			
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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 Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

Those properties located within a designated Music District are permitted to engage in any activity, use, restriction, or exemption listed in the Code of Hollywood, § 100.07(K), § 113.03(A)(2) and City Commission Resolution No. 95-272A.

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

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

YC - Young Circle Mixed-Use District Development Regulations			
MAXIMUM FAR			
Single Use Buildings/Development: 4.5			
Mixed Use Buildings/Development: 5.5			
MINIMUM HEIGHT			
25 ft.			
MAXIMUM HEIGHT			
230 ft.			
Refer to upper level setbacks for site specific restrictions.			
MINIMUM SETBACKS			
Frontage	Base Ground Floor – 75 Feet	Tower Above 75 – 135 Feet	Tower Above 135 Feet
<u>Young Circle</u>	<u>10 ft.*</u>	<u>10 ft.*</u>	<u>10 ft.*</u>
<u>Federal Highway</u>	<u>10 ft. plus Gateway Setback as depicted in Appendix 1: Diagram 16.</u>	<u>10 ft. plus Gateway Setback as depicted in Appendix 1: Diagram 16.</u>	<u>10 ft. plus Gateway Setback as depicted in Appendix 1: Diagram 16.</u>
<u>Harrison Street</u> <u>Tyler Street</u>	<u>10 ft.</u>	<u>10 ft.</u>	<u>10 ft.</u>
<u>Hollywood Boulevard</u>	<u>Match Adjacent or 0 ft.</u>	<u>Match Ground Floor</u>	<u>Match Ground Floor</u>
<u>Polk Street</u> <u>19th Avenue</u>	<u>Non-Residential: 10 ft.</u> <u>Residential: 15 ft.</u>	<u>Non-Residential: 10 ft.</u> <u>Residential: 15 ft.</u>	<u>A line parallel to the Young Circle street frontage setback offset a maximum distance of 130 ft. from the lot line. (See Appendix 1: Diagram 15).*</u>
<u>Van Buren Street</u> <u>17th Avenue</u>	<u>Non-Residential: 10 ft.</u> <u>Residential: 15 ft.</u>	<u>Non-Residential: 10 ft.</u> <u>Residential: 15 ft.</u> <u>Adjacent to FH-1 and LT: 80 ft.</u>	
<u>Interior</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>
<u>Alley</u>	<u>5 ft.</u>	<u>5 ft.</u>	<u>5 ft.</u>
* Façade shall be parallel to the setback line.			
MAXIMUM SETBACKS			
Frontage	Ground Floor	Above Ground Floor	
<u>Young Circle</u>	<u>20 ft.*</u>	<u>20 ft.*</u>	
<u>Hollywood</u>	<u>15 ft.</u>	<u>N/A</u>	

<u>Boulevard</u>		
<u>All Other Streets</u>	30 ft.	N/A
MINIMUM ACTIVE USES		
<u>Frontage</u>	<u>Ground Floor</u>	<u>Above Ground Floor</u>
<u>Polk Street</u>	40%	30%
<u>Taylor Street</u>		
<u>Tyler Street</u>	60%	40%
<u>19th Avenue</u>	40%	N/A
<u>20th Avenue</u>		
<u>21st Avenue</u>	60%	N/A

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

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

Appendix 1: Regional Activity Center and Downtown Redevelopment Districts Diagrams
~~DOWNTOWN COMMUNITY REDEVELOPMENT DISTRICTS STANDARDS FOR DEVELOPMENT~~

Section 5: That Sections 4.6.A. through 4.6.H. (except for Appendix 1 which shall be renamed Regional Activity Center Downtown Redevelopment District Diagrams) of the Zoning and Land Development Regulations are hereby repealed in their entirety.

Section 6: That Section 4.6.I of the Zoning and Land Development Regulations is hereby amended as follows:

§ 4.6. I.B. Beach Community Redevelopment Districts.

* * *

Section 7: That Section 4.22 of the Zoning and Land Development Regulations entitled “Supplemental Use Regulations” is hereby amended as follows:

§ 4.22 Supplemental Use Regulations.

* * *

U. Microbreweries, Microdistilleries, and Microwineries shall be subject to the following:
1. Alcohol production for a calendar year shall not exceed those figures provided below:

MAXIMUM PRODUCTION FOR MICROBREWERIES, MICRODISTILLERIES, AND MICROWINERIES	
<u>Use</u>	<u>Maximum Production per Calendar Year</u>
<u>Microbrewery</u>	<u>10,000 barrels</u> <u>One (1) barrel is equivalent to 31 gallons of beer.</u>
<u>Microdistillery</u>	<u>40,000 proof gallons</u> <u>A unit of measure defined as one (1) gallon of spirits that is 50% alcohol at 60 degrees Fahrenheit.</u>
<u>Microwinery</u>	<u>3,000 cases</u> <u>One (1) standard case is equivalent to 12 bottles with each bottle containing 750 ml.</u>

2. All aspects of the process, production, and storage shall be conducted within an enclosed building. All materials, equipment, and ancillary components shall be located within an enclosed building.

3. Tasting and tap rooms shall occupy a maximum of 4,000 square feet or 40 percent of the total area of the use, whichever is largest. At least 60 percent of the gross revenue shall derive from the wholesale and distribution of products; not on-site consumption.

V. Artisan and Maker Manufacturing and Spaces shall be subject to the following:

1. The use may include gallery and exhibition space; and a retail component.

2. All aspects of the process, production, and storage shall be conducted within an enclosed building. All materials, equipment, and ancillary components shall be located within an enclosed building.

3. Outdoor areas may be used on a temporary basis, during hours of operation, subject to all applicable regulations.

* * *

Section 8: That Section 4.201 of the Zoning and Land Development Regulations entitled “Federal Highway Zoning Districts” is hereby repealed in its entirety.

Section 9: That Article 7 of the Zoning and Land Development Regulations entitled “Off-Street Parking and Loading” is hereby amended as follows:

ARTICLE 7: OFF-STREET PARKING AND LOADING

§ 7.1. General Provisions.

* * *

I. Vertical and horizontal tandem parking. Vertical and horizontal tandem parking, including the use of mechanical parking lifts or similar mechanical systems, may be permitted within parking garages with the following conditions:

1. The use of mechanical parking lifts or similar mechanical systems shall not increase the overall building massing;

2. All portions of parking lifts and automobiles stationed on such lifts shall be fully screened from public view;

3. The garage shall be fully operated by valet services at all times; and

4. Buildings with 10 units or less may be exempt from provision c. of this section, provided the tandem space (vertical or horizontal) is assigned to- and for the sole use of a single unit; not to include required guest spaces; and a covenant running with the land holds the City harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

§ 7.2. Amount of Required Off-Street Parking.

A. The required off-street parking spaces shall be provided and maintained on the basis of the following minimum requirements listed in Article 7 ~~except in the Community Redevelopment Area CCC-1 and CCC-2 zoning districts, where there is no required parking for any retail, commercial or office use which is located on the first and second floor of a building. And, except in the Hollywood Regional Activity Center and Downtown and Beach Community Redevelopment Districts where each District shall have specific off-street parking requirements as identified in Article 4. And, except in the Downtown Community Redevelopment Area where the ND and YC districts and subdistricts shall have specific off-street parking requirements as identified in Article 4.~~ All other parking requirements are applicable for projects in the Community Redevelopment Areas.

* * *

Section 10: That Article 8 of the Zoning and Land Development Regulations entitled “Sign Regulations” is hereby amended as follows:

ARTICLE 8: SIGN REGULATIONS

* * *

§ 8.5 Permitted Signs.

* * *

B. Permanent Signs

* * *

2. Multiple family districts

Multiple Family districts RM-12, RM-18, RM-25 and BRT-25, and all multiple family residential developments in the Regional Activity Center and Downtown and Beach Community Redevelopment Districts, PD (Planned Development), PUD (Planned Unit Development), and NBDD (North Beach Development District) districts. Signs for recognized places of worship and schools shall be regulated pursuant to § 8.5.B.9.

* * *

4. Commercial related districts

C-1, C-2, C-3, C-4, and C-5, ~~CN-1, CN-2, and CN-3~~ commercial districts; Hospital District (HD); commercial and office businesses in the PD (Planned Development) and PUD (Planned Unit Development) districts; and commercial uses fronting on A1A in the NBDD (North Beach Development District) and all commercial uses in the Beach Community Redevelopment Districts excluding those in the BWK-25-HD districts; and all Transition, Mixed Use, and Commercial Districts of the Regional Activity Center and Downtown Redevelopment Districts, except RC-2 – Historic Retail Core.

* * *

8. Regional Activity Center and Downtown Redevelopment District – Historic Retail Core

Regional Activity Center District: RC-2 – Historic Retail Core District~~CCC-1 (Central City Commercial/Mixed Use Low Intensity) and the CCC-2 (Central City Commercial/Mixed Use Medium Intensity), the ND (North Downtown) and the YC (Young Circle) districts.~~

* * *

C. Temporary signs

1. Business signs.

<i>Type</i>	<i>Size</i>	<i>Duration/Number</i>
Window sign (identifies a particular activity, service, product or sale of limited duration.	4 square feet for nonconforming businesses in residential districts. 4 square feet in the CCC-1 , CCC-2 , ND , <u>RC-2</u> and YC districts. 15 square feet in a nonresidential district	One sign for 30 consecutive days not more than twice in a 12 month period
Banner and balloon. (Balloon signs not permitted in CCC-1 , CCC-2 , ND , <u>RC-2</u> , YC, and residential single family districts)	50 square feet for banner sign	Except for institutional and governmental uses, one banner or balloon sign is permitted for 10 consecutive days not more than 3 times in a 12 month period.
Holiday decorations (limited to recognized holidays and related to the symbols and graphics commonly associated with the holiday)	Not applicable	60 days consecutively or separately within a 12 month period

* * *

Section 11: That it is the intention of the City Commission and it is hereby ordained that the provisions of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 shall be made part of the Zoning and Land Development Regulations, and the sections of the Regulations may be renumbered to accomplish such intentions.

Section 12: That the applicant has presented competent substantial evidence that all the rezoning requests of the REGIONAL ACTIVITY CENTER AND DOWNTOWN REDEVELOPMENT DISTRICTS are consistent with the City’s Zoning and Land Development Regulations and the City’s Comprehensive Plan, and there is no legitimate public purpose in maintaining the existing zoning.

Section 13: That the subject parcels described in Exhibit “A” attached hereto and incorporated herein by reference, are hereby rezoned from the existing zoning designation to the Regional Activity Center and Downtown Redevelopment District, as described in Exhibit “A” and illustrated in Exhibit “B” attached hereto and incorporated herein by reference.

Section 14: That the Official Zoning Map of the City of Hollywood is hereby amended to incorporate the above described change in zoning designations for the subject parcels.

Section 15: That if any word, phrase, clause, section, or subsection of this ordinance is for any reason held unconstitutional or invalid the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 16: That all sections or parts of sections of the Zoning and Land Development Regulations, all regulations or parts of regulations, and all resolutions or parts of resolutions in conflict therewith be and the same are hereby repealed to the extent of such conflict.

Section 17: That the City Commission, pursuant to Section 166.041(3)(c) F.S., elects, by a majority plus one vote, to conduct the second reading prior to 5:00 p.m. at a regularly scheduled City Commission public hearing.

Section 18: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

ADVERTISED on _____, 2016.

ADVERTISED on _____, 2016.

PASSED on first reading this ____ day of _____, 2016.

PASSED AND ADOPTED on second reading this ____ day of _____, 2016.

PETER BOBER, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only

JEFFREY P. SHEFFEL, CITY ATTORNEY