

ATTACHMENT I

**Planning and Development & Historic Preservation
Board Staff Report and Back Up**

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: July 19, 2016 **FILE:** 14-TZ-75

TO: Joint Historic Preservation Board and Planning and Development Board/Local Planning Agency; and
Planning and Development Board/Local Planning Agency

FROM: Leslie A. Del Monte, Planning Manager

SUBJECT: The City of Hollywood requests a Text Amendment to the Zoning and Land Development Regulations; to create new Regional Activity Center (RAC) Districts and Subdistricts (established permitted uses, development regulations, development standards, and applicable definitions); to define new uses, establish development and parking standards for such uses (City-wide); and further, to rezone certain properties within the Regional Activity Center (RAC), Downtown Community Redevelopment Agency (DCRA), Lakes Area Historic Multiple Resource Listing District, and the Historic Hollywood Business District.

REQUEST:

Text Amendment to the Zoning and Land Development Regulations; to create new Regional Activity Center (RAC) Districts and Subdistricts (established permitted uses, development regulations, development standards, and applicable definitions); to define new uses, establish development and parking standards for such uses (City-wide); and further, to rezone certain properties within the Regional Activity Center (RAC), Downtown Community Redevelopment Agency (DCRA), Lakes Area Historic Multiple Resource Listing District, and the Historic Hollywood Business District.

RECOMMENDATION:

Joint Historic Preservation Board and Planning and Development Board/Local Planning Agency:
Forward a **recommendation** of Approval to the City Commission for all proposed changes within- and associated with the Lakes Area Historic Multiple Resource Listing District and the Historic Hollywood Business District (Attachment F).

Planning and Development Board/Local Planning Agency:
Forward a **recommendation** of Approval to the City Commission for all proposed changes not within- or associated with the Historic Districts; and with the condition the DH-1 - Dixie Highway Low Intensity Multi-Family District (generally located North of Johnson Street between 22nd and 24th Avenue) be excluded from this request, to be considered at a later time.

BACKGROUND

In 1990, the City of Hollywood amended the City's Comprehensive Plan to adopt the Regional Activity Center (RAC) Land Use designation; becoming the first municipality to be granted this approval by Broward County. As stated by the City's Comprehensive Plan, the *Regional Activity Center Land Use designation encourages redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.*

In 2005, after an inventory of development capacities and Census data was conducted and in accordance with the City-Wide Master Plan (CWMP), the boundary of the Regional Activity Center was expanded to its current limits. The expansion effort also evaluated and established new development thresholds as follows:

- Residential Land Uses: 16,100 dwelling units (includes 1,000 units allocated from Flex Zone 87)
- Commercial Land Uses: 3,280,000 square feet
- Office Land Uses: 1,500,000 square feet
- Community Facilities: 390,000 square feet
- Open Space/ Recreation Uses: approx. 47.44 acres

In an effort to create zoning regulations consistent with the established RAC Land Use designation, in 2009, the Downtown Master Plan was adopted. The Plan included recommendations for the creation of zoning districts. The objective was to create a sustainable downtown by strengthening commercial corridors and protecting residential neighborhoods. As stated by the Plan *Increasing the development potential and intensity of specific areas creates a sustainable Downtown and reinforces its intended growth pattern. Concentrating density in specific areas also protects adjacent residential neighborhoods from excessive growth and commercial intrusion; while accommodating a diverse range of housing types and heights which is ideal for sustainable growth.* The Plan prioritized the protection of residential neighborhoods, using the zoning recommendations as a tool to integrate adequate scale and use transitions to protect the character of residential neighborhoods and prevent commercial intrusion.

Although the Plan's scope of work was limited to an exemplifiable transect of the Downtown, these districts were intended to expand to the entire RAC area. However, due to the downturn of the economy, the full implementation of the Plan was delayed.

Subsequently, in 2009, zoning regulations for two of the Districts recommended by the Master Plan, the North Downtown and Young Circle Districts, were adopted. In 2012, to promote redevelopment of North Federal Highway by allowing mixed-uses, the North Federal Highway Overlay District (generally located between Sheridan Street and Johnson Street and N. 20th Avenue and N. 17th Avenue and also including certain properties north of Shenandoah Street between Federal Highway and N. 16th Avenue) was created. While the creation of the overlay district focused mainly on uses; it included the creation of a height and density bonus for specific properties along the corridor.

REQUEST

As the City continues to experience positive growth, the current objective is to move forward with the implementation of Zoning Regulations which are consistent with, and in furtherance of, the existing Regional Activity Center (RAC) Land Use Designation and the City's Comprehensive Plan.

Establishing a vision for the future, as a Land Use designation, the Regional Activity Center allows for mixed-uses; encouraging attractive and functional mixed living, working, shopping, education, and recreational activities. RACs are typically created in areas of regional importance to congregate development and protect residential neighborhoods. The Zoning, which is the regulatory tool to further control development capacities, then dictates appropriate locations and intensities for these uses. The existing zoning, however, is not consistent with those objectives and poses an array of issues related to the limitation of uses; the adjacency and lack of transition between uses; and unachievable densities.

The purpose and intent of the proposed Zoning Regulations is dual purpose; by creating concentrated areas of higher intensity which attract significant commercial and residential development (increasing the tax base), employment centers, and basic services, all which benefit the community as a whole; while also serving to protect residential neighborhoods by preventing commercial intrusion and sprawl. The objective of the rezoning is to ensure adequate safeguards are created to protect the neighborhoods as the City prepares for more intense development along the corridors. The concept of concentrating growth within a compact walkable core is also a Smart Growth strategy with significant environmental impacts. Concentrating densities and allowing for mixed-uses within close proximity helps prevent urban sprawl, promotes the efficient use of resources, and protects the natural environment.

The proposed zoning regulations are based on the recommendations established by the 2009 Downtown Master plan. One of the overarching principles of the Downtown Master Plan was to protect residential neighborhoods. At the time, there were considerable efforts to ensure adequate transitions were provided and uses were adequately situated to prioritizing the protection of the scale and character of residential neighborhoods. The proposed regulations ensure those priorities are still in place; focusing development and intensity along the corridors and providing adequate scale transitions to the neighborhoods. Additionally, the City contracted Lambert Advisory last year to conduct an update to the 2009 Economic Study, included within the Master Plan, to ensure the regulations were based on actual and current market analysis. The attached maps and data depict and detail the location of the various intensities and typologies; and the appropriateness of the transitions (of uses, scale, and character).

Additionally, the current request also proposes the following district specific and city-wide amendments to the Zoning and Land Development Regulations:

- Elimination of unnecessary zoning districts; and references to such districts. The subject area currently encompasses approximately 33 existing zoning districts; 19 of which are unique to, and associated with the CRA. The proposed regulations would replace and eliminate these portions of the existing regulations;
- Consolidation of definitions for ease of use. Currently, definitions associated with Downtown are part of Article 4. To avoid confusion and eliminate discrepancies, the text amendment proposes to consolidate all definitions in Article 2;
- Establishment of new uses; and the creation of definitions and performance standards for such uses. As technologies, industries, and markets change, cities are faced with the incorporation of uses which are not addressed by existing codes. The text amendment proposes to accommodate new and developing uses; and establish adequate locations and performance standards for such uses;
- Addition of tandem parking regulations. As technologies for mechanical parking systems improve, projects are incorporating these systems to improve the efficiency of urban sites and reduce building massing. The text amendment proposes to establish the appropriate use of- and applicable conditions for horizontal and vertical tandem parking; and
- Replacement of general references to existing districts with proposed districts throughout the Zoning and Land Development Regulations.

In preparation for adoption of the regulations, and in an effort to provide information and solicit feedback, the City has held several public meetings; focusing on a broad constituency of impacted stakeholders that includes residents, businesses, developers, architects, and industry organizations. Presentations were made to the following Homeowners and Civic Associations: Highland Gardens, North Central, Hollywood Lakes, United Neighbors, and Parkside. Meetings were also held with representatives from the real estate community and the Hollywood Chamber. A Citywide Workshop was also held, where the public had the opportunity to sit with the Staff one-on-one to discuss the proposed regulations and voice concerns.

Some community members have requested additional time for the community to understand and vet the proposed changes associated with the DH-1 - Dixie Highway Low Intensity Multi-Family District (generally located North of Johnson Street between 22nd and 24th Avenue). The DH-1 District is currently included in the attached draft to provide the Board and the community with a comprehensive understanding of the proposed regulations. However, to allow time for further review and outreach, Staff recommends **the DH-1 - Dixie Highway Low Intensity Multi-Family District (generally located North of Johnson Street between 22nd and 24th Avenue) be excluded from this request, to be considered at a later time.**

To promote a cohesive assessment, the proposed regulations will be presented simultaneously to a Joint Historic Preservation Board and Planning and Development Board/Local Planning Agency; and the Planning and Development Board/Local Planning Agency. The Joint Board (encompassed by four members of the Planning and Development Board and five members of the Historic Preservation Board) will consider and recommend on proposed changes within- and associated with the Lakes Area Historic

Multiple Resource Listing District and the Historic Hollywood Business District (Attachment F). The Planning and Development Board will consider and recommend on all other areas.

SITE INFORMATION

Owner/Applicant:	City of Hollywood
Address/Location:	Areas with the Regional Activity Center Land Use Designation, the Downtown Community Redevelopment, Lakes Area Historic Multiple Resource Listing District, and the Historic Hollywood Business District (generally located east of I95, west of 16th Avenue, South of Sheridan Street, and North of Pembroke Road); and City-wide.
Gross Area of Property	1,125 gross acres
Land Use:	Regional Activity Center (RAC) and Medium High Residential
Existing Zoning:	Multiple (See Attachments A and B)
Proposed Zoning	Multiple (See Attachments C and D)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed text amendment and rezoning are consistent with the Comprehensive Plan, based upon the following:

Land Use Element

The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The surrounding community has a mix of residential, office and other commercial uses.

Policy 3.2.3: *Continue to implement Joseph Young’s vision for Hollywood Boulevard as a “grand landscaped gateway” to the beach. (CWMP Policy 2.2)*

Policy 3.2.18: *Define options and develop recommendations for redevelopment, nonconformity, etc. along major transportation corridors, i.e.: Dixie Highway, US 1, Stirling Road, Griffin Road, Pembroke Road, US 441/SR 7 and Hollywood Boulevard. (CWMP Policy CW.6)*

Policy 4.8: *Ensure that future neighborhood plans are consistent with the City-Wide Master plan and City’s Comprehensive Plan. (CWMP Policy CW.13)*

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas. (CWMP Policy CW.15 & CW.19)*

Objective 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

Policy 5.5: *Continue redeveloping downtown.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City. The proposed text amendment and rezoning are consistent with the City-Wide Master Plan based upon the following Guiding Principles and Policies:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.5: *In conformance with the City of Hollywood Comprehensive Plan, preserve and maintain historically significant structures located within the City.*

Policy CW.6: *Define options and develop recommendations for redevelopment, nonconformity, etc. along major transportation corridors, i.e.: Dixie Highway, US 1, Stirling Road, Griffin Road, Pembroke Road, US 441/SR 7 and Hollywood Boulevard.*

Policy CW.13: *Ensure that future neighborhood plans are consistent with the City-Wide Master plan and City's Comprehensive Plan.*

Policy CW.15 & CW.19: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Policy CW.48: *Continue working with the Downtown and Beach CRA's, the Broward Alliance, the Hollywood Business Council and other economic development agencies to realize redevelopment, increased tax base and improved quality of life.*

Policy CW.80: *Identify and evaluate vacant buildings and encourage adaptive reuse where the building is worth saving. In cases where the building is not worth saving demolition and land assembly is encouraged.*

Policy CW.81: *Develop and implement city-wide and neighborhood design guidelines which must be consistent with the City's Design Review Guidelines Manual.*

Policy 2.9: *Encourage development of office space in the Downtown and other desired locations.*

Policy 2.14: *Encourage expansion of business and public improvements that are "family oriented" and targeted to local residents and workers.*

Policy 2.16: *Provide a mix of businesses and events that will attract area residents to the Downtown.*

Policy 2.29: *Attract national retailers to anchor Hollywood's Downtown.*

Policy 2.31: *Continue support of CRA projects and plans.*

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Text Amendments as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time.

ANALYSIS: The proposed amendment is consistent with multiple policies of the City's Comprehensive Plan as outlined previously in the Consistency section of this Report. Furthermore, the proposed text amendment allows for the creation of zoning districts which are compatible and in furtherance of the Regional Activity Center Land Use designation as established by the City's Comprehensive Plan; which indicates the City's housing demand should be met through the RAC.

FINDING: Consistent

CRITERIA 2: That conditions have substantially changed from the date the present zoning regulations were established.

ANALYSIS: Based on the Master Plan, the proposed regulations are reflective of the changes in development demands placed on Downtown and the Federal Highway and Dixie Highway corridors, and their surrounding areas; and ensuring such adequate areas are established for such development to occur. The text amendment is intended to “enhance the identity and image of Downtown Hollywood as a historic, cultural and entertainment destination for residents, business owners, and visitors while preserving and fortifying its sense of place.”

FINDING: Consistent

Analysis of Criteria and Findings for Rezoning as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

CRITERIA 1: That the petition for a change of zoning district will not result in spot zoning or contract zoning.

ANALYSIS: The purpose of the rezoning is to provide standards for redevelopment consistent with the RAC Land Use designation. Proposed uses allow for a mix of residential, commercial, and office uses in areas where these uses were previously primarily segregated. These were evaluated and proposed comprehensively throughout the RAC, ensuring adequate transitions were provided. Therefore, the change will not result in spot or contract zoning.

FINDING: Consistent

CRITERIA 2: That the proposed change is consistent with, and in furtherance of the Goals, Objectives and Policies of the City’s Comprehensive Plan.

ANALYSIS: As previously stated in other sections of this report, the proposed changes are consistent and in furtherance of the Goals, Objectives, and Policies of the City’s Comprehensive Plan.

FINDING: Consistent

CRITERIA 3: That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary.

ANALYSIS: The establishment of the Regional Activity Center in 2009, created the need for consistent and corresponding zoning districts. As the City continues to experience positive growth, the current objective is to move forward with the implementation of Zoning Regulations which are consistent with, and in furtherance of, the existing Regional Activity Center (RAC) Land Use Designation and the City’s Comprehensive Plan.

FINDING: Consistent

CRITERIA 4: The proposed change will not adversely influence living conditions in the neighborhood.

ANALYSIS: The purpose and intent of the proposed Zoning Regulations is dual purpose; by creating concentrated areas of higher intensity which attract significant

commercial and residential development (increasing the tax base), employment centers, and basic services, all which benefit the community as a whole; while also serving to protect residential neighborhoods by preventing commercial intrusion and sprawl. One of the overarching principles of the Downtown Master Plan was to protect residential neighborhoods. At the time, there were considerable efforts to ensure adequate transitions were provided and uses were adequately situated to prioritizing the protection of the scale and character of residential neighborhoods. The proposed regulations ensure those priorities are still in place; focusing development and intensity along the corridors and providing adequate scale transitions to the neighborhoods.

FINDING: Consistent

CRITERIA 5: That the proposed change is compatible with the development(s) within the same district/neighborhood.

ANALYSIS: The objective of the rezoning is to ensure adequate safeguards are created to protect the neighborhoods as the City prepares for more intense development along the corridors. Establishing locations for the various intensities and typologies and creating appropriate transitions (of uses, scale, and character), ensures compatibility and promotes the desired vision for each district.

FINDING: Consistent

ATTACHMENTS

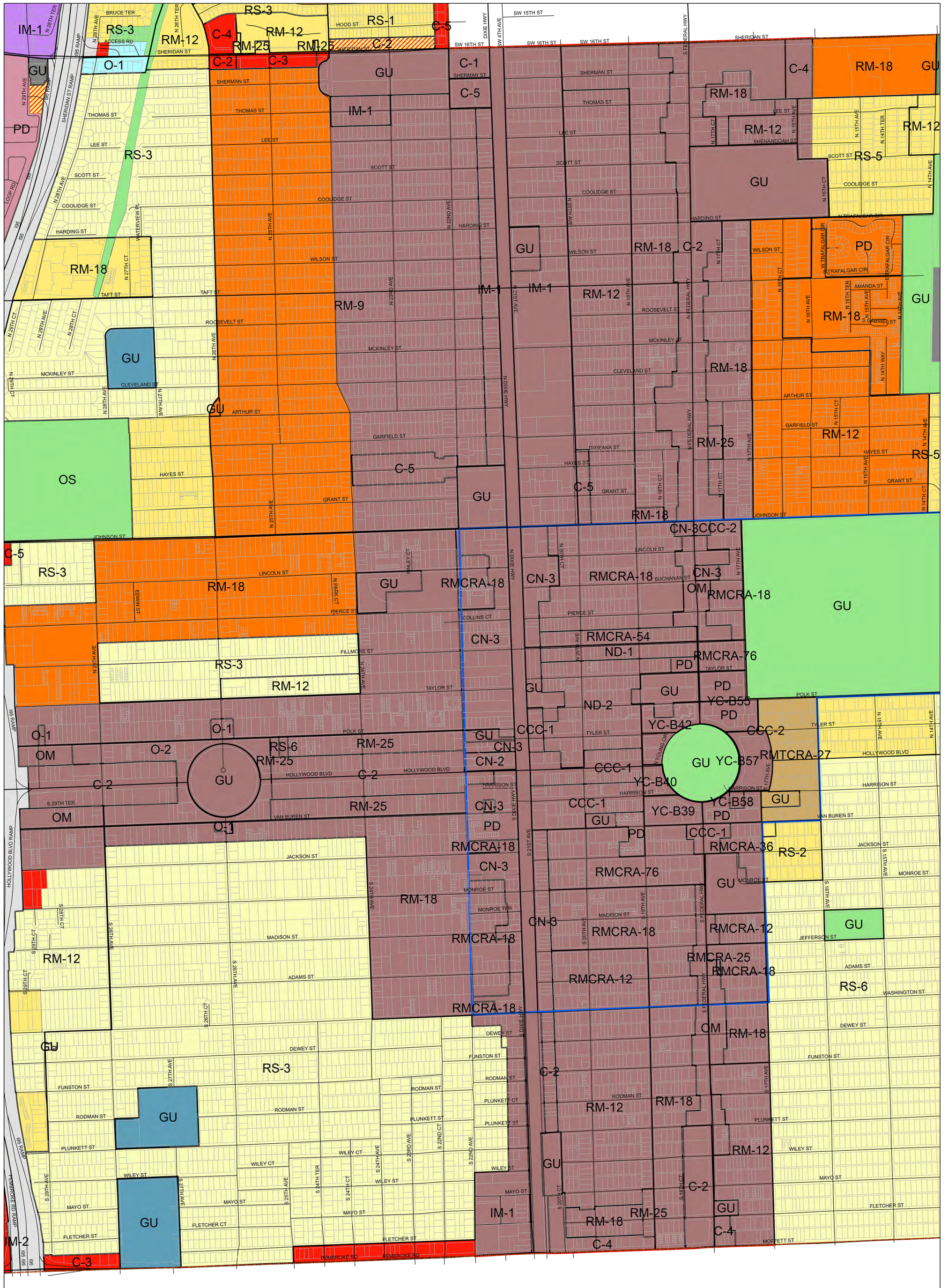
Attachment A: Existing Land Use and Zoning Map and Supplemental Maps
Attachment B: Existing Regulations
Attachment C: Proposed Zoning and Supplemental Maps
Attachment D: Proposed Regulations
Attachment E: Subdistrict Map and List of Affected Properties
Attachment F: Properties within Historic Districts to be considered by Joint Board

RELEVANT LINKS

Downtown Master Plan: <http://www.hollywoodcra.org/DocumentCenter/Home/View/34>
Downtown Master Plan Appendix: <http://www.hollywoodcra.org/DocumentCenter/Home/View/35>

ATTACHMENT A
Existing Land Use and Zoning Map
and Supplemental Maps

RAC Land Use and Zoning

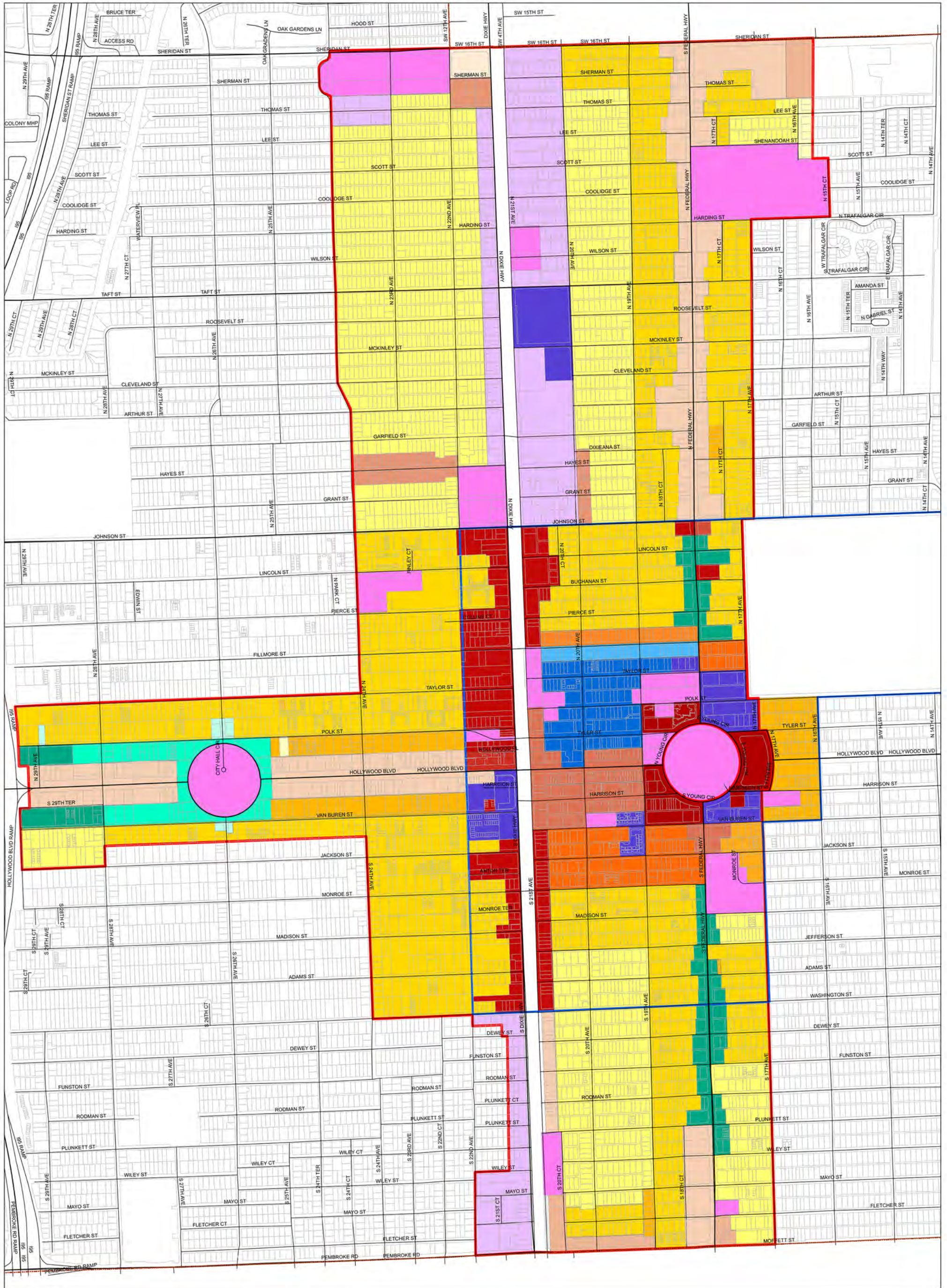


Legend

Downtown CRA	MHRES	RAC	OSR
LRES	OFF	IND	CONS
LMRES	TOD	TRANS	UTL
MRES	GBUS	COMFAC	COMPLEX



Existing RAC Land Use and Zoning

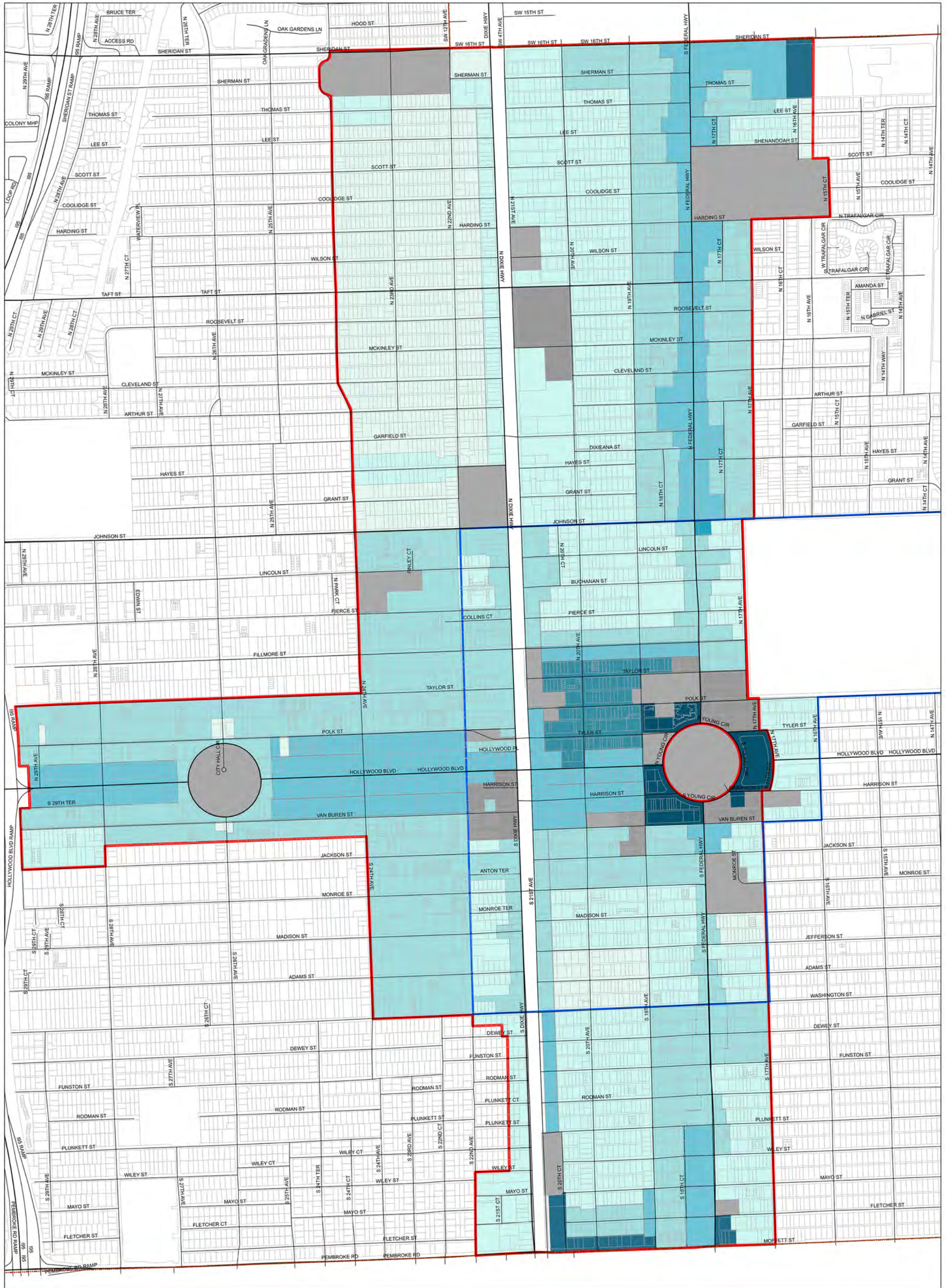


Legend

Downtown CRA	RM-9	RMCRA-12	RMCRA-54	C-1	CCC-1	IM-1	O-1	ND-1	YC
RAC	RM-12	RMCRA-18	RMCRA-76	C-2	CCC-2	O-2	OM	ND-2	
GU	RM-18	RMCRA-25	RMT-CRA-27	C-4	CN-2				
PD	RM-25	RMCRA-36	RS-5	C-5	CN-3				
	RS-6								



Existing RAC Height



Legend

Downtown CRA	2-4 Stories Depending on Lot Size	4 Stories/45 Feet	55 Feet	175 Feet
RAC	3 Stories/35 Feet	4 Stories/50 Feet	5 Stories/60 Feet	230 Feet
2 Stories/25 Feet	35 Feet	50 Feet	50-150 Feet Depending on Lot Size	GU
2 Stories/30 Feet	35 -50 Feet Depending on Adjacency to Residential	5 Stories/55 Feet	140 Feet	PD



Attachment B
Existing Regulations

Print

City of Hollywood Zoning and Land Development Regulations

§ 4.1 Single Family Districts.

A. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
These districts are designed to protect the character of the single family neighborhoods.	Single family detached dwelling.	Educational facilities Places of worship, meeting halls and similar nonprofit uses and ham radio antennas (See Section 4.1.G).	Those uses customarily associated with single family homes (See Section 4.1.E).

B. Development Regulations:

1. Alterations and additions to existing structures shall be subject to review for consistency with the criteria listed below regarding the appearance and compatibility of the proposed construction with the site:

The design of the proposed construction shall be compatible with the original design and scale of the building. The structure may be redesigned, but in a manner which is consistent in design and material throughout. Appeal of a decision shall be to the Planning and Development Board.

2. New construction and additions: At least 20% of the required front yard area shall be sodded or landscaped pervious open space.

a. Landscape Requirements: See Article 9.

Min. Lot Area (sq.ft.)	Min. Lot Width* (ft.)	Min. Unit Size (1 story/2 story) (sq.ft.)	Max. Bldg. Height (ft.)	Required Parking Spaces
RS- 1 = 4000	RS- 1 = 40	RS- 1 = 800	30 feet, not to exceed 2 stories	2
RS- 2 = 4800	RS- 2 = 40	RS- 2 = 850/750		Each parking space shall be 8.5 ft. wide; 19 ft. deep & spaces may be tandem. Construction materials as
RS- 3 = 5000	RS- 3 = 50	RS- 3 = 1300/1000		
RS- 4 = 5800	RS- 4 = 50	RS- 4 = 1650/1250		
RS- 5 = 6000	RS- 5 = 50	RS- 5 = 1100/ 950		
RS- 6 = 6000	RS- 6 = 60	RS- 6 = 1000		
RS- 7 = 7500	RS- 7 = 75	RS- 7 = 1000		

RS- 8 = 10000 RS- 8 = 100 RS- 8 = 1500
 RS- 9 = 15000 RS- 9 = 75 RS- 9 = 1660/1250

approved by City
 Engineer.

RS-10 = 15000	RS-10 = 100	RS-10 = 2000/1650
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* Platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with these regulations.

C. Setback Requirements: Main Structure.

Front	Side/Interior	Side/Street	Rear
25 ft.; except lots in the Lakes Area- For lots with a lot line adjacent to a lake, setback is 80 ft.	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.	15 ft.	15% of the lot depth; 15 ft. min. 50 ft. max.; except Lots in the Lakes Area - For lots with a lot line adjacent to a lake, setback is 25 ft.

D. Detached and Attached Parking Garages:

1. Minimum Size (clear dimension)

- a. One Car Space Garage: 10.5 ft. wide by 19 ft. long
- b. Two Car Space Garage: 21.0 ft. wide by 19 ft. long.

2. Setbacks: Front - 25 ft.

Sides - same as main permitted use

Rear - 20 ft.; except, for lots which are less than or equal to 100 ft., setback is 10 ft.

E. Permitted accessory uses. Those uses which are customarily associated with single family homes, such as but not limited to: decks, swimming pools, spas, sheds, ornamental features and tennis courts (See § 4.23 for setbacks). The Director may approve other accessory uses if the Director finds that the proposed use is consistent with the following criteria:

- 1. It is located on the same lot as the permitted use.
- 2. It shall be incidental and subordinate to and customarily associated with single family homes.
- 3. That the necessary safeguards are provided for the protection of surrounding property, persons and neighborhood values.

4. That the public health, safety, morals and general welfare of the community will not be adversely affected.

5. It is consistent with the Comprehensive Plan and Neighborhood Plan if one exists.

6. In making the above determinations, the Director shall require the applicant to provide evidence that the proposed use meets the criteria. The Director may also require the applicant to provide planning reports, studies and other evidence to support the applicant's request. Appeal of the Director's decision is to the Planning and and Development Board as an appeal of an Administrative Decision.

F. Cooking or kitchen facilities. No more than one set of cooking or kitchen facilities is permitted, except, the Director may approve an additional set of facilities if the applicant meets the following criteria:

1. The residence shall contain at least 3,600 sq. ft. of floor area, excluding the garage and accessory structures.

2. The arrangement of such facilities or conditions on the property shall not result or lend themselves to the creation of an apartment unit.

3. No more than one electric or water meter shall be allowed on the property.

4. That portion of the residence having a second set of cooking facilities shall not be rented, nor have a doorway to the exterior.

5. A covenant, in a form approved by the City Attorney, shall be recorded in the public records of Broward County which sets forth the above conditions and/or any other restrictions that were associated with an approval. The covenant shall be recorded prior to the issuance of a building permit.

G. Special exceptions - setback requirements.

1. If the use is adjacent to a residential district:

a. Front: 50 ft.

b. Side: 25 ft.

c. Side facing a street: 15 ft.

d. Rear: 15% of lot depth.

2. If the use is adjacent to a non-residential district:

a. Front: 25 ft.

b. Side and side facing a street: 20 ft.

c. Rear: 15% of lot depth.

H. Ely Boulevard Residential Overlay District.

1. Purpose and use. The purpose of this overlay district is to permit only single family and townhome development for properties located on the west side of North 22nd Avenue (Ely Boulevard) between Farragut and Forrest Streets and between Cody Street and Columbus Place

in the Liberia Subdivision pursuant to Plat Book 1, Page 34 and in the New Liberia Subdivision pursuant to Plat Book 6, Page 43 of the Public Records of Broward County, Florida; specifically defined as follows:

Lot(s): 2, 29, 30 Block: 4

Lot(s): 3-5, 45 - 48 Block: 5

Lot(s): 3-5, 44 - 48 Block: 6

Lot(s): 29, 30 Block: 9

Lot(s): 1, 2, 29, 30 Block: 10

Lot(s): 14, 15, 16, 17 Block: 35

Lot(s): 7, 8 Block: 32

2. Development standards.

	Single-Family Homes Facing Ely Boulevard	Townhouses Must Face Ely Boulevard
Minimum lot area (sq. ft.)	3,750	7,500
Minimum lot width (ft.)	40	100
Minimum unit size (sq. ft.)	1,200	1,200
Maximum building height	30 feet, not to exceed 2 stories	30 feet, not to exceed 2 stories
<i>Setback requirements</i>		
Front	25 feet (for garage)	25 feet (for garage)
	15 feet (principal structure)	15 feet (principal structure)
Side	7.5 feet (adjacent to alley)	10 feet (adjacent to alley)
	5 feet (interior)	10 feet (building separation)
Side (street)	15 feet	15 feet
Rear	15 feet	15 feet

<i>Density</i>	1 dwelling unit per platted lot	As permitted by the land use plan.
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* All other requirements of the RS-1 Zoning District continue to apply.

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2003-39, passed 11-19-2003; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-05, passed 3-7-12)

Print

City of Hollywood Zoning and Land Development Regulations

§ 4.2 Multiple Family Districts.

A. Purpose and uses.

District Purpose	Main Permitted Uses	Special Exceptions	Accessory Uses
These districts are designed to provide standards for the development and maintenance of multiple family residential buildings and hotels, where such uses are permitted (See no. 2 below).	See chart on next page.	Places of worship, meeting halls, social halls, institutional uses, day care facilities, commercial and non-commercial parking lots, and educational facilities. (See chart below)	Those uses which are customarily associated with one of the main permitted uses (See § 4.20).

District (Multiple Family MF)	Main Permitted Uses						
	Maximum Density, units per acre*	Single Family	Duplex	Town house	Apt. Bldg.	Hotel	Commercial
(1) RM-9 (Low -Med MF)	9	Yes	Yes	Yes	Yes	No	No
(2) RM-12 (Med MF)	12	Yes	Yes	Yes	Yes	No	No
(3) RM-18 (Med-High MF)	18	Yes	Yes	Yes	Yes	No, except east of I-95 permitted.	No
(4) RM-25 (High MF)	25 for Apt. Bldg.; 50 for Hotel, except if Comprehensive Plan land Use designation is Commercial**	Yes	Yes	Yes	Yes	Yes	No
(5) BRT-25 (Beach Resort MF)	25 for Apt. Bldg. 50 for Hotel, except if Comprehensive Plan land Use designation is Commercial **	Yes	Yes	Yes	Yes	Yes	Special Exception for eating and drinking uses if east of AIA, otherwise they are a Permitted Use; pawn, thrift, consignment shops, psychic help uses, tattoo shops and office are prohibited; all other commercial uses are permitted.

District (Multiple Family MF)	Main Permitted Uses						
	Maximum Density, units per acre*	Single Family	Duplex	Town house	Apt. Bldg.	Hotel	Commercial
(6) See § 4.2.D for RM-WET Multiple Family Wetlands District Regulations.							
(7) See § 4.2.E for NBDD North Beach Development District Regulations.							
* When residential uses are permitted, at least two units per platted lot are permitted regardless of the maximum permitted density.							
**Maximum density for parcels with Comprehensive Plan designation of General Business is outlined under "Permitted Uses in Areas Designated General Business" in Future Land Use Element of the Comprehensive Plan.							
MF = Multiple Family							

B. Development regulations.

District	Min. Lot Area (sq. ft.)*	Min. Lot Width* (ft.)	Max. Height (ft.)	Land-scape, open space**	Minimum Unit Size (Sq. Ft.)				
					Single Family (SF)	Duplex (Dup)	Townhse.	Apt.	Hotel
(1) RM-9	6000	60	2 stories not to exceed 30 ft.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(2) RM-12	6000	60	3 stories not to exceed 35 ft.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(3) RM-18	6000	60	4 stories not to exceed 45 ft., except if adjacent to sing. fam. district, then height 30 ft for first 100 ft of lot.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(4) RM-25	6000	60	Oceanfront - 80% of the distance from Erosion Control Line. Non- Oceanfront 65 ft or 6 stories. Development east of A-1-A, south of Harrison Street: no greater than 50 feet where there is already an existing high density multi-family residential project developed east of A-1-A and whose oceanfront views would otherwise be severely restricted and/or blocked by any such proposed development to be located east of the existing building and on the same block.	40%	1000	500	800	500 Min 750 Avg	15% of units 300-335; 85% of units 335+

District	Min. Lot Area (sq. ft.)*	Min. Lot Width* (ft.)	Max. Height (ft.)	Land-scape, open space**	Minimum Unit Size (Sq. Ft.)				
					Single Family (SF)	Duplex (Dup)	Townhse.	Apt.	Hotel
(5) BRT-25	6000	60	North of Tyler to Sherman Street - 50 feet. South of Harrison St. - 65 ft. and North of Balboa Street - 150 ft.	40%	1000	500	800	500 Min 750 Avg	15% of units 300-335; 85% of units 335+
(6) See Section 4.2.D for RM-WET Wetlands District Regulations.									
(7) See Section 4.2.E for NBDD North Beach Development District Regulations.									
* Platted lots or lots of record which contain less than the minimums are considered as legal non-conforming and may be developed consistent with these regulations.									
** Includes landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks and similar uses.									

C. (1) Setback requirements main structure: RM-9, RM-12 and RM-18.

Front	Side/Interior	Side/Street	Rear
20 ft. for structures; 5	The sum of the side yard setbacks shall be at least 20% of the lot width, but not to		1 story bldg. - 20 ft.

ft. for at-grade parking lots.	exceed 50 ft. with no side yard less than 7.5 ft.; except , platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback. When an existing Building has a 5 ft. side yard setback, the setback of new construction may also be 5 ft. This applies to the linear or vertical extension of a single story building.	15 ft.; except at- grade lot 5 ft.	2 story bldg. or higher - 15% of the lot depth; 20 ft. min.
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Cross-reference:

For parking lots, see § 4.22

(2) Setback requirements main structure: RM-25, BRT-25.

	Front	Side/Interior	Side/Street	Rear
(1) Pedestal	25 ft.; except Retail uses shall provide 0 ft. setback.	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 10 ft., whichever is greater. Retail uses shall provide 0 ft. setback.	15 ft. minimum; except retail uses shall provide 0 ft. setback.	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min. 50 ft. maximum.
(2) Tower	25 ft. + 1 ft. increase for each ft. of height above 50 ft. Setback not to exceed 50 ft.	The required pedestal setback plus 20% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	The required pedestal setback plus 15% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	Oceanfront lots* - 25% of lot depth. Non-oceanfront lots - 15% of lot depth. No setback less than pedestal setback.
(3) Setbacks are measured from the base building line pursuant to Article 3.				
(4) See § 4.2.D for RM-WET Multiple Family Wetlands District Regulations.				
(5) See § 4.2.E for NBDD North Beach Development District Regulations.				
* Oceanfront Lots are properties that have the erosion control line as a property line.				

D. RM-WET Multiple Family Wetlands District.

1. Purpose and uses:

Purpose	Permitted Uses	Special Exception	Prohibited Uses	Retail Uses
This district is designed to permit multiple family developments which are compatible with environmentally sensitive wetland areas as designated in the Comprehensive Plan Land Use Element.	Single Family, duplex, multiple family dwellings; attached or detached.	Height Applications to increase height up to 5 stories or 55 ft. may be granted if the Development Review Board finds that:	Any Use which is not listed as a Permitted Use.	Any Use allowed in C-1 District.
		a. The surrounding development will not be adversely affected by the additional height, and		Maximum retail floor area: 2% of site.
		b. The additional height shall result in an increase in open space and preservation of		Retail area must be approved as part of site plan

		environmentally sensitive lands.		by the City Commission.
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Accessory uses:

a. Recreational and maintenance uses that are customarily associated with the main permitted use and which are available for use by all residents of the development.

b. Developments with 240 or more units: Service oriented uses such as convenience stores, personal grooming, etc. located entirely within the multiple family structures and designed to be used only by the residents of the building; no exterior signage is permitted (See Retail Uses above).

2. Development standards:

Min. Site Area	Min. Lot Width	Maximum Density	Maximum Height	Max. Lot Coverage
6500 sq. ft.; except any platted lot may be used for single family home.	None	14.7 units per acre	3 stories or 35 ft.	70% of the entire site

3. Setback Regulations:

a. Front, side facing a street and distance between buildings: 20 ft. plus 10 ft. per story above the first.

b. Interior side yard: 1 and 2 stories = 20 ft.

3 stories and above = 20 ft. + 5 ft. per floor for each floor above the second; except lots with area of 6500 sq. ft. or less, then setback is 5 ft.

c. Rear yard: 1 and 2 stories = 20 ft.

3 stories = 25 ft.

4 stories = 30 ft.

5 stories = 35 ft.

d. Any yard adjacent to Single Family District: min. 25 ft.

E. NBDD North Beach Development District (NBDD-DD and NBDD-CZ).

1. District purpose: to provide for and encourage appropriate residential, resort, hotel, motel, tourist uses (including ecotourism), and accessory uses within a coastal environment with unique natural, physical and man made features.

2. District objectives:

a. To provide for a development pattern and intensity that allows reasonable use of land considering the environmental resources and limitations that constrain development of the district;

b. To ensure that public access, both physical and visual, to the beach and associated natural resources, is maintained or enhanced;

c. To ensure that the environmental quality of the area is maintained and is not degraded by potential development;

d. To maintain or enhance the ocean, beach, dune and natural vegetation systems and to minimize any detrimental or adverse effects to these systems that might be occasioned by potential development;

e. To encourage a desirable mix of development uses, types and intensities that are harmonious with each other and with the natural characteristics of the area;

f. To utilize land efficiently and to promote high quality design and development;

g. To provide for adequate open space areas; and

h. To provide adequate transportation and circulation systems to meet the needs of the area, while preventing the overburdening of internal and through streets, including Highway A1A.

3. Establishment of zones: In order to achieve the above objectives and intent of the district, the NBDD is divided into two zones:

a. The North Beach Development District Development Zone (NBDD-DZ); and

b. The North Beach Development District Control Zone (NBDD-CZ).

4. Transferable development rights. Any owner of property in the North Beach Development District Control Zone may, in lieu of developing their property, dedicate it to the city for maintenance as public open space in exchange for which the owner may sell or transfer their unused development rights to property in the North Beach Development District Development Zone; however, the minimum parcel size to be dedicated and for which development rights may be transferred shall be one lot. Unused development rights for purposes of transfer or sale will be computed according to the following:

a. Property dedicated to the city for maintenance as public open space: 32.5 dwelling units per acre. In order to make use of this provision, the owner of property in the Control Zone must dedicate the property to the city in accordance with procedures and legal requirements designated by the City Attorney and on forms prescribed by the Attorney. All documents must be recorded with the Clerk of the Circuit Courts of Broward County, Florida;

b. Development rights pursuant to this section shall be deemed to “run with the land”; shall survive condemnation by the city; and shall be transferable by the city or by private property owners. The City Commission shall formulate and adopt appropriate regulations to guide the implementation of this provision consistent with the language herein and the intent of this article; and

c. Any owner of property in the Development Zone who is the recipient of transferred development rights, may thereafter develop his/her property at the maximum density permitted including the amount of acquired dwelling units. In all cases, however, the property owner in the Development Zone must conform with the development standards in this section.

5. Planned unit development. Any owner of property in excess of two acres, in the Development Zone only, may develop pursuant to the Planned Unit Development District (See § 4.16). Where any provision of these regulations imposes restrictions different from those imposed by the Planned Unit Development ordinance, whichever provisions are more restrictive or impose higher standards shall control. An application for Planned Unit Development in the development zone shall include all contiguous holdings of the applicant under the same ownership with an indication of the portion proposed to be subdivided, re-subdivided or developed immediately and that proposed for later phases of development. A general plan shall be submitted for all such contiguous land at the time of initial application. For the purpose of this section, land separated only by public right-of-way shall be deemed to be contiguous.

6. Control zone: Development standards.

Main Permitted Uses	Maximum Density	Special Exception	Accessory Uses	Prohibited Uses
Single-Family Dwelling Bed and Breakfast Inn	One Single-Family Dwelling per site. Bed and Breakfast Inn - 32.5 units acre	None	Any Use that is customarily associated with the Main Permitted Use.	Any Use that is not listed as a Main Permitted Use.

Minimum Lot Area	Minimum and Maximum Lot Area*	Maximum Bldg. Height
5800 sq. ft., or as platted	Minimum: 1 lot Maximum: 2 lots	33 ft. not to 3 stories

* Sites which are platted and developed prior to the effective date of this ordinance shall be considered as legal non-conforming.

Setback regulations.

Front	Rear	Side/Interior or facing a street or right-of-way
25 ft. (Surf Rd.)	15 ft min, 15% of lot depth whichever is greater	7.5 ft. The setback area shall provide an unobstructed view of the ocean.

Sites shall not exceed one platted lot. However, those sites which exceed one platted lot at the effective date of this ordinance shall be considered as legal non-conforming and may be developed in accordance with these regulations.

7. Development zone regulations.

A. Main permitted uses.

Main Permitted Use	Max. Density (units per acre)	Min./Max.L of Area*,***	Min Floor Area (sq. ft.)	Maximum Height (ft.)**
Single Family Dwelling	1 dwelling unit per site	Minimum: 1 platted lot Maximum: 3 platted lots	1,000	33 ft. but not to exceed 3 stories
Multiple Family (Apt., Duplex, Townhouse)	18	Minimum: 1 platted lot Maximum: 3 platted lots	Apt. 500 min. 750 avg. Duplex 500 Townhouse 1,200	33 ft. but not to exceed 3 stories
Hotel or Motel	32.5	Minimum: 1 platted lot	15% of units=300-335 sq. ft.	33 ft. but not to exceed 3 stories
Bed and Breakfast Inn		Maximum: 3 platted lots	85% of units=335+ sq. ft.	
Restaurant with frontage on the Intracoastal	N/A	Minimum: 1 platted lot Maximum: 3 platted lots	N/A	33 ft. but not to exceed 3 stories
Any combination of above	Combined density shall not exceed the prorated maximum density for each main permitted use	Minimum: 1 platted lot Maximum: 3 platted lots	Apt. 500 min. 750 avg. Duplex 500 Townhouse 1,400 Hotel Units: 15% of units=300-335 sq. ft. 85% of units=335+ sq. ft.	33 ft. but not to exceed 3 stories
Lots facing A1A between Franklin and Cambridge: in addition to the above permitted uses may include parking garages with retail on the ground floor or retail with hotel or multiple family above	See above	Minimum: 1 platted lot Maximum: 4 platted lots	See above	33 ft. but not to exceed 3 stories

* Developments may contain no more than 4 platted lots if the project is double fronted with no more than 2 platted lots on each street.

** Note: See subsection (d) for existing height regulations

*** Sites which exceed the maximum set forth above at the effective date of this ordinance shall be considered as legal non-conforming and may be developed in accordance with these regulations.

B. Accessory uses.

1. Any use that is customarily associated with a Main Permitted Use.
2. Satellite parking lots and garages.
 - a. Permitted pursuant to regulations listed in § 4.22.

b. May be located outside of the city, and have parking spaces that are counted towards the required parking for main permitted or accessory uses located in the NBDD. This exception is subject to (1) the approval of a shuttle plan by the Community Planning Director prior to the issuance of a building permit, occupational license, certificate of use or other governmental approval, whichever is required first during the permitting process; and (2) a covenant running with the land on forms approved by the City Attorney that unifies the use that requires the parking and the land on which it is located; or if the land is leased, a covenant recorded against the main permitted uses, or accessory use property placing future purchases on notice that some or all of the required parking is being provided through the subject lease.

c. The design solution for garages shall utilize elements that are typically found in multiple family buildings, offices and hotel structures. These elements may include architectural treatments, such as but not be limited to, the placement of windows, screens, silhouettes, roofing materials (concrete tile, barrel tile, mansard or gabled roofs), and moldings defining the various levels. The landscape plan shall be designed to provide heavy screening of blank walls and unattractive areas of a site or building. A foundation planting shall be designed to create a landscaped separation between pavement and building walls and to consist of landscape vertical elements, transition shrubs and groundcovers. Pedestrian connections from the garages to the public sidewalk shall be landscaped.

d. Development regulations for parking lots and garages are listed in § 4.22.I.

C. Special exceptions: None.

D. Sites that exceed the maximum number of lots and size requirements and which are owned by one entity prior to the effective date of this ordinance are considered as legal non-conforming with regard to lot size and number.

E. Setback regulations.

Number of Platted Lots	Front (ft.)	Each Side* (ft.)	Rear (ft.)
1 lot	25	5	15.0
2 lots	25	10	17.5
3 lots or more	25	15.0** * add 5 ft. if facing a street ** For legal non-conforming lots as to the maximum number of lots, add 5 additional ft. at each side for every lot above 3 lots, however the total setback for any one side yard shall not exceed 30 ft. Sideyard setback areas along the intracoastal shall provide an unobstructed view of the water.	20.0

F. Visual Access to the Public Beach and Intracoastal waterway. Each development shall be designed to provide visual access through the property to the public beach and intracoastal waterway in the setback areas. Improvements, including but not limited to opaque fences, sheds and canopies shall not be placed in the setback areas in such a manner that prevents the visual access through the property to the beach or intracoastal waterway.

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-97-28, passed 6-25-97; Am. Ord. O-99-26, passed 9-8-99; Am. Ord. O-2000-10, passed 2-2-2000; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2002-20, passed 4-10-2002; Am. Ord. O-2003-01, passed 1-22-2003; Am. Ord. O-2005-10, passed 6-15-2005; Am. Ord. O-2007-34, passed 12-18-2007; Am. Ord. O-2012-05, passed 3-7-12)

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City of Hollywood Zoning and Land Development Regulations

§ 4.6.H Multiple Family Districts.

1. Purpose and uses.

District Purpose	Main Permitted Uses	Special Exceptions	Accessory Uses	Prohibited Uses
These districts are designed to provide standards for the development and maintenance of multiple family residential buildings and hotels, where such uses are permitted (see table b below).	See table below	Places of worship, meeting halls, social halls, institutional uses, day care facilities, commercial and non-commercial parking lots, and educational facilities. (See table b below)	Those uses which are customarily associated with one of the main permitted uses (see § 4.21).	Any Use not listed as a Main Permitted Use or Special Exception.

For a printable PDF version of the following table, click here.

District (Multiple Family)	Main Permitted Uses						
	Maximum Density, units per acre*	Single Family	Duplex	Townhouse	Apt. Bldg.	Hotel	Commercial
1. RMCRA - 12 Low Density MF	12 Residential	Yes	Yes	Yes	Yes	No	No
2. RMCRA - 18 Low- Medium Density MF	18 Residential	Yes	Yes	Yes	Yes	No	No
3. RMCRA-25	25 Residential	Yes	Yes	Yes	Yes	Yes	No
4. RMCRA - 36 Medium MF	36 Residential	Yes	Yes	Yes	Yes	No	No
5. RMCRA - 54 Medium High Density MF	54 Residential	Yes	Yes	Yes	Yes	No	No
6. RMCRA - 76 High Density MF	76 Residential 154 Hotel/Motel	Yes	Yes	Yes	Yes	Yes	No
7. RMT CRA - 27 Transitional	9-18 Residential units based site area: <9600 sq. ft. then 9 units per acre ≥ 9600 sq. ft. < 18,000 sq. ft. then 12 units per acre	Yes if lot area ≤ 9600 sq. ft.	Yes if lot area is ≥ 9600 sq. ft.	Yes if lot area is ≥ 9600 sq. ft.	Yes if lot area is ≥ 9600 sq. ft.	No	Yes if for residential uses and Administrative & Professional Office, if lot area is ≥ 18000 sq. ft. and if site fronts on 17 Ave. for a maximum depth of 150 ft. however

	≥ 18,000 sq. ft. then 18 units per acre					office space limited to 50% of floor area of building. No for all other uses.
* When residential uses are permitted, at least two units per platted lot are permitted regardless of the maximum permitted density. ** RMT CRA Maximum density is based on lot area MF = Multiple Family						

2. Development Regulations (for all Multiple Family Districts and RMT CRA Transitional District)

Min. Lot Width	Min. Lot Area	Min. Unit Size
50 ft.	6000 sq. ft.	Single family home: 1200 sq. ft. Apartment, duplex or townhouse. 500 sq. ft. minimum 750 sq. ft. average Hotel or motel: > 300 335 sq. ft. for 15% of all units > 335 sq. ft. for 85% of all units

3. Setback regulations main structure:

Front	Side/Interior	Side/St	Rear
25 ft. for structures; parking lots not permitted in setback; however, parking spaces are permitted in setback area for the following uses: single family, duplex, and multiple family projects with 4 units or less.	Buildings ≤ to 30 ft. in height: The sum of the side yard setbacks shall be at least 20% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft. Buildings > 30 ft. in height: Every required yard requires at least a 20 ft. setback; When an existing 1-2 story building has a 5 ft. side yard setback, the setback of the new construction may also be 5 ft. This applies to the linear extension if below 30 ft. The setback for construction above 30 ft. is 20 ft. Parking lots see § 4.22	15 ft.; except at-grade parking lot 5 ft.	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min. At-grade parking lot 5 ft.

4. Height Regulations for main structure:

Zoning District	Maximum Height
RM CRA-12	2 stories ≤ 25 ft.
RM CRA-18	3 stories ≤ 35 ft.
RM CRA-25	3 stories ≤ 35 ft.
RM CRA-36	3 stories ≤ 35 ft.
RM CRA-54	4 stories ≤ 45 ft.
RM CRA-76	4 stories ≤ 45 ft.
RMT CRA 27 Transitional	Lot Size: < 9,600 sq. ft. 2 stories ≤ 25 ft.

$\geq 9,600$ & $\leq 18,000$ sq. ft.	3 stories ≤ 35 ft.
$\geq 18,000$ sq. ft.	4 stories ≤ 45 ft.
Above applicable except for sites having a lot line on 16th Ave. - Maximum height is 2 stories or 25 ft.	

MF = Multiple Family

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-94-14, passed 4-16-94; Am. Ord. O-95-26, passed 3-22-95; Am. Ord. O-96-19, passed 5-22-96; Am. Ord. O-96-44, passed 9-25-96; Am. Ord. O-2009-40, passed 12-2-09; Am. Ord. O-2012-05, passed 3-7-12)

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City of Hollywood Zoning and Land Development Regulations

§ 4.3 Commercial Districts.

A. C-1 Low Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the sale of goods and services near residential neighborhoods.	Amusement, outdoor (east of the Intracoastal Waterway only).	Day Care Facilities. Plant Nursery & Garden Center. School,** public or private. Service Station (east of the Intracoastal Waterway only)	Any Use that is customarily associated with the Main Permitted Use or Special Exception. (See § 4.21)	Any use not listed as a Main Permitted Use or Special Exception.
	Apts. on the second floor and above.*			
	Assembly of pre-manufactured parts for sale on the premises (See § 4.21).			
	Commercial Uses. Except for Self-Storage Facilities.			
	Hotel (if located east of the intracoastal). Offices. Personal Services. Places of worship, meeting halls and fraternal lodges. Retail sales (indoor).** Schools, recreational or cultural. * Can not exceed 50% of the total floor area of the building.			
	** See Performance Standards § 4.3.J			

2. Development Regulations:

Setbacks	Maximum Height	Minimum Apt. Unit Size (Sq.Ft.) and Maximum Density
0 ft. adjacent to commercial property.	2 stories or 30 ft.	500 Min.
15 ft. from any property line adjacent to or across an alley from residentially zoned property. (A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area)		750 Avg
See Performance Standards § 4.3.J		

		Density: 9 units per acre.
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Setbacks are measured from the Base Building Line pursuant to Article 3.

B. C-2 Low/Medium Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the sale of goods and services to the entire city while remaining compatible with the surrounding residential neighborhood.	Apt. on the second floor and above.*	Day Care Facilities	Any Use that is customarily associated with the Main Permitted Uses or Special Exceptions. (See § 4.21).	Any use not listed as a Main Permitted Use or Special Exception.
	Assembly of pre-manufactured parts for sale on the premises (See § 4.21).	School,** public or private		
	Automotive sales (new).			
	Commercial uses. Except for Self-Storage Facilities.			
	Consignment shops.			
	Hotels & Motels.			
	Offices.			
	Pain Management Clinic* (See § 4.22.R for regulations).			
	Personal Services.			
	Places of worship, meeting halls and fraternal lodges.	Service Stations.		
Retail (indoor/outdoor).**				
Substance Abuse and Rehabilitation Centers (See § 4.22.R for regulations).				
Adult Educational Facilities (See Article 2 "Definitions").				
*Can not exceed 50% of the total floor area of the building.				
**See performance Standards § 4.3.J				

2. Development regulations:

Setbacks	Maximum Height	Minimum Unit Size (Sq. Ft.) and Maximum Density
0 ft. adjacent to commercial property.	5 stories or 60 ft.	Apt.: 500 Min.
If adjacent to residential zoning district.		750 Avg.
# of Stories Setback front, rear, sides		Hotel or motel:
1 15 ft.		300-335 sq. ft 15 % of units

2-5 15 ft. + 10 ft. per floor	335+ sq. ft 85% of units
A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area. See Performance Standards in § 4.3.J.	Density: Apts.=18 units per acre Hotel or motel=36 units per acre.

Setbacks are measured from the Base Building Line pursuant to Article 3.

C. C-3 Medium Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the sale of goods and services to the entire city while remaining compatible with the surrounding residential neighborhood.	Apt. on the second floor and above.*	Day Care Facilities.	Any Use that is customarily associated with the Main Permitted Use or Special Exception. (See § 4.21).	Any use not listed as a Main Permitted Use or Special Exception.
	Assembly of premanufactured parts for sale on the premises (See § 4.21).	School,** public or private.		
	Commercial uses. Except for Self-Storage Facilities.	Service Stations.		
	Consignment shops.			
	Hotels & Motels.			
	Offices.			
	Pain Management Clinics. (See § 4.22.R for regulations).			
	Personal Services.			
	Places of worship, meeting halls and fraternal lodges.			
	Psychic Help Uses.			
Retail (indoor/outdoor).**				
Substance Abuse and Rehabilitation Centers. (See § 4.22.R for regulations).				
Thrift Shops.**				
Adult Educational Facilities (See Article 2 “Definitions”).				
*Can not exceed 50% of the total floor area of the building.				
** See Performance Standards in § 4.3.J.				

2. Development regulations:

Setbacks	Maximum Height	Minimum Unit Size (Sq. Ft.) and Maximum Density

0 ft. adjacent to commercial property.	5 stories or 60 ft.	Apt.: 500 Min. 750 Avg.
If adjacent to residential zoning district.		Hotel or motel: 300-335 sq. ft. 15 % of units 335+ sq. ft. 85% of units
# of Stories Setback front, rear, sides 1 15 ft. 2-5 15 ft. + 10 ft.per floor		Density Apts. = 18 units per acre Hotel or motel = 36 units per acre.
A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area.		
See Performance Standards in § 4.3.J.		

Setbacks are measured from the Base Building Line pursuant to Article 3.

D. C-4 Medium/High Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for businesses located along major arterials which serve the entire city and surrounding communities.	Amusement uses (indoor/outdoor)	Car wash.	Any Use that is customarily associated with the Main Permitted Use. (See § 4.21.)	Any use not listed as a permitted use.
	Assembly of pre-manufactured parts for sale on the premises (See § 4.21).	School,** public or private		
	Automotive sales(new or used) or repair.**	Service Station		
	Commercial uses. Except for Self-Storage Facilities. Consignment shops. Hotels & Motels. Offices. Pain Management Clinics * (See § 4.22.R for regulations). Pawnshops. Personal Services. Places of worship, meeting halls and fraternal lodges. Psychic Help Uses. Retail (indoor/outdoor).** Schools, commercial/Bus., recreational, cultural. Substance Abuse and Rehabilitation Centers. See § 4.22.R for regulations). Thrift shops. Wholesale & warehousing.			

	**See Performance Standards in § 4.3.J.			
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2. Development regulations:

Setbacks	Max Height	Min. Unit Size and Maximum Density
0 ft. adjacent to commercial property.	175 ft.	Hotel or motel:
If adjacent to residential zoning district.		300-335 sq. ft 15 % of units
# of Stories Setback front, rear, sides		335+ sq. ft 85% of units
1 15 ft.		Density: 36 units per acre
2+ 15 ft. + 10 ft. per floor, not to exceed 55 ft.		
A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area. See Performance Standards in § 4.3.J.		

Setbacks are measured from the Base Building Line pursuant to Article 3.

E. C-5 High Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide suitable standards for business of a high intensity nature.	Amusement uses (indoor/outdoor).	School,** public or private	Any Use that is customarily associated with the Main Permitted Use or Special Exception. Can not exceed 50% of the total floor area of the building. See § 4.21.	Any use not listed as a Main Permitted Use.
	Assembly of pre-manufactured parts for sale on the premises (See § 4.21).	Service Station		
	Automotive sales (new or used) or repair.* Car wash. Commercial Uses. Except for Self-Storage Facilities. Consignment shops. Hotels & Motels. Offices. Pain Management Clinics (See § 4.22.R for regulations). Pawnshops. Personal Services. Places of worship, meeting halls and fraternal lodges.			

Psychic Help Uses. Retail (indoor/outdoor**). Schools, commercial/bus., recreational, cultural. Service Stations. Storage, outdoor. Substance Abuse and Rehabilitation Centers. See § 4.22.R for regulations). Thrift shops. Wholesale & warehousing. *Paint or body permitted as an accessory use only. **See Performance Standards in § 4.3.J.			
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2. Development regulations:

Setbacks	Maximum Height
0 ft. adjacent to commercial property.	35 ft. height if within 100 ft. from property zoned single family, RM-9 or RM-12.
# of Stories Setback front, rear, sides	175 ft. within 100 ft. from property zoned RM-18, Rm-25, BR-25 or BW-25.
1 15 ft.	
2+ 15 ft. + 10 ft. per floor, not to exceed 55 ft.	
A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area.	175 ft. if above not applicable.

Minimum Unit Size and Maximum Density
Hotel or motel: 300 - 335 sq. ft 15 % of units
335+ sq. ft 85% of units
Density: Hotel or motel=18 units per acre
See Performance Standards in § 4.3.J.

Setbacks are measured from the Base Building Line pursuant to Article 3.

F. O-1 Light Intensity Office District.

1. Purpose and uses:

District Purposes			Accessory Uses	Prohibited Uses
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	Main Permitted Uses	Special Exception		
This district is intended to provide standards for:	Offices. *	Day Care Facilities.*	Any Use that is customarily associated with the Main Permitted Use or Special Exception. See § 4.21.	Any use not listed as a Main Permitted Use or Special Exception.
(a) The placement of low intensity professional office uses which are located near residential neighborhoods and which are designed in such a manner as to be compatible with the residential character of adjacent areas.	Single Family.	Personal Service Uses.		
The intent is to provide an opportunity for small offices to exist on properties which were originally designed as single family homes but, due to traffic patterns and noise, do not lend themselves to be retained as single family homes.	(For properties less than 0.25 acres): Administrative Offices which do not involve the on-site handling,	Hospital Hospitality House.		
(b) The placement and use of low rise office buildings, on sites exceeding 1.5 acres which are near residential neighborhoods, that are designed in such a manner as to be compatible with residential neighborhoods even though office buildings are significantly larger in size. The intent is to achieve a compatible (scale) architectural relationship between low density residential development and larger sized office buildings.	processing, distribution, display, storage, or sale of goods and merchandise, such as, but not limited to, real estate brokers, insurance agencies, marketing and investment counseling, stockbrokers, secretarial and stenographic services, or other similar uses.	* See Performance Standards § 4.3.J.		
(c) To insure that rehabilitation work and new construction occurs in a manner that maintains the residential character of adjacent single family districts.	Professional Offices not to exceed 2 doctors, dentists, lawyers, accountants, architects, engineers, or other similar field.* Single Family - Residential and Regional Activity			

	Center Land Uses only * See Performance Standards § 4.3.J.			
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2. Development regulations:

Min. lot size and width	Maximum lot size	Setbacks	Max. height
<p>New construction: 1 Platted lot Rehabilitation or additions to buildings*: 2 platted lots; except 1 lot is permitted when:</p> <ul style="list-style-type: none"> a. the entire block contains only one lot which faces the main street; b. when the abutting lots are developed with one of the main permitted uses or special exceptions; or c. corner lots which can be developed without any variances. <p>* Additions that exceed 50% of the floor area of the existing building or additions and rehabilitation work that exceed 50% of the assessed value of the property (building only).</p>	<p>2 platted lots; however, sites may exceed this limitation if all of the following criteria is met:</p> <ul style="list-style-type: none"> a. The site exceeds 1.5 acres as of or prior to the effective date of this ordinance (Oct. 23, 1996). b. The site is under common ownership as recorded in the public records of Broward County as of or prior to the effective date of this ordinance (Oct. 23, 1996). c. Sites shall not be expanded beyond the area (size) that is under common ownership as of or prior to the effective date of this ordinance (Oct. 23, 1996). Those sites that exceed the maximum 2 platted lots but which do not meet the above criteria, shall only be developed with no more than 1 building per 2 platted lots. 	<p>Front 25 ft., Rear 20 ft., Interior side 10 ft., Street side 20 ft. See § 4.3.J.5 for property lines abutting a residential district.</p>	<p>2 stories or 30 ft.</p>

Setbacks are measured from the Base Building Line pursuant to Article 3.

G. O-2 Medium Intensity Office District.

1. Purpose and uses:

District Purposes			
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	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the development and maintenance of medium intensity administrative, professional and/or financial office uses.	Offices. Single Family.	Day care facilities. Funeral Home. Places of worship, meeting halls & fraternal lodges. Schools, bus. & commercial. Adult Educational Facilities (See Article 2 “Definitions”).	Any Use that is customarily associated with the Main Permitted Use or Special Exception. (See § 4.21).	Any use not listed as a permitted use or Special Exception.

2. Development regulations:

Min. lot size (sq. ft.)	Max. lot coverage	Setbacks	Max. height
1 Platted lot	60%	20 ft. from any lot line for 1-2 floors + 5 ft. for each additional floor. When abutting a residential district, A 5 ft. landscaped buffer must be included within the setback area with one tree for every 40 linear ft. of required buffer area. See Performance Standards in § 4.3.J.	4 stories or 50 ft.

Setbacks are measured from the Base Building Line pursuant to Article 3.

H. O-3 High Intensity Office District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the development and maintenance of office type uses in high rise structures while retaining a reasonable amount of open space.	Offices. Single Family. Pain Management Clinics (See § 4.22.R for regulations). Substance Abuse and Rehabilitation Centers. (See § 4.22.R for regulations).	Day care facilities Funeral Home. Places of worship, meeting halls & fraternal lodges. Schools, bus. & commercial Adult Educational Facilities (See Article 2 “Definitions”).	Any Use that is customarily associated with the Main Permitted Use or Special Exception.	Any use not listed as a permitted use or a Special Exception.

2. Development regulations:

Min. Lot Size (sq. ft.)	Max. Lot Coverage	Setbacks	Max. Height
1 Platted lot	75%	20 ft. from any lot line for 1 - 2 floors + 5 ft. for each additional floor. When abutting a residential district, a 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area. See Performance Standards in § 4.3.J. for property lines abutting a residential district.	6 stories or 75 ft.

Setbacks are measured from the Base Building Line pursuant to Article 3.

I. OM Mixed Use Office District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the development and maintenance of low intensity administrative and/or professional office uses which are located in close relationship to established or planned residential neighborhoods and which are designed in such a manner as to be compatible with the residential character of adjacent areas.	Offices. Multiple family residential on the second floor and above.* *Can not exceed 50% of the total floor area of the building.	Day care facilities Funeral Home Places of worship, meeting halls & fraternal lodges. Schools, bus. & commercial	Any Use that is customarily associated with the Main Permitted Use. See § 4-21.	Any use not listed as a permitted use or Special Exception.

2. Development regulations:

Min. & Max. lot size (sq. ft.)	Max. lot coverage	Setbacks	Max. Height	Min. residential unit size (sq. ft.)
1 Platted lot	60%	20 ft. from any lot line. When abutting a residential district, a 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area. See § 4.3.J.5 for property lines abutting a residential district.	4 stories or 50 ft.	500 Min. 750 Avg.

Setbacks are measured from the Base Building Line pursuant to Article 3.

J. Performance standards (All districts except as noted):

1. Automotive uses including sales, repair, detailing and washing: All vehicle repair shall take place within a fully enclosed building. No windows or garage doors shall be placed within 100 ft. of residentially zoned property.

Vehicles left on site overnight for repair shall be placed in storage at a location which meets the outdoor storage standards listed below.

Detailing/car washing shall only be permitted in a structure or under a permitted canopy. Canopies shall not be placed where they will interfere with parking or traffic circulation.

When automotive repair services are offered in conjunction with the retail sale of parts, said repair area shall not be permitted if it faces residentially zoned property. The service drive for the repair area shall be surrounded by 6 ft. high concrete opaque wall. The paved area shall be surrounded by a 5 ft. landscaped area. Any air compressor shall be within a wholly enclosed building that prevents the transmission of noise.

2. Burglar alarm: Shall not face residentially zoned property.

3. Crematorium: Shall be approved by the appropriate state agencies.

4. Day Care Facilities: When located in single family districts are regulated by Broward County Ordinance No. 90-33, as amended. Commercial Day Care Facilities shall provide a minimum of 45 sq. ft. per child of outdoor play area. Day Care Facilities for adults are exempt from the outdoor play area requirement.

5. Design and landscaping requirements:

a. All pervious areas shall be landscaped with grass, ground cover and/or shrubbery.

b. All office or commercial development adjacent to residentially zoned properties on the sides and rear shall be separated from the residential property by an opaque 6 ft. high concrete wall and tree screen.

c. Any development which has parking in any yard that faces a street shall provide an opaque 4 ft. high concrete wall set back three feet from and parallel to the street right-of-way line or a screening hedge with a 100% irrigation system. If the wall is selected, it shall also include a screening hedge in the setback area.

d. Design, landscaping, and performance standards in the O-1 Light Intensity Office District:

(1) Any property in the O-1 District which involves conversion of a nonoffice use to another Permitted Use or Special Exception use or is the subject of a building permit application shall be reviewed pursuant to the Planning and Development Review procedures. Any such property subject to Planning and Development Review may be required to modify either the site and/or any buildings on the site as part of the Planning and Development Review process. The Director may require improvements to the building and site in order to insure that the conversion meets the objectives of this article.

(2) The design, scale and appearance of all structures in the O-1 district:

a. Sites containing 2 lots or less: Elevations facing the main street shall be designed as an office or as a single family home; however, the area of the window openings may not be reduced. The remaining elevations shall maintain the single family residential character of the building. The facades and roof lines of buildings shall be designed to break up their linear appearance and form. This standard applies to new construction, additions and rehabilitation work.

b. Sites exceeding 1.5 acres: shall be designed in such a manner as to be compatible with single family residential structures even though the office buildings may be significantly larger in size. The intent is to achieve a compatible architectural relationship between nearby single family residential development and larger sized office buildings. The facades and roof lines of the office building(s) shall be designed to break up their linear appearance and form.

(3) New buildings shall be sited in a manner that results in the maximum distance from adjacent residential structures.

(4) Gabled roofs on new buildings shall use concrete flat tile or barrel tile. Existing buildings which currently have shingle, flat tile, or barrel tile are required to maintain the same roofing material or better. Gravel roofs are not permitted. If they presently exist, they must be upgraded according to aforementioned standard; however, flat gravel roofs may remain if they cannot be seen from the street. The Department shall determine if the proposed roofing material is of a higher aesthetic quality than the present roof. Additions shall have shingle, flat tile, or barrel tile and match the existing roof.

(5) Parking Requirement: 1 space per 250 sq. ft. for sites greater than 0.25 acres in size, 1 space per 500 sq. ft., to a maximum of 5 spaces for sites less than or equal to 0.25 acres in size (requirement applies to Permitted Uses for O-1 as listed above).

(6) The design of the parking lot shall be approved by the Director based upon the following regulations:

- a. Two way drive minimum width: 12 ft.
- b. Parking lot setback: 5 ft. setback from any lot line
- c. Driveway setback: 3 ft. setback from any lot line.
- d. Head-in/back-out parking: not permitted.
- e. Required parking spaces (tandem) may be designed on a circular drive with an interior landscaped island.

(7) Cross-access agreements between properties shall be recorded in the public records prior to the issuance of a building permit.

(8) Wall/Fencing. Landscaping shall be placed between the wall and any lot line when adjacent to a right-of-way.

a. Sites exceeding 0.5 acres shall have a decorative CBS wall. Long walls should be designed to break-up their linear form through alternating the location of the footings. The placement of pilasters, stucco banding, decorative caps and similar types of treatments on the wall is encouraged.

b. Sites 0.5 acres or less, a decorative opaque non-wood wall/fence, 6 feet in height shall be installed where adjacent to residential.

(9) With the exception of one or two car garages on sites less than 1.5 acres, parking spaces shall not be located below the lowest occupied finished floor elevation of a structure.

(10) An appeal of the Director's decision regarding compliance with any of the above criteria is to the Planning and Development Board.

(11) Hospital Hospitality House.

- a. Shall be located within 150 ft. of a hospital.
- b. Shall be limited to one per hospital.
- c. Shall be owned by the hospital or an affiliated entity.

6. Outdoor uses - storage:

- a. Shall be in conjunction with a principal use in the district and located within 700 ft. of that use;
- b. Shall be surrounded by (the storage area) a 6 ft. opaque fence; and
- c. Shall contain a 5 ft. landscaped buffer on all street frontages.

7. Outdoor uses-retail sales:

- a. Shall be part of a licensed use that occurs within a wholly enclosed building.
- b. The retail area shall be surrounded by a 6 ft. vinyl coated chain link fence, wood fence, CBS wall, aluminum picket fence or wrought iron fence.

c. A 5 ft. landscape buffer shall be provided adjacent to the required fence or wall.

d. Temporary retail sales associated with holidays, seasonal promotions or special events may occur on vacant lots and are exempt from a - c above with the approval of the Director. An application for a permit shall be filed with the Department; and, once approved, be valid for 45 days and shall be granted no more than 3 times in one calendar year. A fee of \$50 per each promotion or event is required along with proof of a current Business Tax Receipt.

e. Temporary outdoor retail sales (special promotions and grand openings in conjunction with an existing retail establishment shall be permitted based on the following (exempt from a - c above):

1. Grand Openings: one time in one calendar year, for 10 consecutive days.
2. Special Promotions: two times each calendar year, 5 consecutive days each.
3. A application processing fee of \$50 per each promotion or event is required.

8. Pet care and veterinary offices: May include on-site animal boarding, provided that all animals shall be treated or kept inside fully-enclosed air conditioned buildings. The area in which the animals are boarded shall be designed to prevent the transmission of noise. No openings shall be permitted in walls which face residentially zoned property.

9. Thrift shops located within the C-3 Medium Intensity District:

- a. Shall have a minimum floor area of 10,000 square feet;
- b. All goods donated for sale at the thrift shop must be accepted through the rear of the store;
- c. No more than 30% of the floor area shall be utilized for receiving, sorting and storage of donated goods;
- d. The sale of furniture is prohibited; and
- e. Only the sale of small tabletop electronics is permitted
- f. Shall post signs advising patrons that the merchandise/goods within the store are primarily pre- owned.

K. Summary of permitted uses:

Uses\Districts	C-1	C-2	C-3	C-4	C-5	O-1	O-2	O-3	OM
Assembly of pre-manufactured parts for sale on the premises.	Yes	Yes	Yes	Yes	Yes	No*	No*	No*	No*
Automotive Paint/Body	No	No	No	No*	Yes	No	No	No	No
Automotive sales, new.	No	Yes	No	Yes	Yes	No	No	No	No
Automotive sales, old.	No	No	No	Yes	Yes	No	No	No	No
Automotive repair and storage.	No	No*	No	Yes	Yes	No	No	No	No
Boarding/Rooming houses.	No	No	No	No	No	No	No	No	No
Car wash or detailing	No*	No*	No*	Yes	Yes	No	No	No	No
Consignment shops.	No	Yes	Yes	Yes	Yes	No	No	No	No
Day care facilities.	SE	SE	SE	No	No	SE	SE	No	SE
Funeral Homes.	Yes	Yes	Yes	Yes	Yes	No	SE	SE	SE
Hotels and motels.	No	Yes	Yes	Yes	Yes	No	No	No	No
Manufacturing.	No	No	No	No	No	No	No	No	No
	Yes	Yes	Yes	No	No	No	No	No	Yes

Multiple Family Residential (on the second floor and above).									
Offices.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Outdoor storage.	No	No	No	No	Yes	No	No	No	No
Outdoor retail.*	No	SE	SE	SE	SE	No	No	No	No
Outdoor amusement.	No**	No	No	Yes	Yes	No	No	No	No
Pawnshops.	No	No	No	Yes	Yes	No	No	No	No
Plant Nursery and Garden Center.	SE	Yes	Yes	Yes	Yes	No	No	No	No
Psychic Help Uses.	No	No	Yes	Yes	Yes	No	No	No	No
Retail (indoor) and Personal Service.	Yes	Yes	Yes	Yes	Yes	SE	No*	No*	No*
School, adult educational.	No	No	No	Yes	Yes	No	No	No	No
School, Grades K-12	Yes	Yes	Yes	Yes	Yes	No	No	No	No
School, recreational and cultural	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Service Stations.+	No**	SE	SE	SE	SE	No	No	No	No
Thrift shops.	No	No	Yes***	Yes	Yes	No	No	No	No
Wholesaling and Warehousing.	No	No	No	Yes	Yes	No	No	No	No
SE = Special Exception - See Article 5 Administrative Regulations * Allowed as an accessory use - See § 4.21 ** Allowed east of the Intracoastal Waterway *** See performance standards + Only permitted as a Special Exception									

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-94-73, passed 11-23-94; Am. Ord. O-96-18, passed 5-22-96; Am. Ord. O-96-42, passed 9-25-96; Am. Ord. O-99-14, passed 5-12-99; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2002-27, passed 9-4-2002; Am. Ord. O-2002-35, passed 10-2-2002; Am. Ord. O-2006-12, passed 5-3-2006; Am. Ord. O-2008-28, passed 11-19-2008; Am. Ord. O-2010-12, passed 4-7-10; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-05, passed 3-7-12)

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City of Hollywood Zoning and Land Development Regulations

§ 4.6.E. CCC-1 Central City Commercial Low Intensity.

1. Purpose and Uses.

District Purpose	Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
<p><u>Entire District.</u> Implement the Redevelopment Plan. Stimulate reinvestment. Provide a mixture of medium density office, service commercial and residential uses near retail core. Promote redevelopment that is viable with the high levels of traffic routed on Tyler and Harrison Streets. Provide an area adjacent to the retail core available for parking. <u>Hollywood Blvd., Harrison Street, and Young Circle.</u> Preserve and renew the traditional retail core of the downtown by implementing policies to encourage shopping. Achieve urban density, pedestrian activity and development designs appropriate to a retail core area. Establish a center for retail activity with direct customer service to the public. Establish a balance between vehicular, transit, and pedestrian access to encourage pedestrian activity.</p>	<p>Apt. bldg. with units on 2nd floor and above. 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. Adult Educational Facilities (See Article 2 “Definitions”). Assembly of premanufactured parts for sale on premises (See § 4.21). Bar, lounge or night club. Financial uses, except on the ground floor adjacent to Hollywood Blvd., Harrison Street or Young Circle. Hotels and motels. Museums. Offices, except on the ground floor adjacent to Hollywood Blvd., Harrison Street or Young Circle. Parking lots or garages not fronting on Hollywood Blvd. or Harrison Street. Pedestrian oriented commercial uses*</p>	<p>Offices on the ground floor that are located adjacent to Hollywood Blvd., Harrison Street or Young Circle. Personal Service Uses, except for those listed as permitted uses, that are located on the ground floor adjacent to Hollywood Blvd., Harrison Street or Young Circle. Financial Uses, on the ground floor that are located adjacent to Hollywood Blvd., Harrison Street or Young Circle.</p>	<p>Any use that is customarily associated with a main permitted use or special exception (See § 4.21). Warehouse and storage areas not exceeding 25% of total floor area. Nail/manicure services as part of a Hair Salon located on the ground floor adjacent to Hollywood Blvd., Harrison Street or Young Circle.</p>	<p>Any commercial use that sells adult books, videos or novelty items or shows adult movies. Any use that sells fuel. Car or vehicle sales. Car Wash. Consignment, pawn or thrift shops. Drive-in or drive through uses on Hollywood Blvd. Bulk sales, storage or display of lumber and building materials. Laundromats Psychic Help Uses Contractors storage facilities, indoor or outdoor, including plumbing, roofing, and sign shops. Any use not listed as a Main Permitted Use or Special Exception. Personal Service Uses such as diaper services, carpet and upholstery cleaning, and steam baths are prohibited.</p>

District Purpose	Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
<p><u>Hollywood Blvd., Harrison Street, and Young Circle.</u> Preserve the established pattern of pedestrian activity in retail core by maintaining ground level businesses, land uses, development patterns and design features which promote retail customer service to the public.</p>	<p>Personal Service Uses, except for those listed as prohibited uses, however, only the following Personal Service Uses may be located on the ground floor adjacent to Hollywood Blvd., Harrison Street or Young Circle provided, however, no more than 20% of the window pane area is opaque; Hair Salons, Pet Grooming Salons, Shoe Repair, Dry Cleaning (drop off only), Tailoring and Alterations, Formal Wear Rental, Photographic Studio, Health Clubs and Gyms (including yoga and pilates), and Interior Designers offering retail sales of products that are fully displayed.. Restaurant. Schools: public or private * See § 2 definitions.</p>			

2. Development Regulations.

Max. Bldg. Height	Max. Density (Residential & Hotel) units per acre	Min. Unit Size
5 stories not to exceed 55 ft.	Residential = 60 Hotel = 125	Apt. = 500 sq. ft. hotel: 300-335 sq. ft. for 15% of all units 335 sq. ft. for 85% of all units

3. Setback Regulations.

Front	Side facing a street	Side Interior	Rear
<p>First and second floors no setback allowed Non-residential for third floor and above - none required Residential for third floor and above = 10 ft.</p>	<p>First and second floors no setback allowed Non-residential for third floor and above - none required Residential for third floor and above = 10 ft.</p>	<p>No setback allowed Non-residential for third floor and above - none required Residential for third floor and above = 20 ft.</p>	<p>0 ft.</p>

(Ord. O-95-26, passed 3-22-95; Am. Ord. O-96-19, passed 5-22-96; Am. Ord. O-96-44, passed 9-25-96; Am. Ord. O-99-14, passed 5-12-99; Am. Ord. O-2001-02, passed 1-17-2001; Am. Ord. O-2004-17, passed 6-16-2004; Am. Ord. O-2008-06, passed 3-19-2008; Am. Ord. O-2009-33, passed 10-7-2009; Am. Ord. O-2012-05, passed 3-7-12)

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City of Hollywood Zoning and Land Development Regulations

§ 4.4 IM Industrial and Manufacturing Districts.

A. IM-1 Low Intensity Industrial and Manufacturing District.

1. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
This district is intended to provide suitable standards for development and maintenance of office; heavy commercial; and light manufacturing uses.	Commercial; Consignment Shop; Hotels and motels; Light Industrial and Manufacturing; Offices; Pawn Shop; Self-Storage Facility; Thrifty Shop; Warehouse.	Oil and/or gasoline storage tanks; Outdoor commercial amusement facilities; Service Station	Residential; Institutional; Heavy industrial and manufacturing; Hazardous Industries; Motor freight terminals; Paint or varnish manufacture; Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the City of Hollywood's future land use map.

2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet.	35 feet	90%

Whenever the IM-1 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).		
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Setbacks are measured from the Base Building Line pursuant to Article 3.

B. IM-2 Low/Medium Intensity Industrial and Manufacturing District.

1. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
This district is intended to provide suitable standards for development and maintenance of office; heavy commercial; light manufacturing; and industrial uses of a non-objectionable nature.	Commercial; Consignment Shop; Hotels and motels; Light Industrial and Manufacturing; Offices; Pawn Shop; Self-Storage Facility; Thrifty Shop; Warehouse.	Hazardous Industries; Oil and/or gasoline storage tanks; Service Station	Residential, except that provisions may be made for living quarters for owners and agents within structures used exclusively for businesses; Institutional; Heavy manufacturing and industrial. Motor freight terminals; Paint or varnish manufacture; Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the Comprehensive Plan Future Land Use Map.

2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet.	35 feet	90%

Whenever the IM-2 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).		
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Setbacks are measured from the Base Building Line pursuant to Article 3.

C. IM-3 Medium Intensity Industrial and Manufacturing.

1. Purpose and Uses:

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
This district is intended to provide sites for manufacturing and industrial uses which may be objectionable to or incompatible with residential areas.	Commercial; Consignment Shop; Manufacturing and Industrial; Hotels and motels; Pawn Shop; Places of worship; Offices; Self-Storage Facility; Thrift Shop; Warehouse.	Hazardous Industries; Service Station	Residential, except that provisions may be made for living quarters for owners and agents within structures used exclusively for businesses; Institutional; Heavy manufacturing and industrial; Paint or varnish manufacture. Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the Comprehensive Plan Future Land Use Map.

2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet.	100 feet, except for radio antenna	90%

Whenever the IM-3 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).	towers which may extend to a height of 200 feet.	
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Setbacks are measured from the Base Building Line pursuant to Article 3.

D. IM-4 High Intensity Industrial and Manufacturing District.

1. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
This district is intended to preserve, enhance, and create areas containing larger and heavier types of manufacturing and industrial uses which normally have no serious effects upon contiguous nonresidential areas.	Industrial; Consignment Shop; Manufacturing; Pawn Shop; Places of worship; Self-Storage Facility; Thrift Shop; Warehouse.	Service Station	Residential, except as accessory to a permitted use; Institutional; Hotels and motels. Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the City of Hollywood's future land use map.

2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet. Whenever the IM-4 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be	35 feet	90%

included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).		
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E. Performance standards:

1. Industrial Landscape Buffers: New construction, alterations or additions to existing structures which increase the gross floor area of a building by more than 50 percent, shall be required to provide:

a. Landscaped buffers along street frontages equal to 5 percent of lot depth, with a minimum depth of 5 feet from the base building line, and a maximum required depth of 15 feet. Depth of landscape buffers shall be measured from the base building line and any corner chord as required by these regulations (See § 4.22).

b. A decorative metal picket fence or CBS wall six to eight feet high along the inside of the landscaped buffer except where broken by a building or a driveway.

c. Landscaping as required in Vehicular Use Areas (See Article 9).

d. Required landscaping and screening must be installed prior to issuance of a certificate of occupancy. An occupancy certificate may be issued if an approved bond is posted in the amount of the cost of the landscaping to ensure that the landscaping and screening will be provided within a 30 day period.

e. Parking shall not be placed within the landscaped buffer.

2. Outdoor storage: Permitted, subject to the Industrial Street Landscape Buffer requirements.

3. Recycling Operations:

a. Must take place within enclosed buildings;

b. Shall be limited to disassembling, sorting, baling for transport, storage, buying and selling; and

c. May not utilize chemicals or heat in the recycling process.

4. If the IM District is adjacent to a residential district, then a 6 ft. CBS wall and 10 ft. setback is required.

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-2002-35, passed 10-2-2002; Am. Ord. O-2012-05, passed 3-7-12)

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City of Hollywood Zoning and Land Development Regulations

§ 4.6.B CN-2 Neighborhood Commercial Medium Intensity.

1. Purpose and uses.

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
<p>This district is intended to provide standards for the sale of goods and services to the surrounding neighborhoods and citywide neighborhoods .</p>	<p>Apts. on the second floor and above.* Assembly of premanufactured parts for sale on the premises (See § 4.21). Automobile sales (new). Commercial uses. Funeral home. Hotel and motel. Offices. Personal Service. Places of worship, meeting halls and fraternal lodges. Plant nursery and garden center. School, recreational and cultural. Retail (indoor).** * Can not exceed 50% of the total floor area of the building. ** See Performance Standards § 4.3.J</p>	<p>Service Stations</p>	<p>Any use that is customarily associated with the main permitted use or special exception.</p>	<p>Any commercial use that sells adult books, videos or novelty items or shows adult movies as set forth in Article 11, "Adult Entertainment." Consignment, pawn or thrift shops. Any use that is not listed as a main permitted use or special exception.</p>

2. Development Regulations.

Setbacks	Maximum Height	Minimum Unit Size (Sq. Ft.) and Maximum Density
<p>0 ft. adjacent to commercial property. If adjacent to residential zoning district. # of stories Setback front, rear, sides 1 15 ft. 2-5 15 ft. + 10 ft. per floor</p>	<p>5 stories or 60 ft.</p>	<p>Apt.: 500 Min. 750 Avg. Hotel or motel: 300-335 sq. ft. 15% of units</p>

A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area. See Performance Standards in § 4.3.J.		335+ sq. ft. 85% of units Density: Apts. = 18 units per acre Hotel or motel = 36 units per acre.
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Setbacks are measured from the base building line pursuant to Article 3.

(Ord. O-95-26, passed 3-22-95; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2012-05, passed 3-7-12)

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City of Hollywood Zoning and Land Development Regulations

§ 4.6.C CN-3 Neighborhood Commercial High Intensity.

1. District Purpose and Uses.

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
<p>This district is intended to provide suitable standards for business of a high intensity nature.</p>	<p>Amusement uses (indoor/outdoor) Assembly of premanufactured parts for sale on the premises (See § 4.21). Automotive sales (new or used) or repair.* Car wash. Commercial Uses. Hotels and motels. Offices. Personal Services. Places of worship, meeting halls and fraternal lodges. Retail (indoor/outdoor**) Schools, commercial, business, recreational, cultural. Storage, outdoor. Wholesale and warehousing. * Paint or body permitted as an accessory use only. ** See Performance Standards § 4.3.J</p>	<p>School, public or private Service Station</p>	<p>Any use that is customarily associated with the main permitted use or special exception. Can not exceed 50% of the total floor area of the building. See § 4.21</p>	<p>Any commercial use that sells adult books, videos or novelty items or shows adult movies as set forth in the Code of Ordinances . Any use not listed as a main permitted use or special exception.</p>

2. Development Regulations.

Setbacks	Maximum Height
<p>0 ft. adjacent to commercial property. # of stories Setback front, rear, sides 1 15 ft. 2+ 15 ft. + ft. per floor, not to exceed 25 ft.</p>	<p>35 ft. height if within 100 ft. from property zoned single family, RM-9, RM-12 or RMCRA-18. 50 ft.</p>

A 5 ft. landscaped buffer must be included in the setback area with one tree for every 20 linear ft. of required buffer area.	
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Setbacks are measured from the base building line pursuant to Article 3.

Minimum Unit Size and Maximum Density
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Hotel or motel: 300 - 335 sq. ft. 15% of units 335+ sq. ft. 85% of units Density: Hotel or motel = 18 units per acre See Performance Standards in § 4.3.J.

(Ord. O-95-26, passed 3-22-95; Am. Ord. O-2012-05, passed 3-7-12)

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City of Hollywood Zoning and Land Development Regulations

§ 4.6.G Downtown Community Redevelopment Districts Standards for Development.

A. Definitions. For the purpose of this subsection (4.6.G. Downtown Community Redevelopment Districts Standards for Development), 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.

Large format retail. A single stand-alone retail or commercial use developed as a single building footprint larger than 30,000 square feet.

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)

B. Administrative Regulations Applicable to All Districts.

1. Phased Development.

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

b. The Phased Development master plan shall illustrate the boundaries of each phase and intended phasing sequence.

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

d. Vacant non-historic and non-contributing structures; and structures which are not eligible for historic designation and are not intended for incorporation in the final development master plan shall be demolished prior to commencement of construction of Phase I.

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

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

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

h. The applicant shall have up to 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.

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

1. Any change in the phasing boundary or sequence;
2. An increase or decrease, greater than 5%, in floor area ratio;
3. A change in the use or character of the Phased Development;
4. An increase in overall coverage of structures;
5. An increase in the intensity of use;
6. An increase in the problems of traffic circulation and public utilities;
7. A reduction in required open spaces; and
8. An increase or decrease in the amount of off-street parking and loading spaces.

j. Any changes or deviations from an approved Phased Development Master Plan which are not listed as substantial and do not depart from the principal concept of the approved Phased

Development Master Plan shall constitute a minor change and may be approved by the Planning and Development Services Director.

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

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

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

c. In the event of further uncertainty, Planning and Development Services Director shall determine the boundary location.

d. 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.

C. General Development Regulations Applicable to All Districts.

1. General parking regulations.

a. Parking requirements.

1. Parking shall be provided pursuant to the Parking Requirements Table in each district or subdistrict as set forth herein. All uses not listed in the Table shall be pursuant to Article 7 of the Zoning and Land Development Regulations.

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

3. Exceeding the maximum parking ratio is permitted; however, 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.

4. 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.

5. Parking for live/work uses shall be provided for each individual use as pursuant to the Parking Requirements Table in each district or subdistrict.

6. 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% of the minimum parking requirement as pursuant to the Parking Requirements Table in each district or subdistrict.

b. Parking stall dimensions.

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

2. 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)

3. 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.

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

c. Parking garages shall be pursuant to the district or subdistrict Building Requirements Table and to the following requirements:

1. All levels of parking garages shall be lined with active uses or screened with architectural treatment. At ground level parking garages shall be screened with both architectural treatment and landscape buffer.

2. A minimum of 50% 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.

d. At grade parking lots and vehicular use areas shall be pursuant to the General Landscape Regulations and the following requirements:

1. 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.

2. At Grade Parking Lots and Vehicular Use Areas Setback Requirements Table.

<i>At Grade Parking Lots and Vehicular Use Areas Setback Requirements</i>	
<i>Minimum</i>	
Frontage	As indicated by the Building Requirements Table in each district or subdistrict
Interior	5 feet
Alley	5 feet

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

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

1. The minimum shared parking requirement and maximum shared parking reduction shall be determined by the following procedure:

a. Multiply the minimum parking requirement for each individual use 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.

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

2. The shared parking reduction shall not result in a reduction of more than 25% of the minimum parking requirement.

3. Shared Parking Requirements Table.

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

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

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

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

2. General use regulations.

a. Uses shall be pursuant to the Use Table in the district regulations for each district or subdistrict and to the following requirements:

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

2. Ramps and stairs associated with all ground floor uses other than residential uses shall not be permitted to encroach the frontage setback. (See Appendix 1: Diagram 7)

3. Ground floor residential uses shall be raised a minimum of eighteen (18) inches above the sidewalk elevation.

4. 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% of the walk-up garden area shall be pervious.

5. Large format retail shall not be allowed as a single use for any given lot and shall be incorporated into a mixed-use development containing a residential, hotel, or office component which is greater than or equal to 30% of the total building floor area; and it shall be lined with additional active uses as pursuant to the Building Requirements Table in each district or subdistrict.

3. General public realm regulations.

a. Street and avenue vacations shall be prohibited.

b. Bridges connecting buildings across public rights-of-way, except for alleys, shall be prohibited.

c. Alley vacations shall be pursuant to the Alley Vacation Map in the 2009 Downtown Hollywood Master Plan and shall be subject to the following conditions:

1. Any proposed development seeking to vacate an alley or any portion of an alley shall be subject to review by the Technical Advisory Committee prior to City Commission consideration for alley vacation.

2. Proposed developments which vacate an alley shall have all services, such as but not limited to, loading, trash removal and general services, internalized and screened from public view.

3. Proposed developments which vacate portions of alleys shall reconfigure the alley to maintain two (2) separate access points for entry and exit onto the street. The reconfigured alley shall have the minimum dimensions recommended by the city's Engineer.

d. Setback areas that are adjacent to rights-of-way, excluding alleys, shall not include any parking uses and shall be left free of any structure higher than forty-two (42) inches, excluding street signage, lighting and other public improvements and provided that it does not occupy more than 30% of the setback. Maximum setbacks shall be applicable to all building components, excluding open space, driveways, and porte cocheres. The resultant setback area adjacent to rights-of-way, shall 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; or it shall be pursuant to the General Landscape Regulations.

4. 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:

a. The minimum tree size is twelve (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).

b. 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:

1. A minimum of 25% of the open space area shall be vegetated.

2. Overhead cover shall be provided for a minimum of 10% of the open space area.

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

c. General Landscape Requirements Table.

<i>General Landscape Requirements</i>	
	<i>Requirements</i>
Perimeter Landscape	<ol style="list-style-type: none"> 1 One (1) street tree per thirty (30) linear feet or portion thereof, of street frontage of property wherein said improvements are proposed. 2 Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every twenty (20) linear feet of required buffer area. 3 When abutting or across an alley from a residential zoning district a perimeter landscape buffer must be included within the required setback area with one (1) tree for every 20 linear feet of required buffer area.
Interior Landscape for At Grade Parking Lots and Vehicular Use Area	<ol style="list-style-type: none"> 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 ten (10) parking spaces. Each island shall contain a minimum of one hundred ninety (190) square feet of pervious area or shall measure the same length and width as the adjacent parking stall. Each island shall contain at least one (1) tree. 5 A five (5) foot landscape buffer including a landscape element of at least forty-two (42) inches in height shall be provided along the perimeter. The landscape buffer may be included within required setback areas. 6 Lots with a width of fifty (50) feet or less: 15% of the total square footage of the paved vehicular use area shall be landscaped. 7 Lots with a width of more than fifty (50) feet: 25% of the total square footage of the paved vehicular use area shall be landscaped. <p>Note: Percentage calculation excludes required perimeter landscaped setback area.</p>
Open Space	<ol style="list-style-type: none"> 8 All pervious areas must be landscaped with grass, ground cover and/or shrubbery. 9 A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use areas.
Planning and Development Board and Historic Preservation Board	<ol style="list-style-type: none"> 10 Projects containing four (4) or more units on a single site shall comply with Design Guidelines for landscaping. 11 If within a Historic Preservation District, the landscape shall comply with the Historic Preservation Guidelines.
View Triangle	12 For corner lots, a sight distance triangle must be provided. See the City of Hollywood Landscape Manual for illustration diagram.
Irrigation	13 Provide 100% 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)
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5. General building requirements.

- a. The minimum floor to floor height for all habitable uses shall be nine (9) feet.
- b. 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.
- c. Minimum Dwelling Unit Size Table.

<i>Minimum Dwelling Unit Size</i>		
<i>Use</i>	<i>Minimum Per Unit</i>	<i>Minimum Cumulative Average</i>
Multifamily Dwelling Units	500 SF	750 SF
Hotel Rooms	325 SF	325 SF

d. Encroachments.

1. Vertical projections.

a. 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 and the visual impact from adjacent properties is considered.

b. Rooftop amenities are permitted to exceed the maximum height for not more than 30% of the gross rooftop area and shall not include commercial uses. For the purposes of calculating the maximum area, covered structures shall not include enclosures for screening mechanical systems. The maximum height for rooftop amenities shall be pursuant to the District Requirements. Covered structures may not be designed in any manner that would permit the conversion of such structure from non-habitable to habitable space. Covered structures shall be compatible with and in proportion to the architecture of the overall building. The following restrictions apply:

1. 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.

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

e. When ground floor active use and active use liners exceed the minimum required frontage percentage, the active use shall be permitted to have a minimum depth of fifteen (15) feet. Further, when a parking structure is the principal use, the active use shall be permitted to have a minimum depth of fifteen (15) feet. (See Appendix 1: Diagram 1)

f. Ground floor active use requirements may be reduced at the discretion of the Planning and Development Services Director when sufficient evidence is provided to indicate that necessary vehicular access cannot be accommodated.

g. Articulation requirements.

1. Blank walls visible from adjacent streets, public areas or adjacent buildings shall not be permitted and shall incorporate facade articulation.

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

3. For ground floor active uses, 50% 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.

D. Schedule of district, use, and setback regulations.

1. Intent. The purpose of the district specific regulations is to reinforce the existing and potential character of each district and subdistrict.

2. North Downtown District.

a. North Downtown District purpose and character.

1. Existing conditions in the North Downtown District generate high reinvestment potential and the opportunity for a higher intensity mixed-use district, focused on attracting office uses.

2. Higher intensity mixed-use developments should promote pedestrian activity and support ground floor commercial uses.

3. A diverse range of office uses should be encouraged.

4. Ground floor uses should be geared towards reinforcing the pedestrian connection to Hollywood Boulevard and promoting district-wide mobility.

5. The area directly south of Fillmore Street should provide a transition between the District's higher intensity mixed uses and the Royal Poinciana residential neighborhood.

b. North Downtown District special requirements.

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

2. Balconies shall be no less than five (5) feet deep and may encroach the setback for a maximum of five (5) feet.

3. Tower separation shall be at least fifty (50) feet.
4. The maximum tower length shall be three hundred (300) feet.
5. Tower parapets shall have a maximum height of 10% of the maximum building height, not to exceed fourteen (14) feet. Building base parapets shall have a maximum height of 20% of the maximum building base height, not to exceed ten (10) feet.
6. Rooftop amenities are permitted to exceed the maximum height by 10% of the maximum Height, not to exceed fourteen (14) feet.
7. The maximum average tower floorplate shall be regulated by the tower's principal use as follows:
 - a. Commercial or mixed-use: Average up to 35,000 square feet. Maximum of 45,000 square feet for any single tower floorplate.
 - b. Residential uses: Average up to 20,000 square feet. Maximum of 30,000 square feet for any single tower floorplate.
 - c. Hotel uses: Average up to 20,000 square feet. Maximum of 30,000 square feet for any single tower floorplate.
8. If fencing is used, it shall be decorative. Chain link and wood fences shall be prohibited.
 - c. North Downtown District uses.

<i>North Downtown District Uses</i>			
<i>Main Permitted Uses</i>	<i>Ground Floor Permitted Uses</i>	<i>Accessory Uses</i>	<i>Prohibited Uses</i>
ND-1: Offices. Live/Work. Residential Areas. ND-2: Commercial Uses. Retail. Offices. Personal Services Uses. Restaurant. Bar, Lounge or Night Club. Hotels. Live/Work. Residential Uses. Schools; public or private. Museums. Adult Educational Facilities.	All subdistricts: All Permitted Uses, except: Residential Uses adjacent to Federal Highway.	All subdistricts: Those uses which are customarily associated with one of the main permitted uses (See § 4.21).	All subdistricts: Adult entertainment or adult related uses. Any use that sells fuel. Car or vehicle sales. Consignment, pawn or thrift shops. Drive-in or drive-through uses. Laundromats. Psychic help uses. Second hand or used merchandise except for antique store. Personal Services Uses, such as diaper services, carpet and upholstery cleaning, and steam baths are prohibited.

Assembly of Premanufactured Parts for Sale on Premises (See § 4.21)		Bulk sales, storage or display of lumber and building materials. Contractors storage facilities, indoor or outdoor, including plumbing, roofing and sign shops. Outdoor storage. All general and heavy manufacturing uses. At grade parking lots as principal use. Self-storage facility. Any use not listed as a Main Permitted Use.
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d. North Downtown District parking requirements.

1. Shared parking shall be permitted.
2. Parking shall be provided pursuant to the North Downtown District Parking Requirements Table below.

<i>North Downtown District Parking Requirements</i>		
<i>Use</i>	<i>Minimum</i>	<i>Maximum</i>
Residential	1 space per unit plus 1 space per 10 units for guest parking	2 spaces per unit
Hotel	.25 space per room plus 65% of the requirement for accessory uses	1 space per room plus 65% of the requirement for accessory uses
Commercial	3 spaces per 1,000 SF	4 spaces per 1,000 SF
Office	2.5 spaces per 1,000 SF	4 spaces per 1,000 SF
Exemptions: The following uses are exempt from parking requirements: Retail, commercial, and office uses located on the first and second floor of a building on lots south of Polk Street.		
All other uses shall comply with parking regulations set forth in Article 7 of the Zoning and Land Development Regulations.		

e. North Downtown District development regulations. Development regulations shall be pursuant to the Subdistrict Development Regulations Table.

1. North Downtown District: ND-1 Subdistrict Development Regulations Table.

<i>ND-1 Subdistrict Development Regulations</i>	
Maximum FAR	1.75

Maximum Height	55'	
Minimum Setbacks		
Frontage		
Fillmore Street	For lots less than 82,000 SF: 5' SF: 10'	For lots greater than 82,000
20th Avenue	5'	
19th Avenue	5'	
Federal Highway	10'	
Interior	0'	
Alley	0'	
Maximum Setbacks		
Frontage		
Fillmore Street	20'	
20th Avenue	25'	
19th Avenue	25'	
Federal Highway	25'	
Interior	--	
Alley	--	
Minimum Active Uses		
Frontage	Ground Floor	Above Ground Floor
Fillmore Street	40%	30%
20th Avenue	40%	30%
19th Avenue	40%	30%
Federal Highway	60%	40%
Minimum Active Use Liner Depth		
Use	Ground Floor	Above Ground Floor
Commercial	25'	20'
Residential	15'	15'

2. North Downtown District: ND-2 Subdistrict Development Regulations Table.

<i>ND-2 Subdistrict Development Regulations</i>		
Maximum FAR	3.00	
Maximum Height	140' or 10 stories, whichever is less	
Minimum Setbacks		
Frontage	Base Ground Floor - 55'	Tower 55' - 140'
Taylor Street	10'	10'
Polk Street	10'	10'

Tyler Street	North Side: 5' South Side: 0'	North Side: 5' South Side: 0'
20th Avenue	10'	10'
19th Avenue	10'	10'
Federal Highway	10'	10'
Interior	0'	0'
Alley	0'	0'
Maximum Setbacks		
Frontage	Base Ground Floor - 55'	Tower 55' - 140'
Taylor Street	30'	--
Polk Street	30'	--
Tyler Street	30'	--
20th Avenue	30'	--
19th Avenue	30'	--
Federal Highway	30'	--
Interior	--	--
Alley	--	--

<i>ND-2 Subdistrict Development Regulations</i>		
Minimum Active Uses		
Frontage	Ground Floor	Above Ground Floor
Taylor Street	40%	30%
Polk Street	40%	30%
Tyler Street	60%	30%
20th Avenue	60%	40%
19th Avenue	60%	40%
Federal Highway	60%	40%
Minimum Active Use Liner Depth		
Use	Ground Floor	Above Ground Floor
Commercial	25'	20'
Residential	15'	15'

3. Young Circle District.

a. Young Circle District purpose and character.

1. Concentrated around the ArtsPark. This District should take center stage in the redevelopment of the area and the growth of Downtown will depend on its vitality and success. Its

adjacency to a main focal point and large open space allows for this District to encompass the greatest capacity in the Downtown.

2. Preserve and improve the role and function of the ArtsPark as a public open space.
3. Buildings should respond to the form of Young Circle and frame the ArtsPark, which will enhance the spatial quality of the Circle and the role of the ArtsPark as a major public space. Therefore, building facades adjacent to Young Circle should parallel and reinforce the circular form and complete the Circle.
4. Provide a gateway experience for the District.
5. The ground floor of every building should provide an active pedestrian environment oriented towards Young Circle. The pedestrian experience should be viewed as a continuation of Hollywood Boulevard; creating an active pedestrian environment, which will enhance the quality and function of the ArtsPark while providing a strong link to the Hollywood Boulevard.
6. Extend the Hollywood Golf Course Greenway south, to visually and physically connect Young Circle to the Golf Course, through streetscape enhancements on 17th Avenue and Tyler Street.
7. The preservation and adaptive reuse of historic structures and those eligible for historic designation is encouraged to preserve the historic building stock and promote creative uses.
8. The extension of Hollywood Boulevard through Block 57 is encouraged to improve circulation and connectivity.

b. Young Circle District special requirements.

1. Building facades fronting Young Circle shall be parallel with the curvature of the Circle such that the facade creates a concentric arc or arcs within the annulus created by the minimum and maximum setback. This shall include facade elements such as balconies, canopies and/or other similar projections. No portion of the facade may exceed the maximum setback.
2. Tower orientation shall be towards Young Circle and away from adjacent residential neighborhoods.
3. Balconies shall be no less than five (5) feet deep and may encroach the setback for a maximum of five (5) feet.
4. Tower separation shall be at least fifty (50) feet.
5. The maximum tower length shall be three hundred (300) feet.
6. Tower parapets shall have a maximum height of 10% of the total building height, not to exceed twenty (20) feet. Building base parapets shall have a maximum height of 20% of the maximum building base height, not to exceed fifteen (15) feet.
7. Rooftop amenities are permitted to exceed the maximum height by 10% of the maximum height, not to exceed twenty (20) feet.
8. The maximum average tower floorplate shall be regulated by the tower's principal use as follows:
 - a. Commercial or mixed-use: Average up to 35,000 square feet. Maximum of 45,000 square feet for any single tower floorplate.

b. Residential uses: Average up to 20,000 square feet. Maximum of 30,000 square feet for any single tower floorplate.

c. Hotel uses: Average up to 20,000 square feet. Maximum of 30,000 square feet for any single tower floorplate.

9. Buildings frontages adjacent to Federal Highway shall provide an angled setback to enhance the District gateway experience pursuant to the Building Requirements Table in each subdistrict and as set forth in Appendix 1: Diagram 16.

10. At grade parking lots shall not be permitted adjacent to Young Circle.

11. If fencing is used, it shall be decorative. Chain link and wood fences shall be prohibited.

12. Minimum standards.

a. The initial phase of any Phased Development shall front Young Circle.

b. The minimum height of all buildings shall be 25 feet.

c. Young Circle District uses.

Young Circle District Uses			
<i>Main Permitted Uses</i>	<i>Ground Floor Permitted Uses</i>	<i>Accessory Uses</i>	<i>Prohibited Uses</i>
Commercial Uses. Retail up to 125,000 SF. Office Uses. Personal Services Uses. Restaurants. Bars, Lounges or Night Clubs. These uses shall be exempt from distance requirements listed in the Hollywood Code of Ordinances, § 113.03(A) Hotels. Live/Work. Multifamily Residential Uses. Schools; public or private. Museums. Adult Educational Facilities. Assembly of premanufactured parts	All permitted uses, except: Residential Uses adjacent to Federal Highway, Tyler Street, Harrison Street, Hollywood Boulevard, or Young Circle. Office uses adjacent to Hollywood Boulevard, Harrison Street or Young Circle. Live/Work adjacent to Young Circle. Only the following Personal Service Uses may be located on the ground floor adjacent to Hollywood Boulevard, Harrison Street or Young Circle provided, however, that no more than 20% of the window pane area is opaque: Hair salons, pet grooming	Those uses which are customarily associated with one of the main permitted uses (See § 4.21). Warehouse and storage areas not exceeding 25% of total floor area.	Adult entertainment or adult related uses. Any use that sells fuel. Car or vehicle sales. Car wash. Consignment, pawn or thrift shops. Drive-in or drive-through uses. Laundromats. Psychic help uses. Second hand or used merchandise except for antique store. Personal Services Uses, such as diaper services, carpet and upholstery cleaning, and steam baths are prohibited. Bulk sales, storage or display of lumber and building materials. Contractors storage facilities, indoor or outdoor, including plumbing, roofing and sign shops.

for sale on premises (See § 4.21) Those properties located within a designated Music District are permitted to engage in any activity. Use restriction, or exemption listed in the Hollywood Code of Ordinances, §§ 100.07 (K), 113.03(A) and City Commission Resolution No. 95-272 (A).	salons, shoe repair, dry cleaning (drop off only), tailoring and alterations, formal wear rental, photographic studios, health clubs and gyms (including yoga and pilates), and interior designers offering retail sales of products that are fully displayed.	Outdoor storage. All general and heavy manufacturing uses. At grade parking lots as principal use. Self-storage facility. Any use not listed as a Main Permitted Use.
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d. Young Circle District parking requirements.

1. Shared parking shall be permitted.
2. Parking shall be provided pursuant to the North Downtown District Parking Requirements Table below.

North Downtown District Parking Requirements		
<i>Use</i>	<i>Minimum</i>	<i>Maximum</i>
Residential	1 space per unit plus 1 space per 10 units for guest parking	2 spaces per unit
Hotel	.25 space per room plus 65% of the requirement for accessory uses	1 space per room plus 65% of the requirement for accessory uses
Commercial	3 spaces per 1,000 SF	4 spaces per 1,000 SF
Office	2.5 spaces per 1,000 SF	4 spaces per 1,000 SF
Exemptions: The following uses are exempt from parking requirements: Retail, commercial, and office uses located on the first and second floor of a building.		
All other uses shall comply with parking regulations set forth in Article 7 of the Zoning and Land Development Regulations.		

e. Young Circle District development regulations. Development regulations shall be pursuant to the Subdistrict Development Regulations Table.

1. Young Circle District: YC-B39 Subdistrict Development Regulations Table.

YC-B39 Subdistrict Development Regulations	
Maximum Far	4.50

Maximum Height	230'		
Minimum Height	25'		
Minimum Setbacks			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Young Circle	10'*	10'*	10'*
Harrison Street	10'	10'	10'
Van Buren Street	10'	80'	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130' from the lot line. (See Appendix 1: Diagram 15)*
*Facade shall be parallel to the setback line.			

YC-B39 Subdistrict Development Regulations			
Minimum Setbacks (Cont'd)			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
19th Avenue	10'	80'	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130' from the lot line. (See Appendix 1: Diagram 15)*
Federal Highway	10' plus gateway setback as depicted in Appendix 1: Diagram 16.	10'	10'
Interior	0'	0'	0'
Alley	0'	0'	0'
Maximum Setbacks			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Young Circle	20'*	20'*	20'*
Harrison Street	30'	--	--
Van Buren Street	30'	--	--
19th Avenue	30'	--	--
Federal Highway	--	--	--
Interior	--	--	--

Alley	--	--	--
Minimum Active Use Length			

Frontage	Ground Floor	Above Floor
Young Circle	80%	80%
Harrison Street	80%	60%
Van Buren Street	40%	30%
19th Avenue	80%	60%
Federal Highway	80%	60%
Minimum Active Use Depth		
Use	Ground Floor	Above Ground Floor
Commercial	25'	20'
Residential	15'	15'
* Facade shall be parallel to setback line.		

2. Young Circle District: YC-B40 Subdistrict Development Regulations Table.

YC-B40 Subdistrict Development Regulations			
Maximum Far	4.50		
Maximum Height	230'		
Minimum Height	25'		
Minimum Setbacks			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Young Circle	10'*	10'*	10'*
Tyler Street	10'	10'	10'
Hollywood Boulevard	Match Adjacent or 0'	135'	135'
Harrison Street	10'	10'	10'
19th Avenue	10'	10'	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130' from the lot line. (See Appendix 1: Diagram 15)*
Interior	0'	0'	0'
Alley	0'	0'	0'

Maximum Setbacks			
Frontage	Base	Tower	Tower

	Ground Floor - 75'	Above 75' - 135'	Above 135'
Young Circle	20*	20*	20*
Tyler Street	30'	--	--
Hollywood Boulevard	5'	--	--
Harrison Street	30'	--	--
19th Avenue	30'	--	--
Interior	--	--	--
Alley	--	--	--
*Facade shall be parallel to the setback line.			

YC-B40 Subdistrict Development Regulations		
Minimum Active Use Length		
Frontage	Ground Floor	Above Ground Floor
Young Circle	80%	80%
Tyler Street	80%	60%
Hollywood Boulevard	80%	60%
Harrison Street	80%	60%
19th Avenue	60%	40%
Minimum Active Use Depth		
Use	Ground Floor	Above Ground Floor
Commercial	25'	20'
Residential	15'	15'

3. Young Circle District: YC-B42 Subdistrict Development Regulations Table.

YC-B42 Subdistrict Development Regulations			
Maximum Far	4.50		
Maximum Height	230'		
Minimum Height	25'		
Minimum Setbacks			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Young Circle	10*	10*	10*
Polk Street	10'	10'	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130' from the lot

			line. (See Appendix 1: Diagram 15)*
Tyler Street	10'	10'	10'
19th Avenue	0'	0'	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130' from the lot line. (See Appendix 1: Diagram 15)*
*Facade shall be parallel to the setback line.			

YC-B42 Subdistrict Development Regulations			
Minimum Setbacks (Cont'd)			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Federal Highway	10' plus gateway setback as depicted in Appendix 1: Diagram 16.	10'	10'
Interior	0'	0'	0'
Alley	0'	0'	0'
Maximum Setbacks			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Young Circle	20'*	20'*	20'*
Polk Street	30'	--	--
Tyler Street	30'	--	--
19th Avenue	30'	--	--
Federal Highway	30'	--	--
Interior	--	--	--
Alley	--	--	--
Minimum Active Use Length			

Frontage	Ground Floor	Above Floor
Young Circle	80%	80%
Polk Street	40%	30%
Tyler Street	80%	60%
19th Avenue	60%	40%
Federal Highway	80%	60%

Minimum Active Use Depth		
Use	Ground Floor	Above Ground Floor
Commercial	25'	20'
Residential	15'	15'
* Facade shall be parallel to setback line.		

4. Young Circle District: YC-B55 Subdistrict Development Regulations Table.

YC-B55 Subdistrict Development Regulations			
Maximum Far	4.50		
Maximum Height	230'		
Minimum Height	25'		
Minimum Setbacks			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Young Circle	10'*	10'*	10'*
Polk Street	10'	10'	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130' from the lot line. (See Appendix 1: Diagram 15)*
Tyler Street	10'	10'	10'
Federal Highway	10' plus gateway setback as depicted in Appendix 1: Diagram 16.	10'	10'
17th Avenue	For lots less than 20,000 SF: 10'; For lots greater than 20,000 SF: 20'	80'	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130' from the lot line. (See Appendix 1: Diagram 15)*
Interior	0'	0'	0'
Alley	0'	0'	0'
Maximum Setbacks			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Young Circle	20'*	20'*	20'*
Polk Street	30'	--	--

Tyler Street	30'	--	--
Federal Highway	30'	--	--
17th Avenue	30'	--	--
Interior	--	--	--
Alley	--	--	--
*Facade shall be parallel to the setback line.			

YC-B55 Subdistrict Development Regulations		
Minimum Active Use Length		
Frontage	Ground Floor	Above Floor
Young Circle	80%	80%
Polk Street	40%	30%
Tyler Street	80%	60%
Federal Highway	80%	60%
17th Avenue	60%	40%
Minimum Active Use Depth		
Use	Ground Floor	Above Ground Floor
Commercial	25'	20'
Residential	15'	15'

5. Young Circle District: YC-B57 Subdistrict Development Regulations Table.

YC-B57 Subdistrict Development Regulations			
Maximum Far	4.50		
Maximum Height	230'		
Minimum Height	25'		
Minimum Setbacks			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Young Circle	10'*	10'*	10'*
Tyler Street	10'	10'	10'
Hollywood Boulevard	10'	15'	15'
17th Avenue	10'	80'	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130' from the lot line. (See Appendix 1: Diagram 15)*

Interior	0'	0'	0'
Alley	0'	0'	0'
*Facade shall be parallel to the setback line.			

YC-B57 Subdistrict Development Regulations			
Maximum Setbacks			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Young Circle	20'*	20'*	20'*
Tyler Street	30'	--	--
Hollywood Boulevard	20'	--	--
Harrison Street	30'		
17th Avenue	30'	--	--
Interior	--	--	--
Alley	--	--	--

Maximum Active Use Depth		
Frontage	Ground Floor	Above Floor
Young Circle	80%	80%
Tyler Street	60%	40%
Hollywood Boulevard	80%	60%
Harrison Street	60%	40%
17th Avenue	40%	30%
Minimum Active Use Depth		
Use	Ground Floor	Above Ground Floor
Commercial	25'	20'
Residential	15'	15'
* Facade shall be parallel to the setback line		

6. Young Circle District: YC-B58 Subdistrict Development Regulations Table.

YC-B58 Subdistrict Development Regulations	
Maximum Far	4.50
Maximum Height	230'
Minimum Height	25'

YC-B58 Subdistrict Development Regulations			
Minimum Setbacks			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Young Circle	10**	10**	10**
Harrison Street	10'	10'	10'
Van Buren Street	10'	80' for the first 250' perpendicular to 17th Ave.	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130' from the lot line. (See Appendix 1: Diagram 15)**
Federal Highway	10' plus gateway setback as depicted in Appendix 1: Diagram 16	10'	10'
17th Avenue	10'	80'	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130' from the lot line. (See Appendix 1: Diagram 15)**
Interior	0'	0'	0'
Alley	0'	0'	0'
Maximum Setbacks			
Frontage	Base Ground Floor - 75'	Tower Above 75' - 135'	Tower Above 135'
Young Circle	20**	20**	20**
Harrison Street	30'	--	--
Van Buren Street	30'	--	--
Federal Highway	30'	--	--
17th Avenue	30'	--	--
Interior	--	--	--
Alley	--	--	--
*Facade shall be parallel to the setback line.			

YC-B58 Subdistrict Development Regulations		
Minimum Active Use Length		
Frontage	Ground Floor	Above Floor
Young Circle	80%	80%

Harrison Street	80%	60%
Van Buren Street	40%	30%
Federal Highway	80%	60%
17th Avenue	60%	40%
Minimum Active Use Depth		
Use	Ground Floor	Above Ground Floor
Commercial	25'	20'
Residential	15'	15'

(Ord. O-2009-40, passed 12-2-09; Am. Ord. O-2011-14, passed 5-4-11)

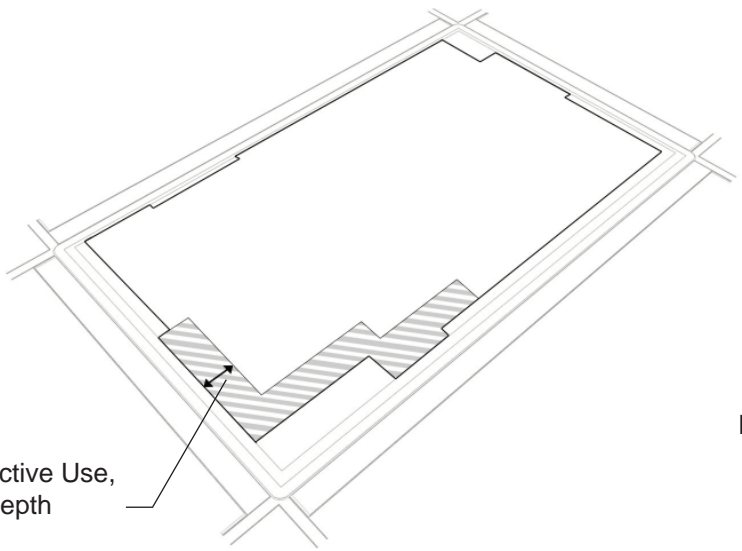
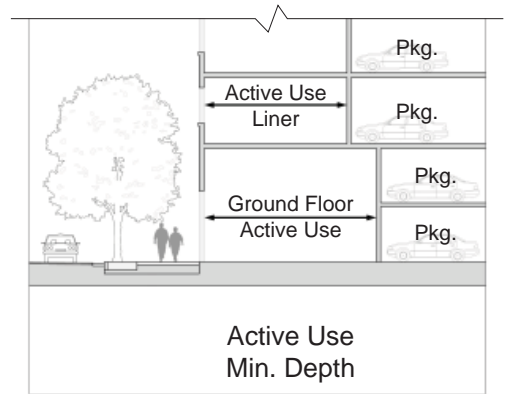
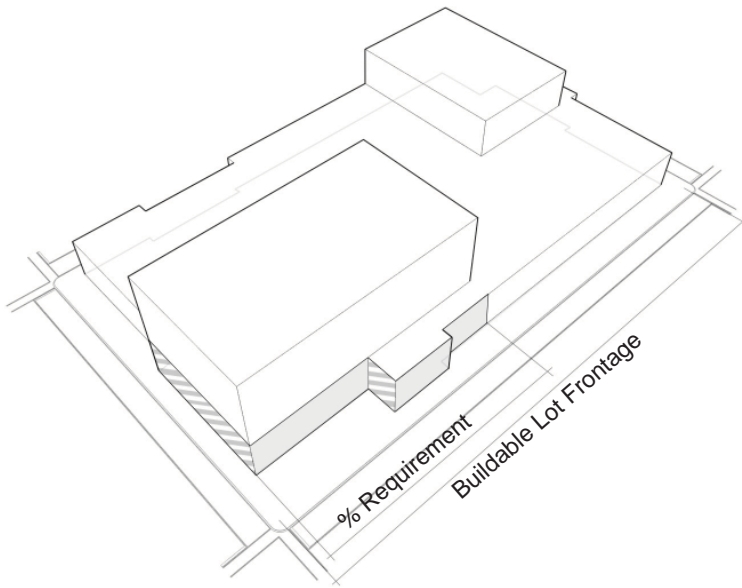
APPENDIX 1: DOWNTOWN COMMUNITY REDEVELOPMENT DISTRICTS STANDARDS FOR DEVELOPMENT

Diagram

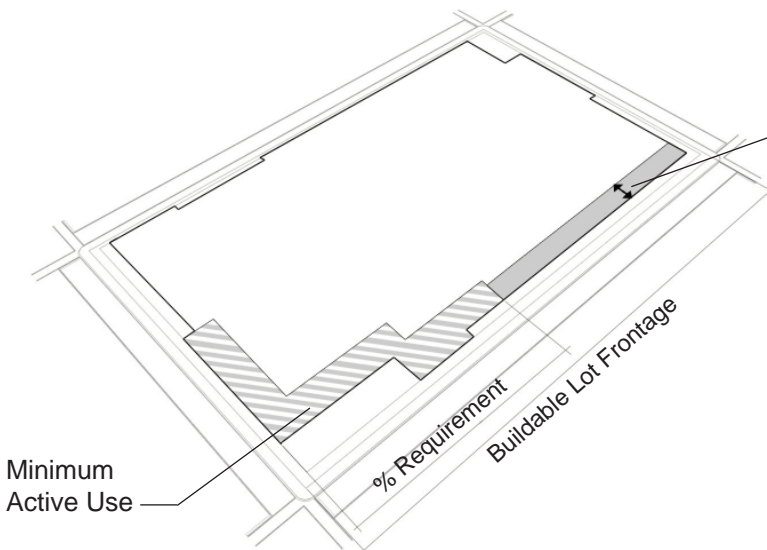
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2. Annulus
3. Base/Tower
4. Blank Wall
5. Building Frontage
6. Footprint
7. Ground Floor Uses
8. Lot Frontage/Lot Frontage Buildable
9. Parking Stall Dimensions
10. Setback
11. Tower Floorplate
12. Tower Length
13. Tower Separation
14. Transparency/Storefront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

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

DIAGRAM: 1
 ACTIVE USE/
 ACTIVE USE GROUND FLOOR/
 ACTIVE USE LINER/
 ACTIVE USE DEPTH



SAMPLE CALCULATION
 Lot Frontage - Setbacks = Buildable Lot Frontage (100 lf)
 80%* Ground Floor Active Uses = 80 lf
 60%* Ground Floor Active Uses = 60 lf
 (*varies by Subdistrict)



Active Use Exceeding the
 Minimum Required Frontage
 Min. Depth = 15 feet

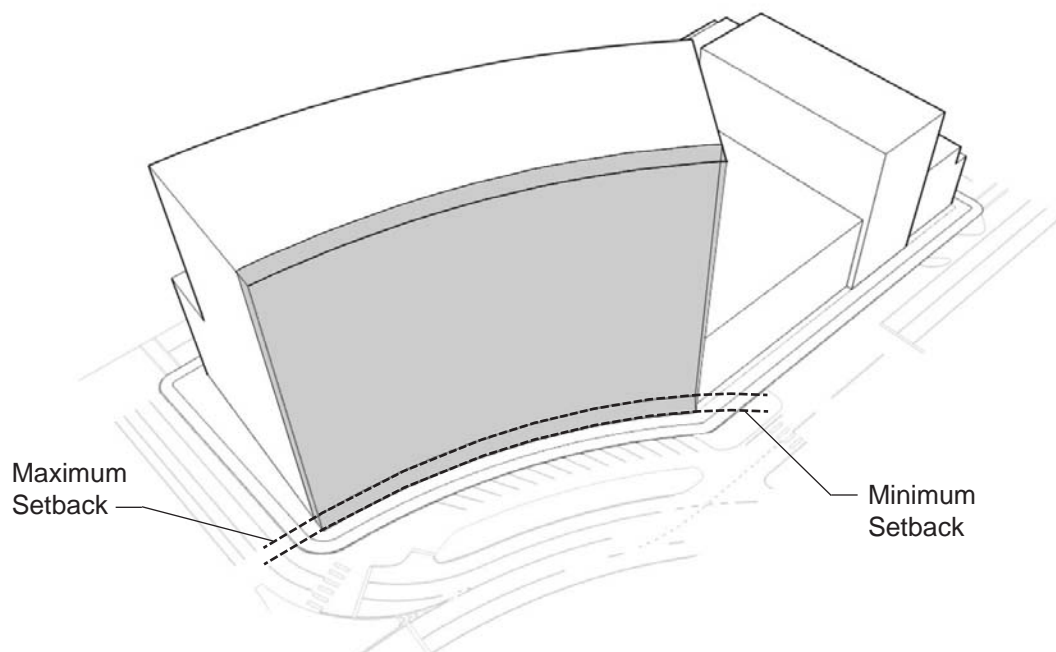
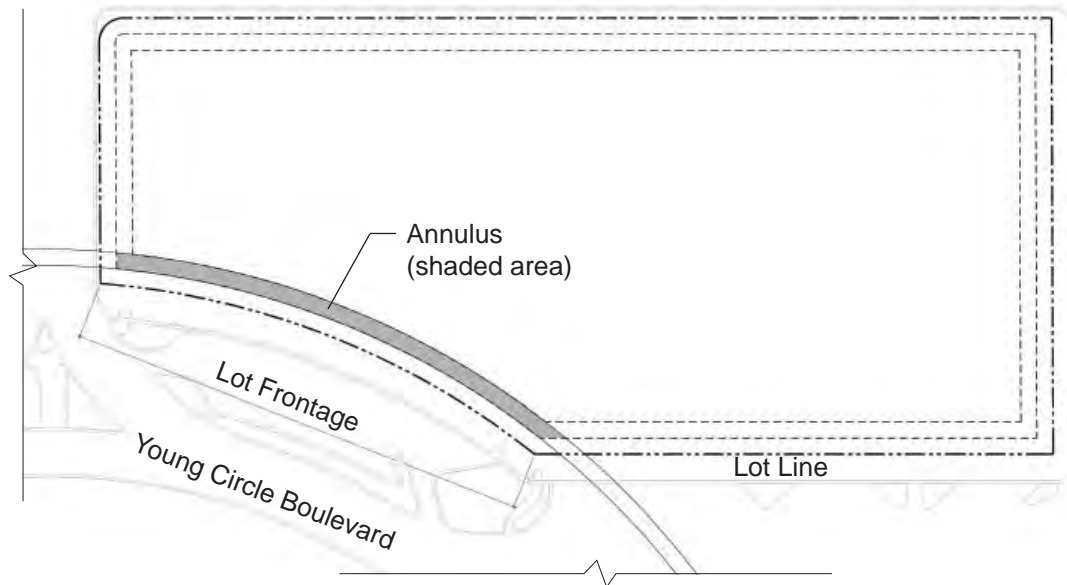
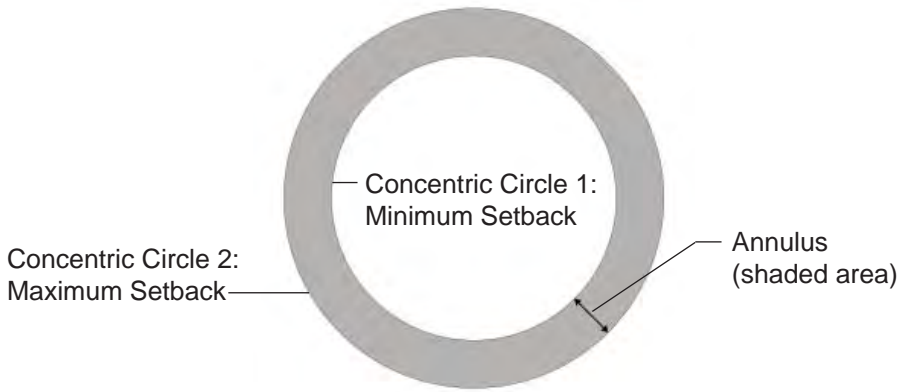


DIAGRAM: 3
BASE/
TOWER

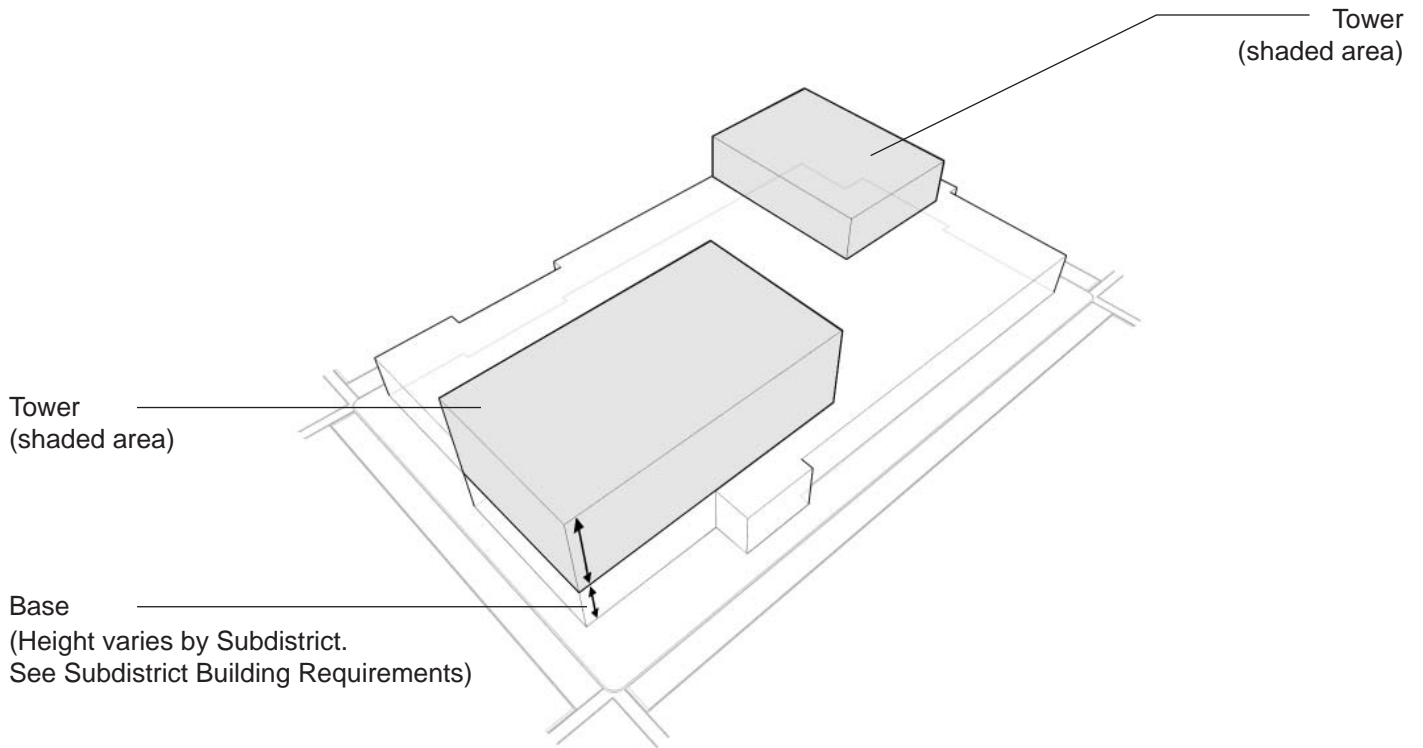


DIAGRAM: 4
BLANK WALL

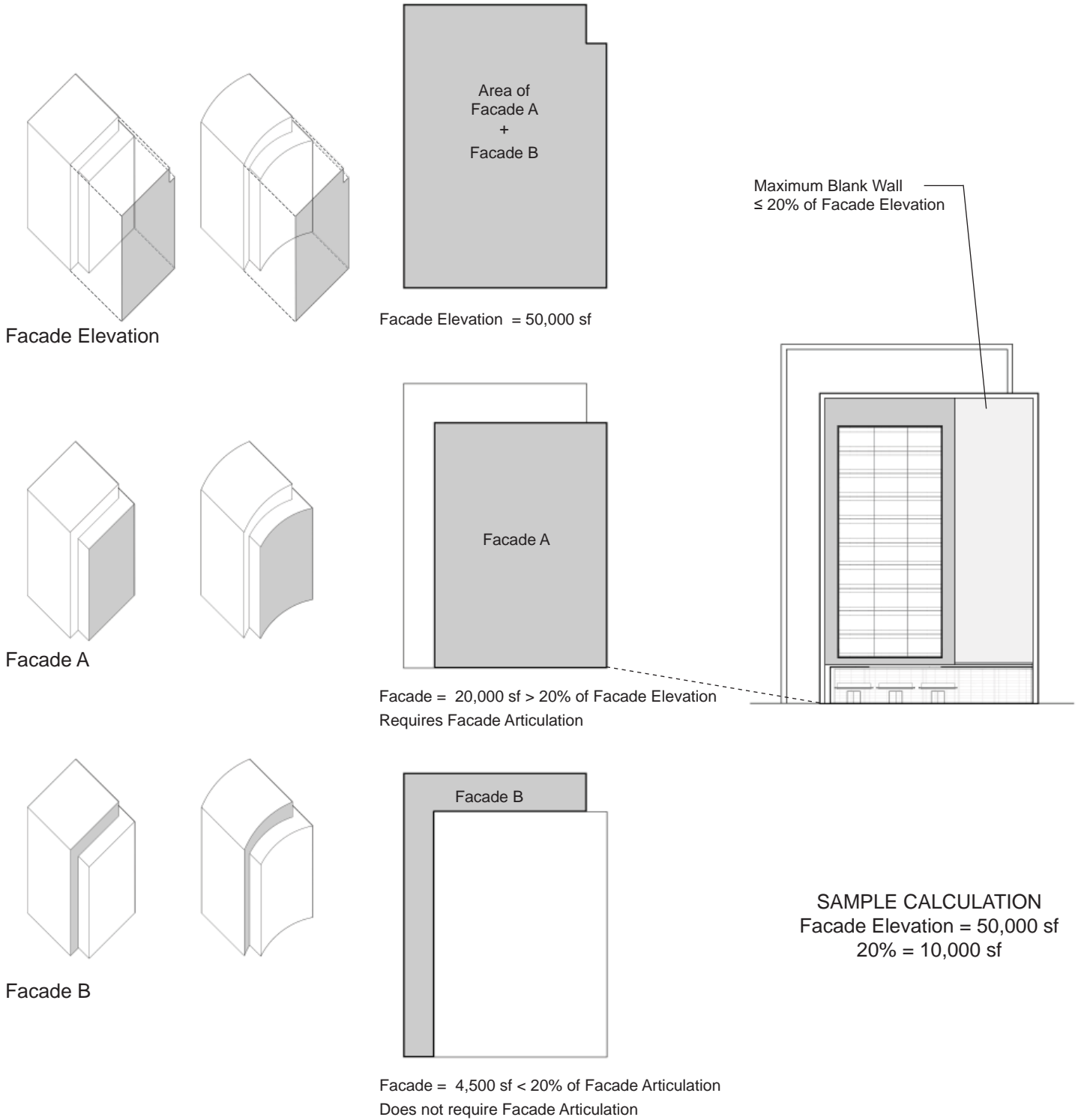


DIAGRAM: 5
BUILDING FRONTAGE

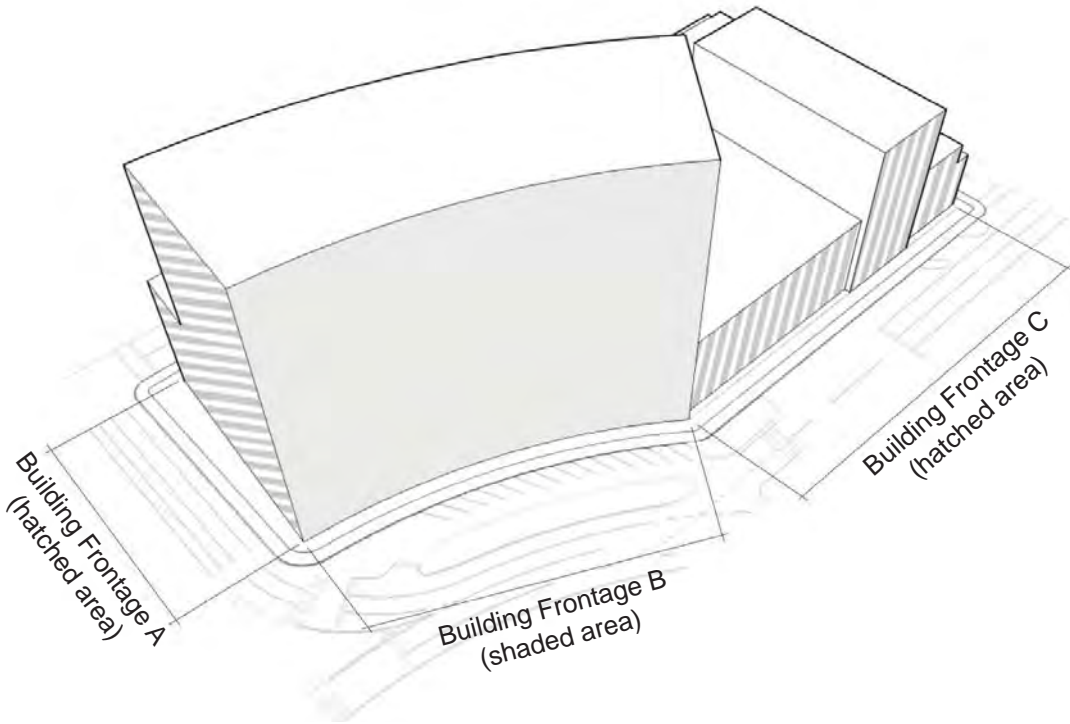
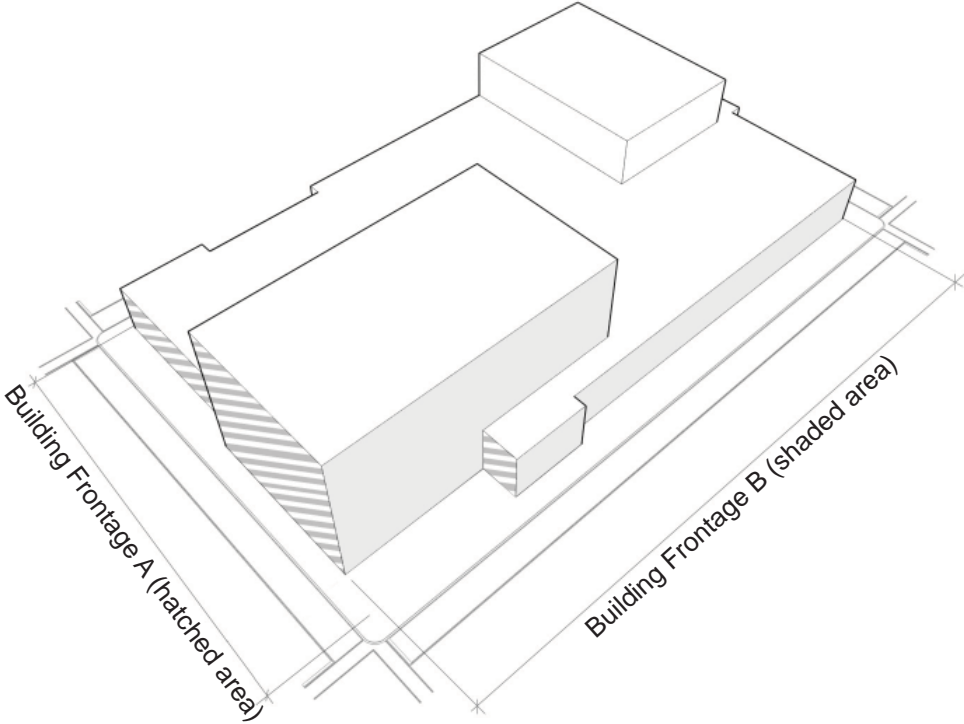


DIAGRAM: 6
FOOTPRINT

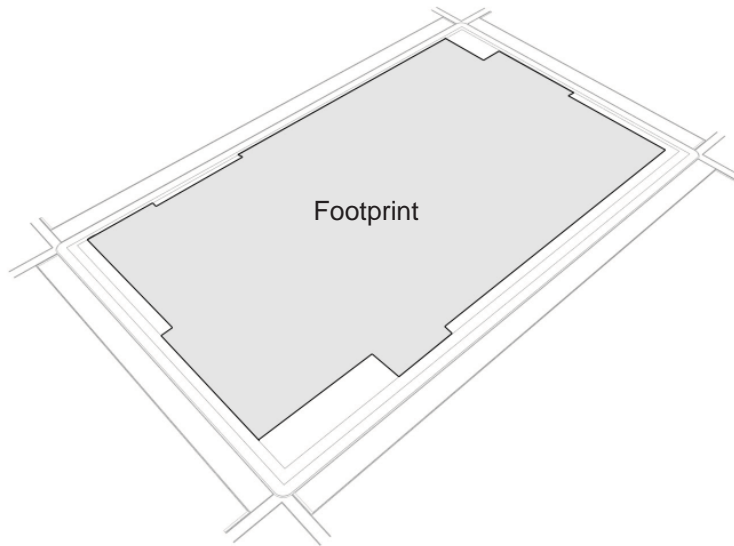
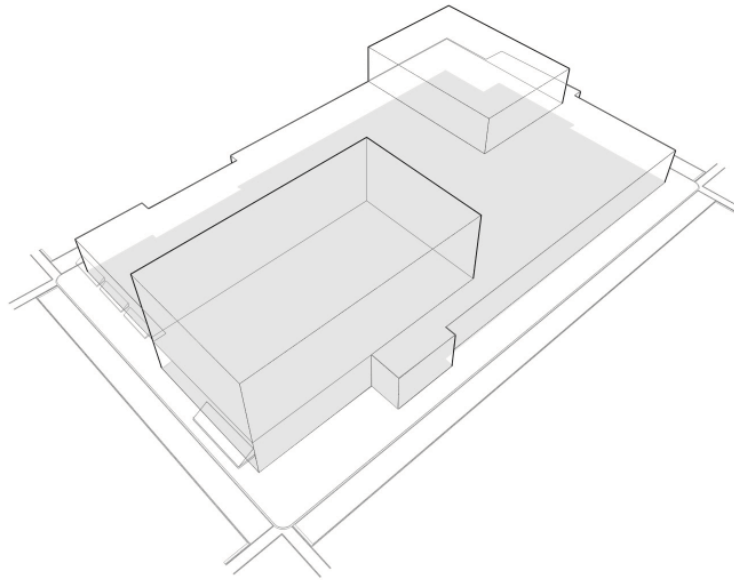


DIAGRAM: 7
GROUND FLOOR USES

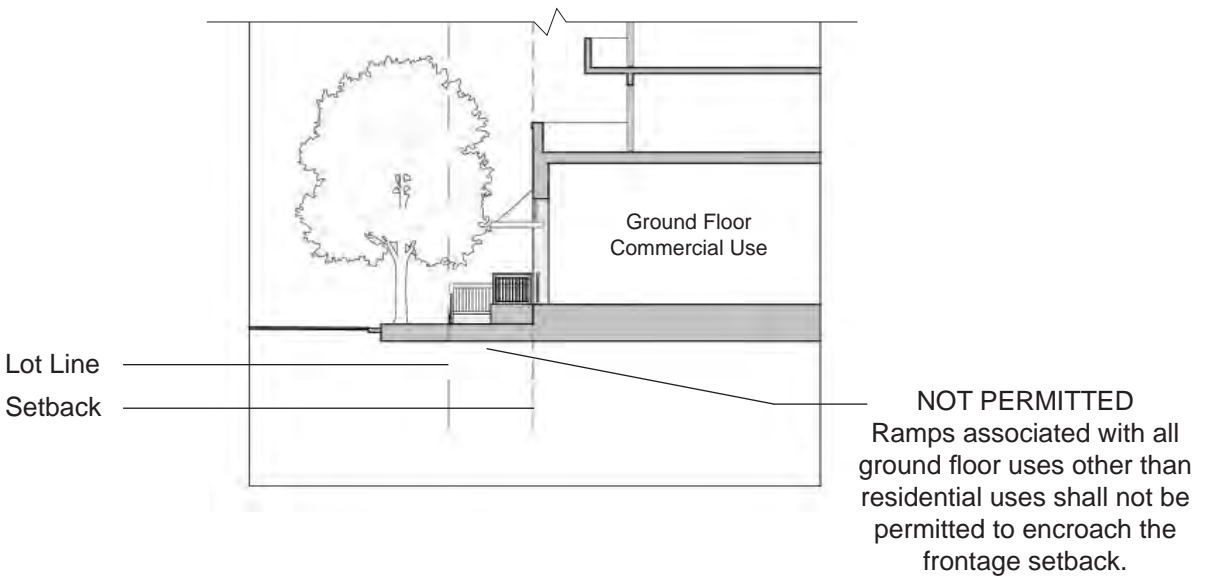
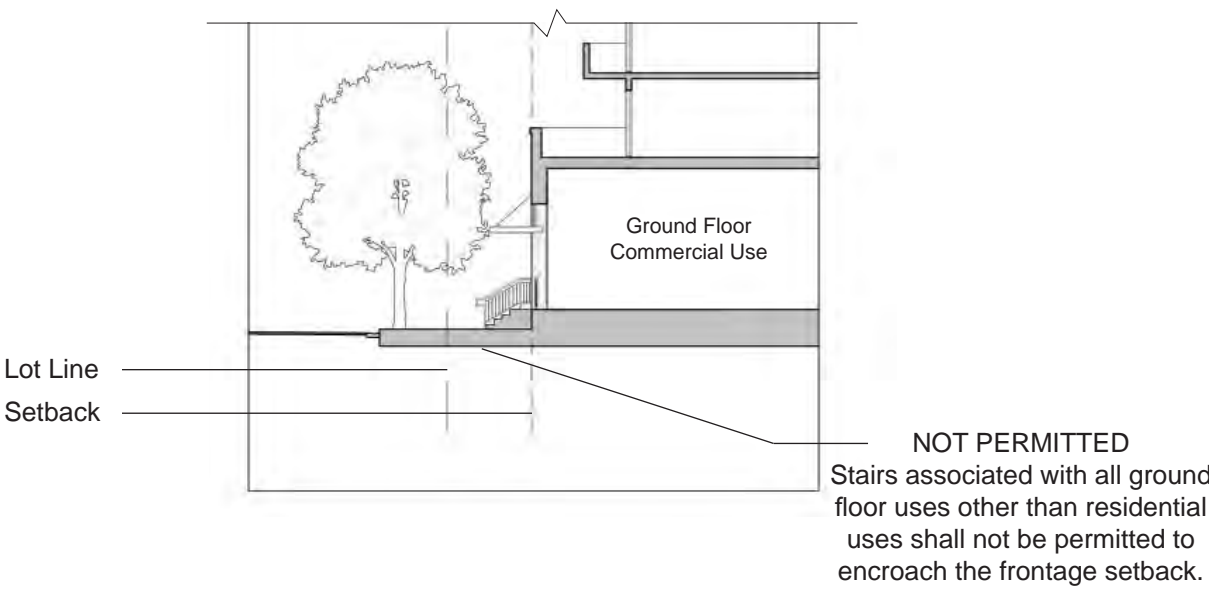
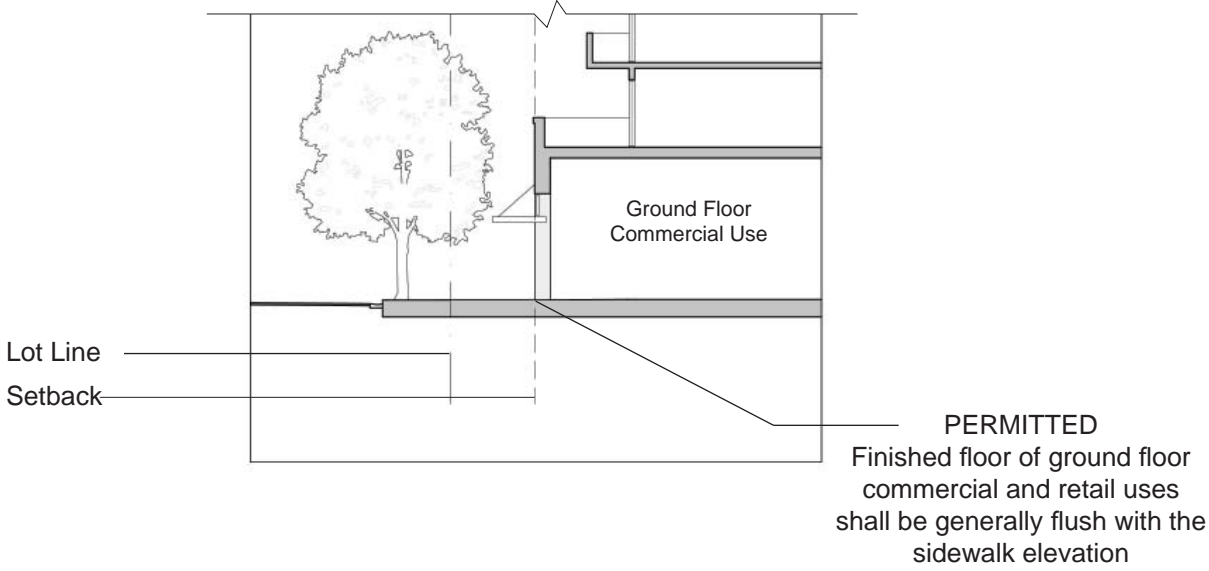
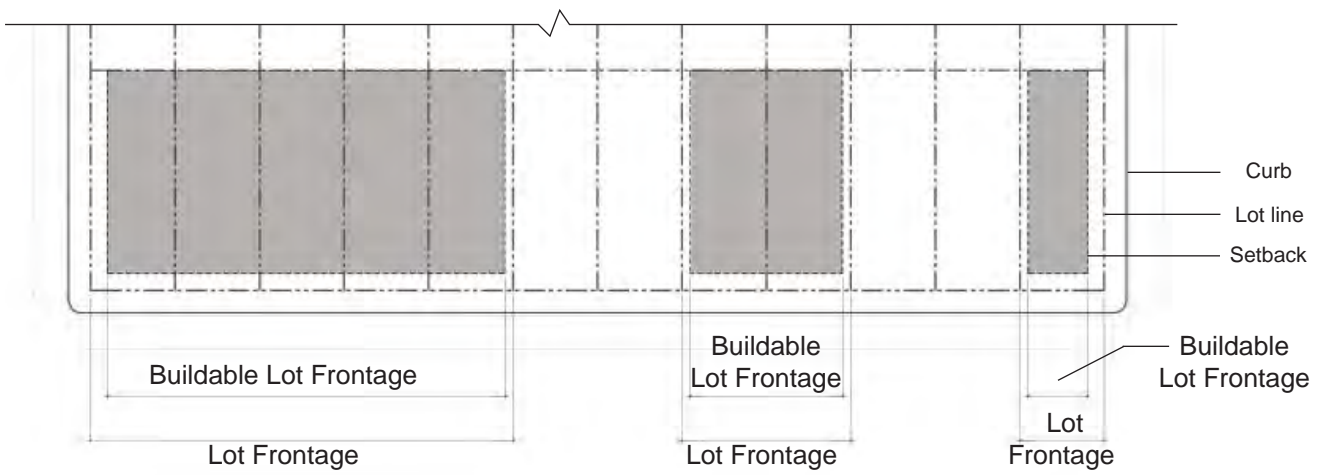
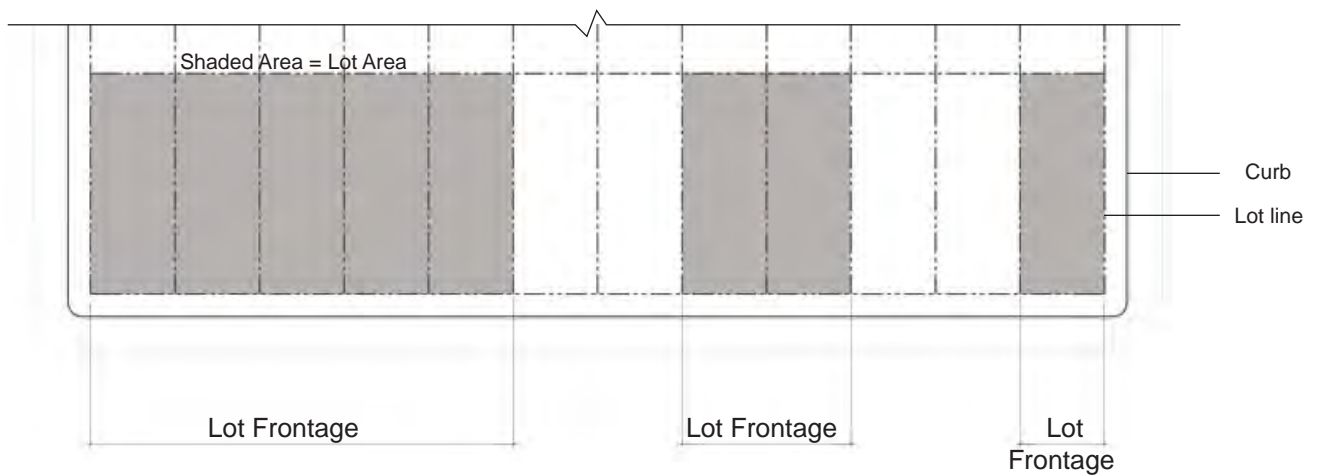
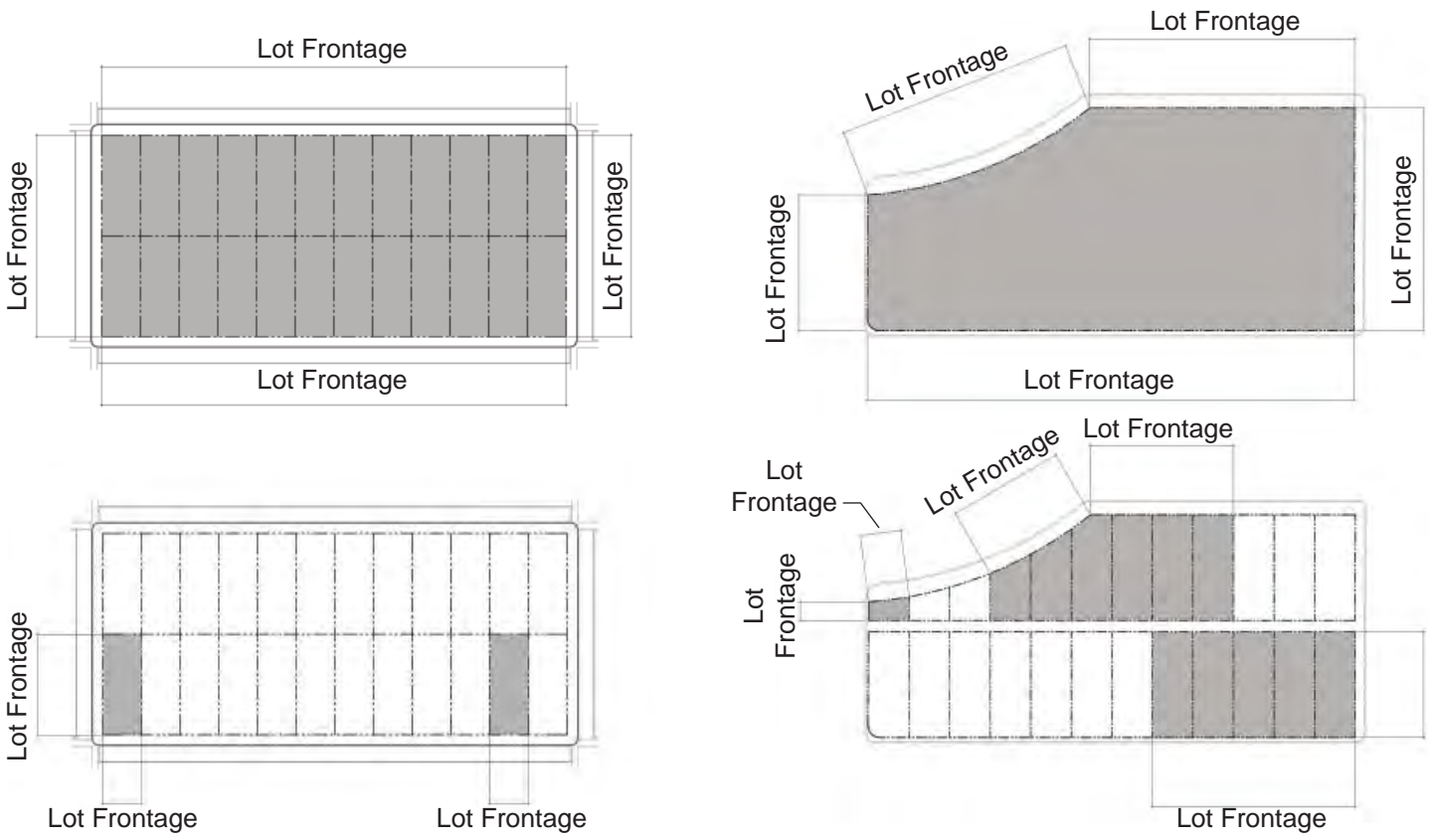
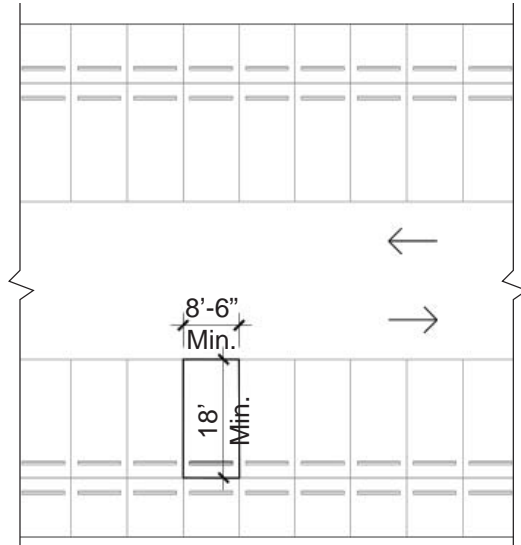
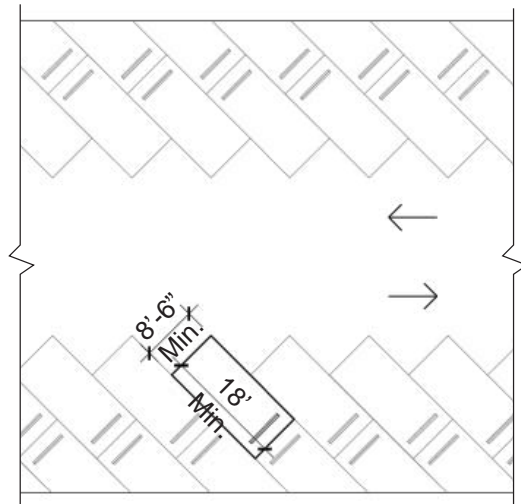


DIAGRAM: 8
 LOT FRONTAGE/
 LOT FRONTAGE, BUILDABLE

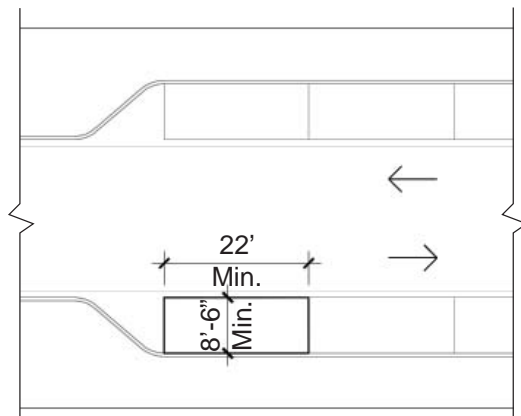




90 Degree Parking



Angled Parking



Parallel Parking

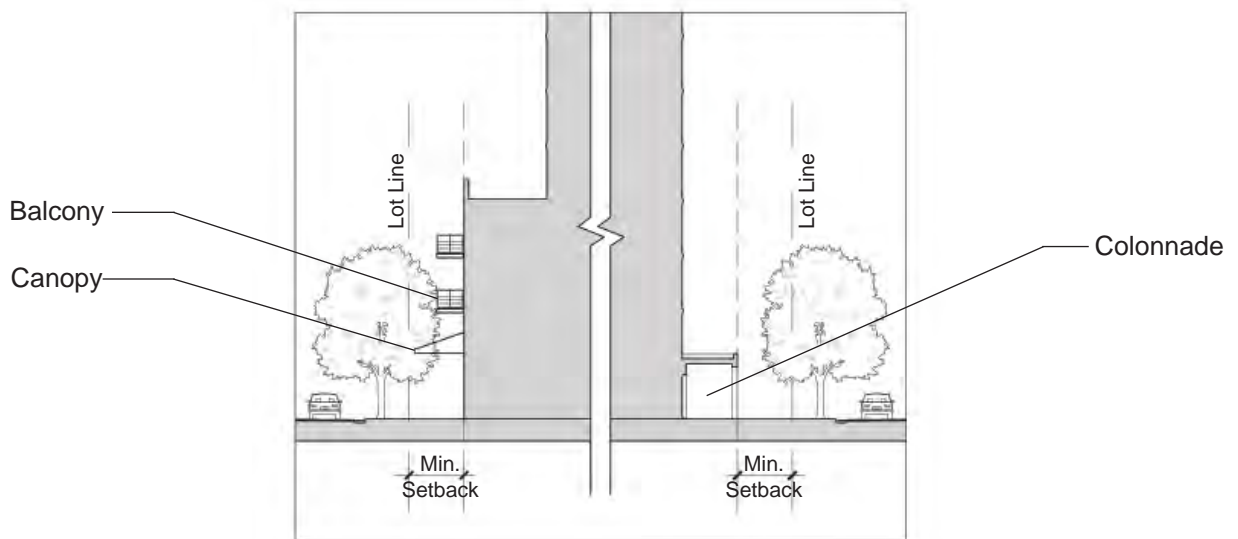
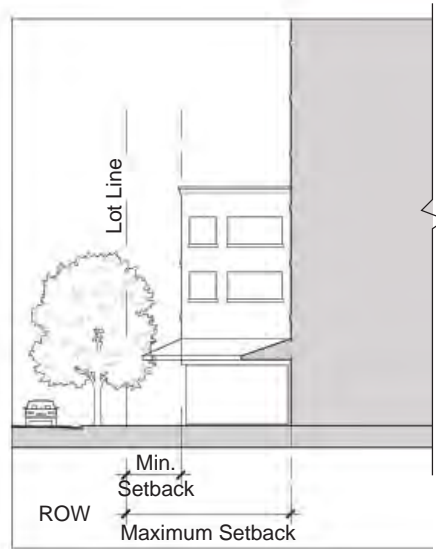
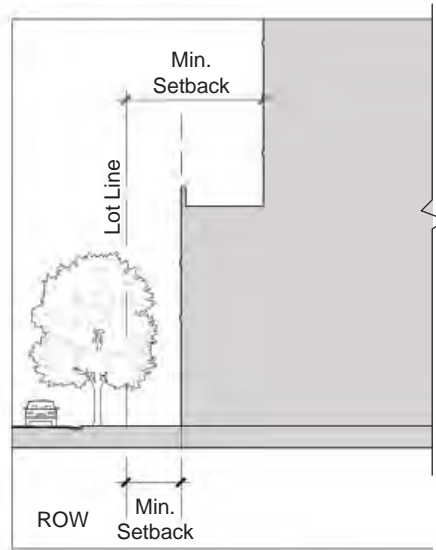
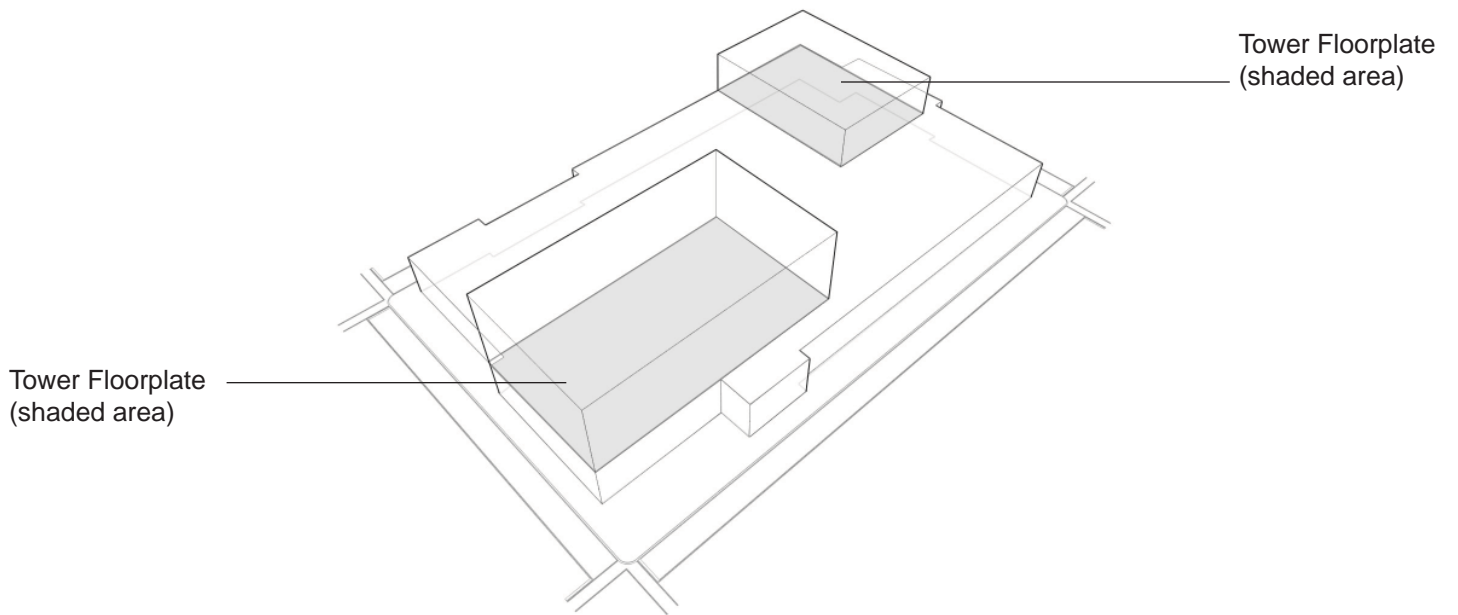


DIAGRAM: 11
TOWER FLOORPLATE



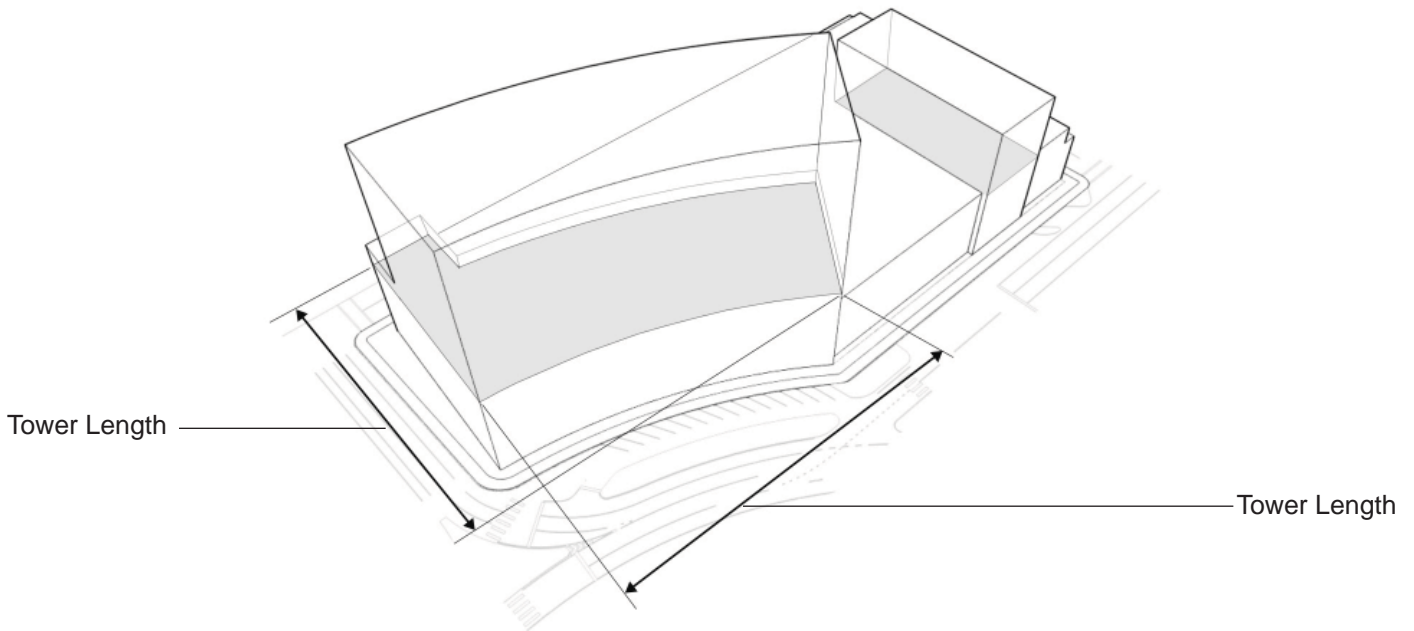
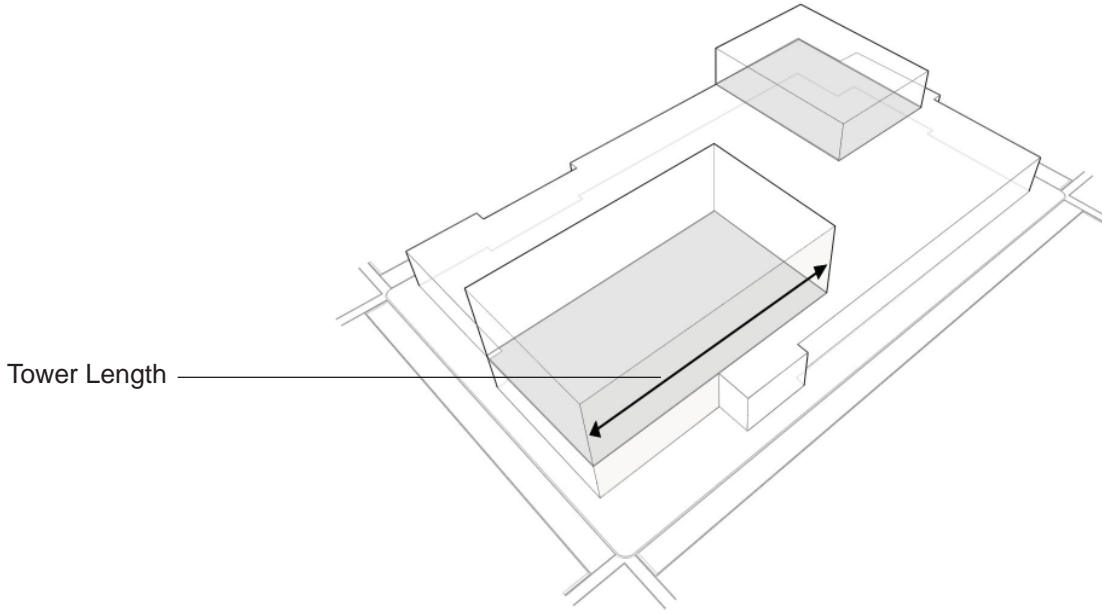
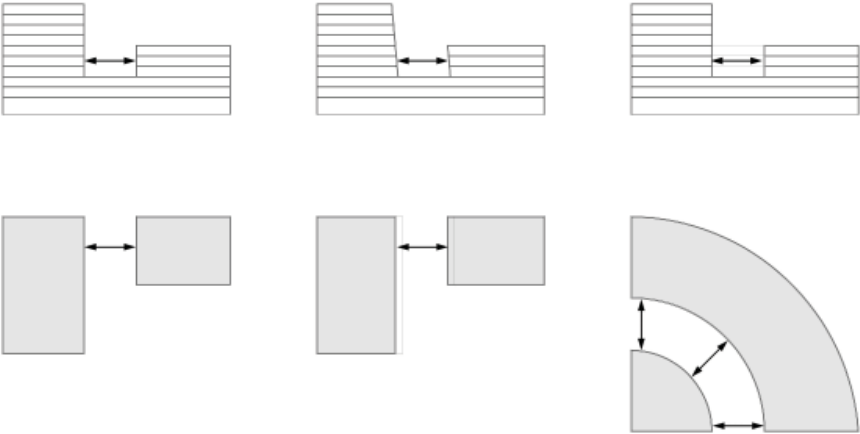
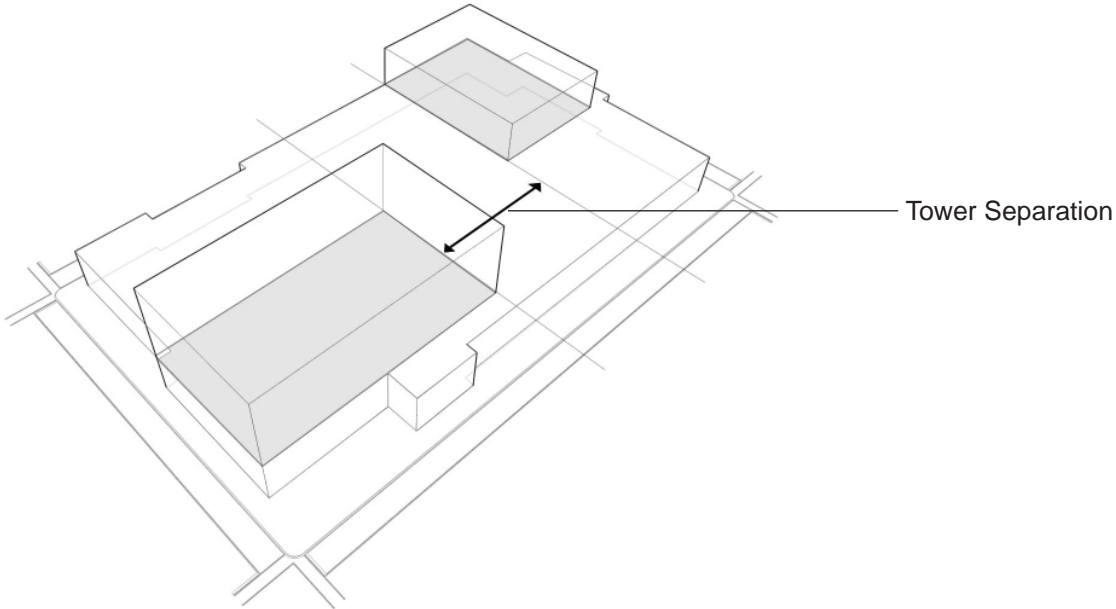
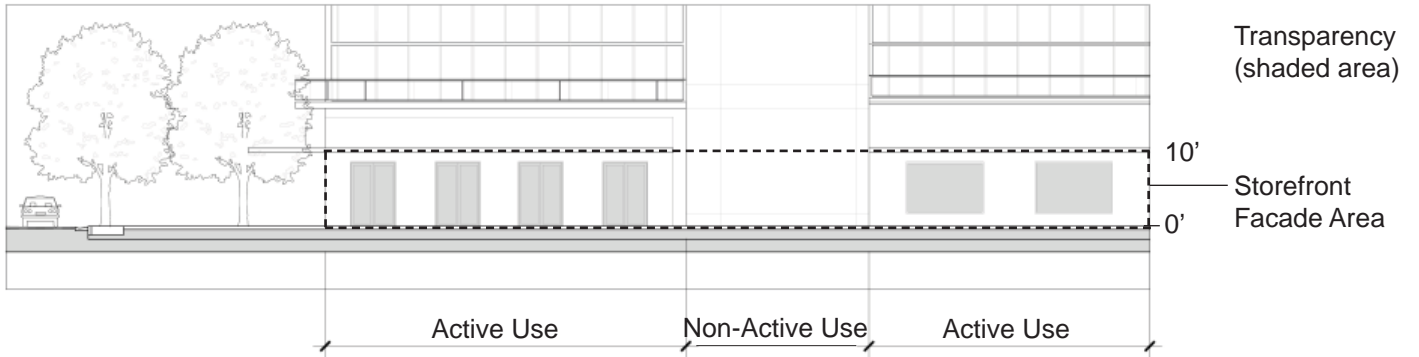


DIAGRAM: 13
TOWER SEPARATION



Tower Floorplate
Separation

DIAGRAM: 14
TRANSPARENCY /
STOREFRONT FACADE AREA



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

DIAGRAM: 15
YOUNG CIRCLE
TOWER OFFSET SETBACK

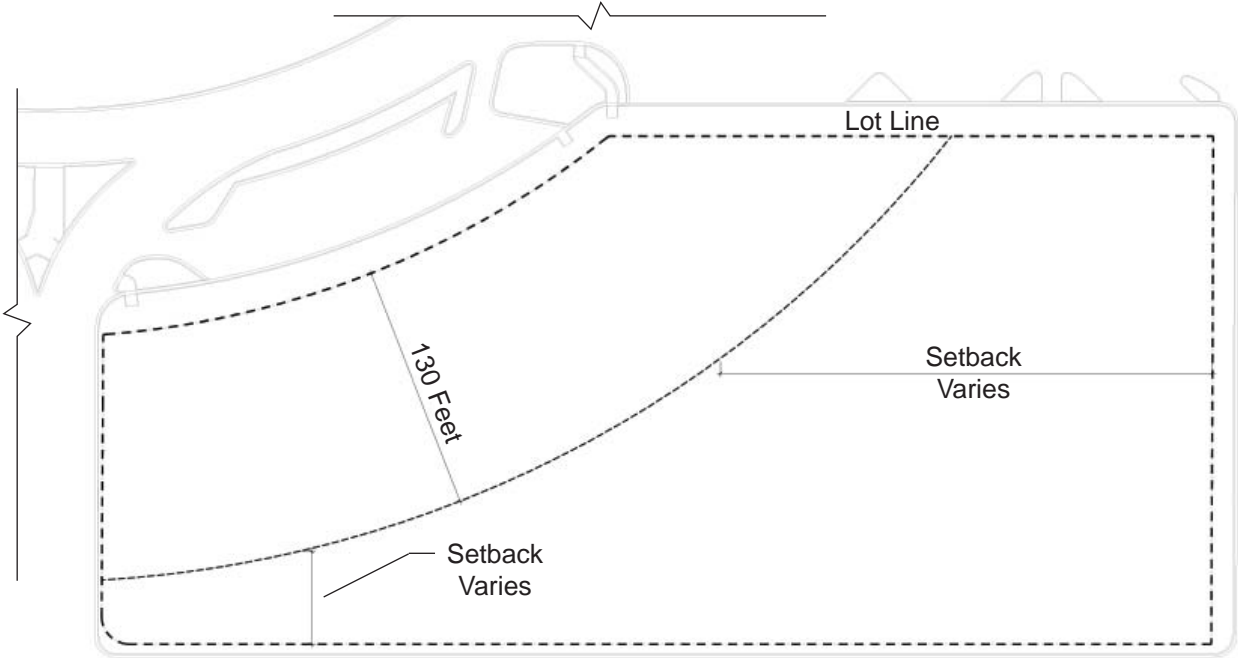
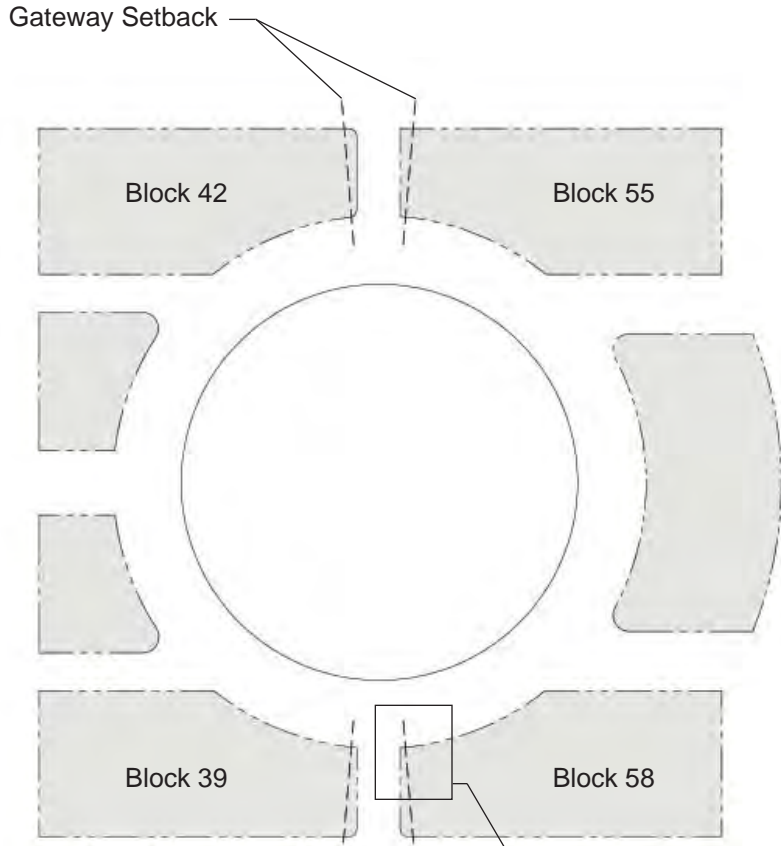


DIAGRAM: 16
YOUNG CIRCLE
GATEWAY SETBACK



Gateway Setback

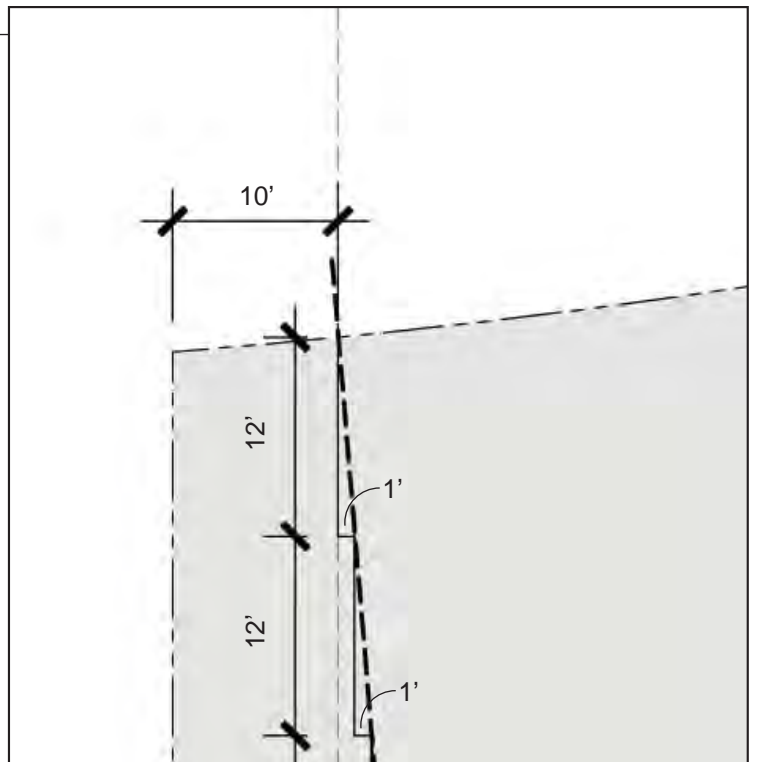
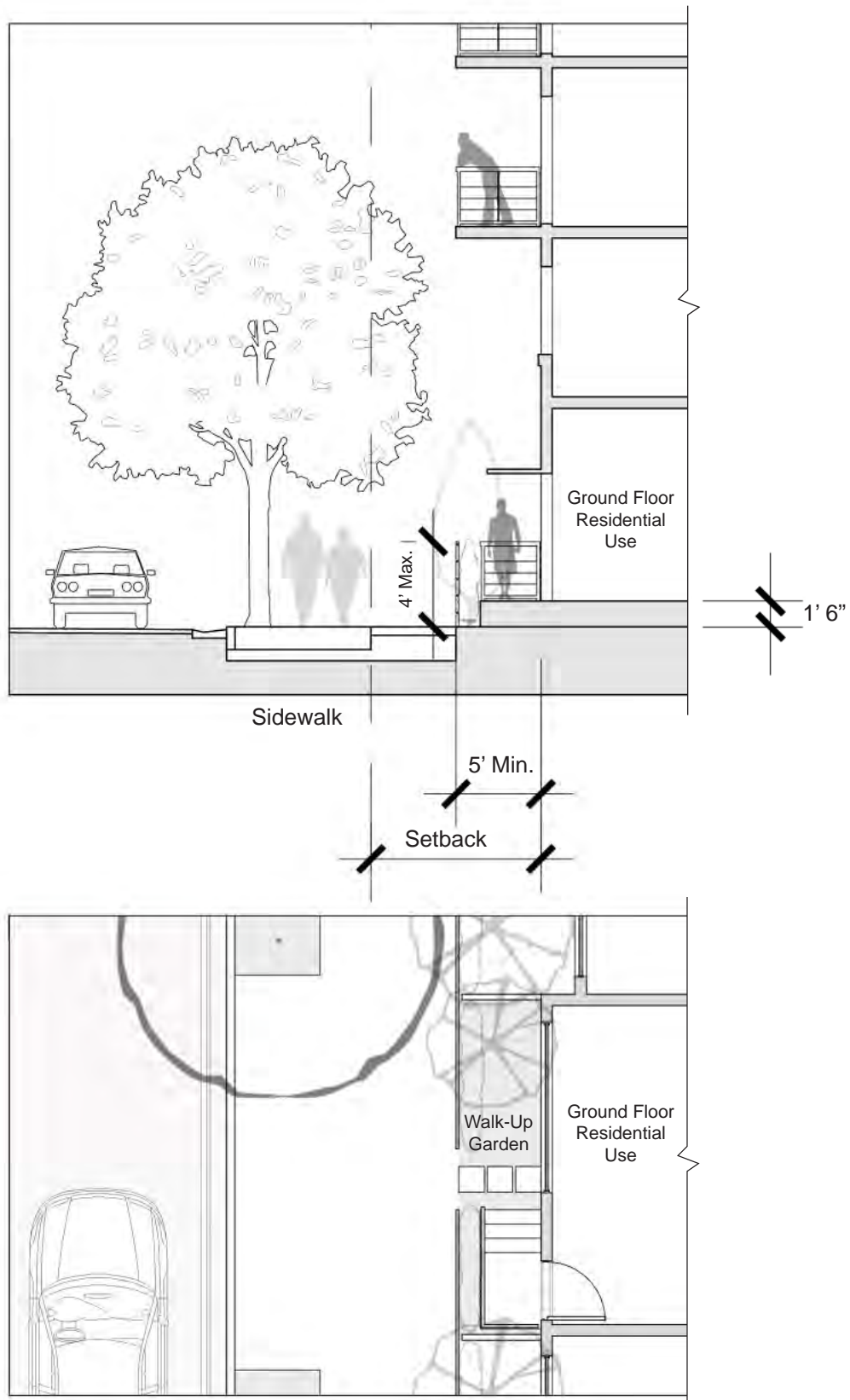


DIAGRAM: 17
WALK UP GARDEN

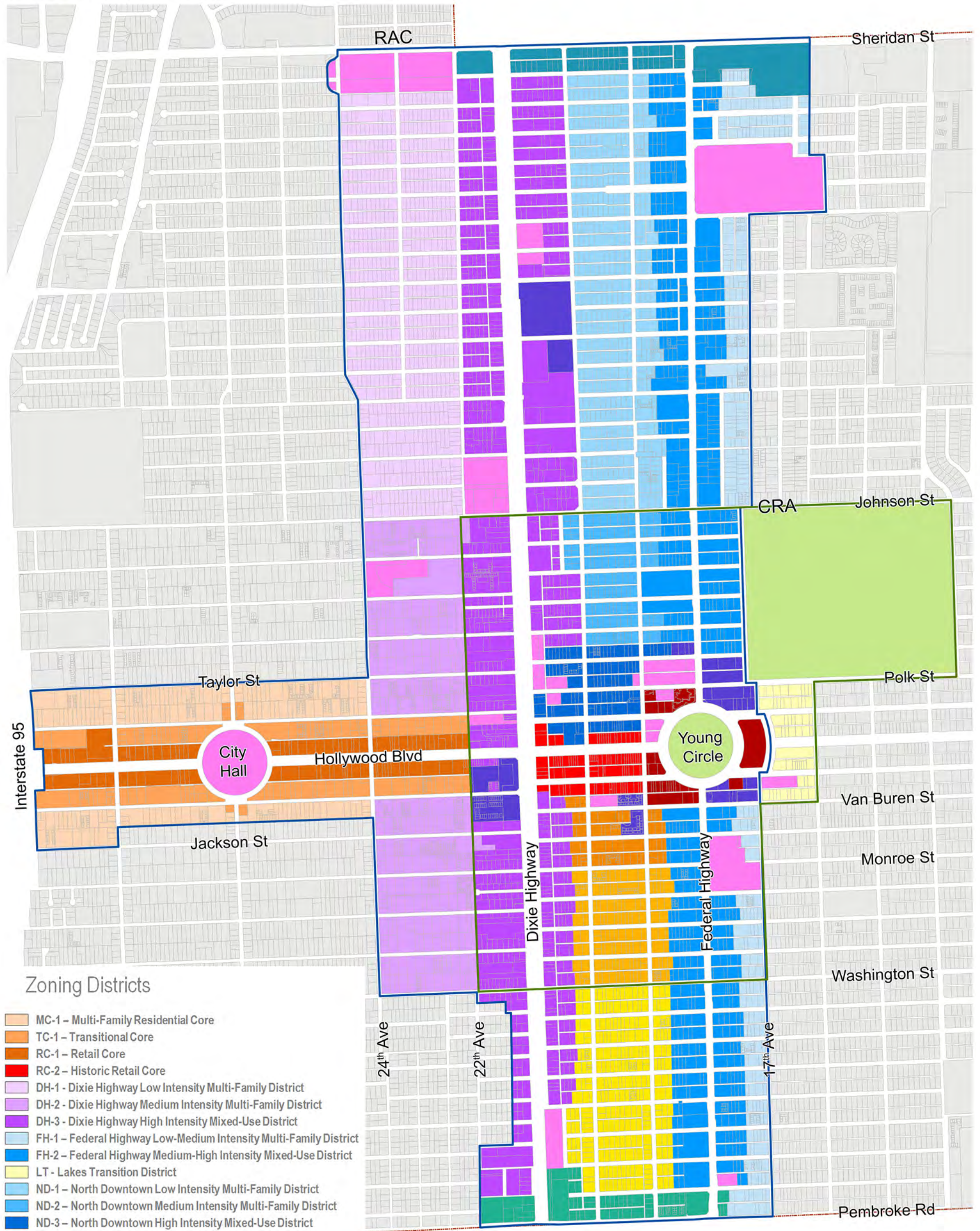


ATTACHMENT C
Proposed Zoning and Supplemental Maps

RAC Rezoning

Proposed Zoning

DRAFT



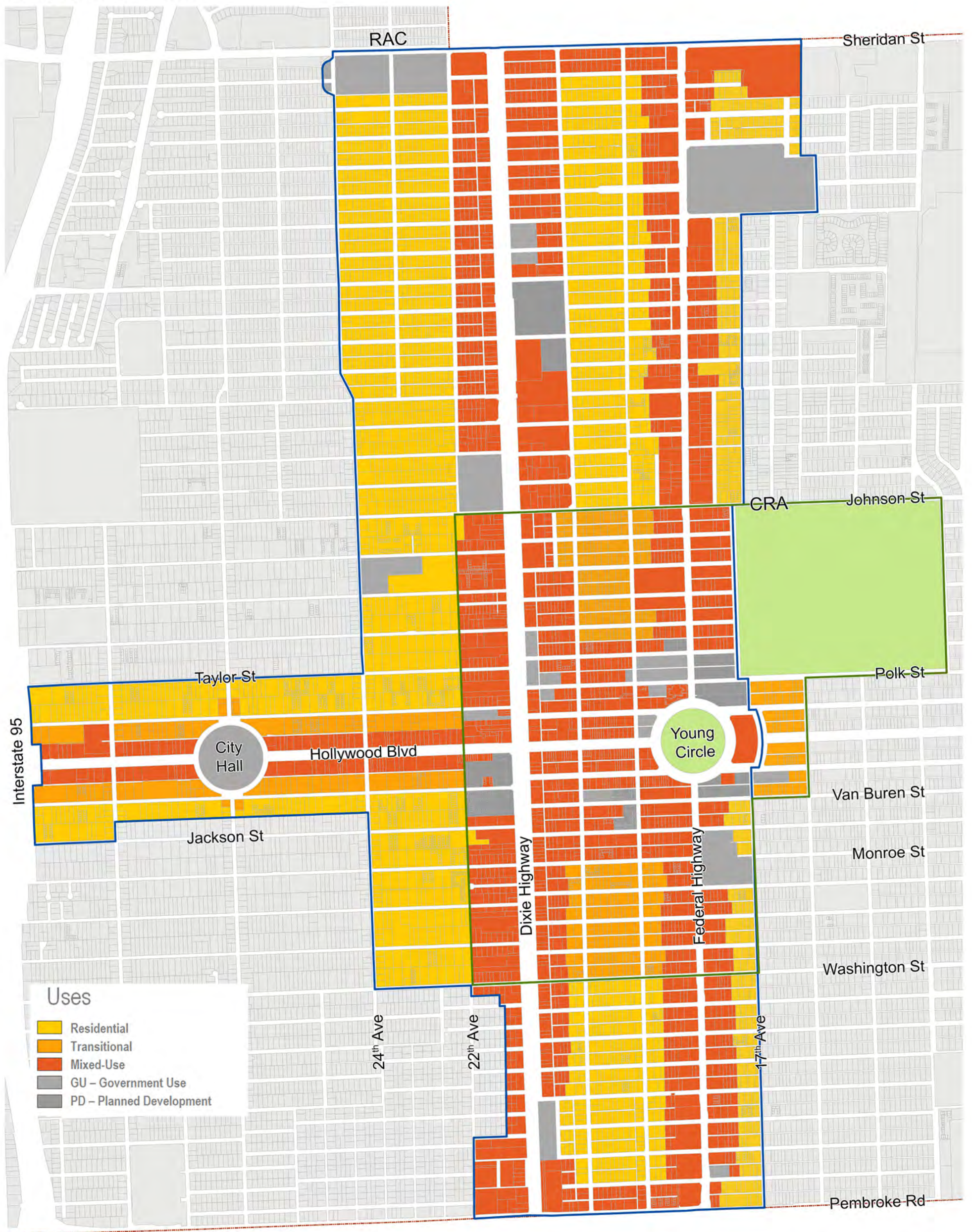
Zoning Districts

- MC-1 – Multi-Family Residential Core
- TC-1 – Transitional Core
- RC-1 – Retail Core
- RC-2 – Historic Retail Core
- 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
- FH-1 – Federal Highway Low-Medium Intensity Multi-Family District
- FH-2 – Federal Highway Medium-High Intensity Mixed-Use District
- LT - Lakes Transition District
- 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
- PS-1 – Parkside Low Intensity Multi-Family District
- PS-2 – Parkside Medium Intensity Multi-Family District
- PS-3 – Parkside High Intensity Mixed-Use District
- PR – Pembroke Road Mixed-Use District
- SS – Sheridan Street Mixed-Use District
- YC – Young Circle
- GU – Government Use
- PD – Planned Development



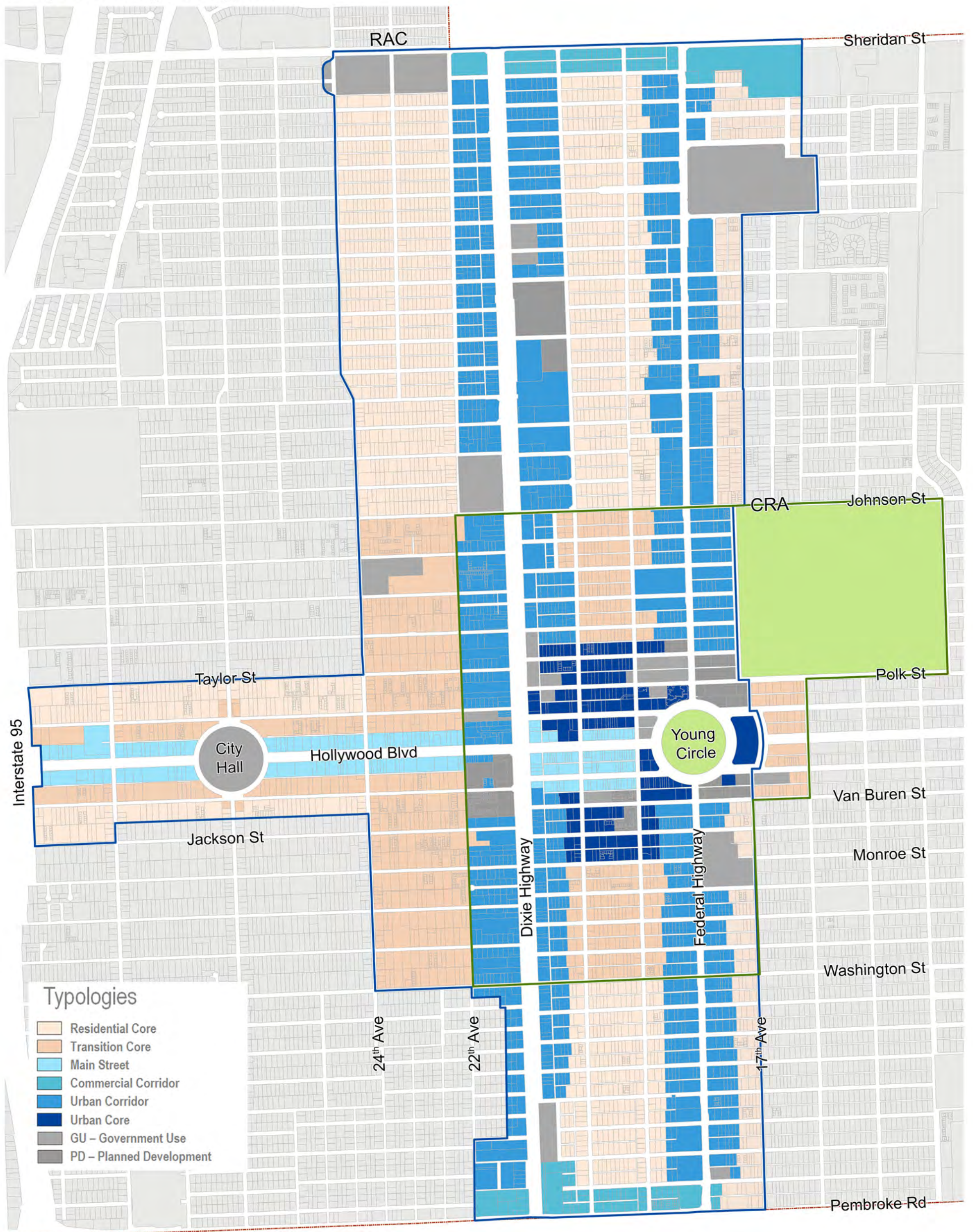
RAC Rezoning Proposed Uses

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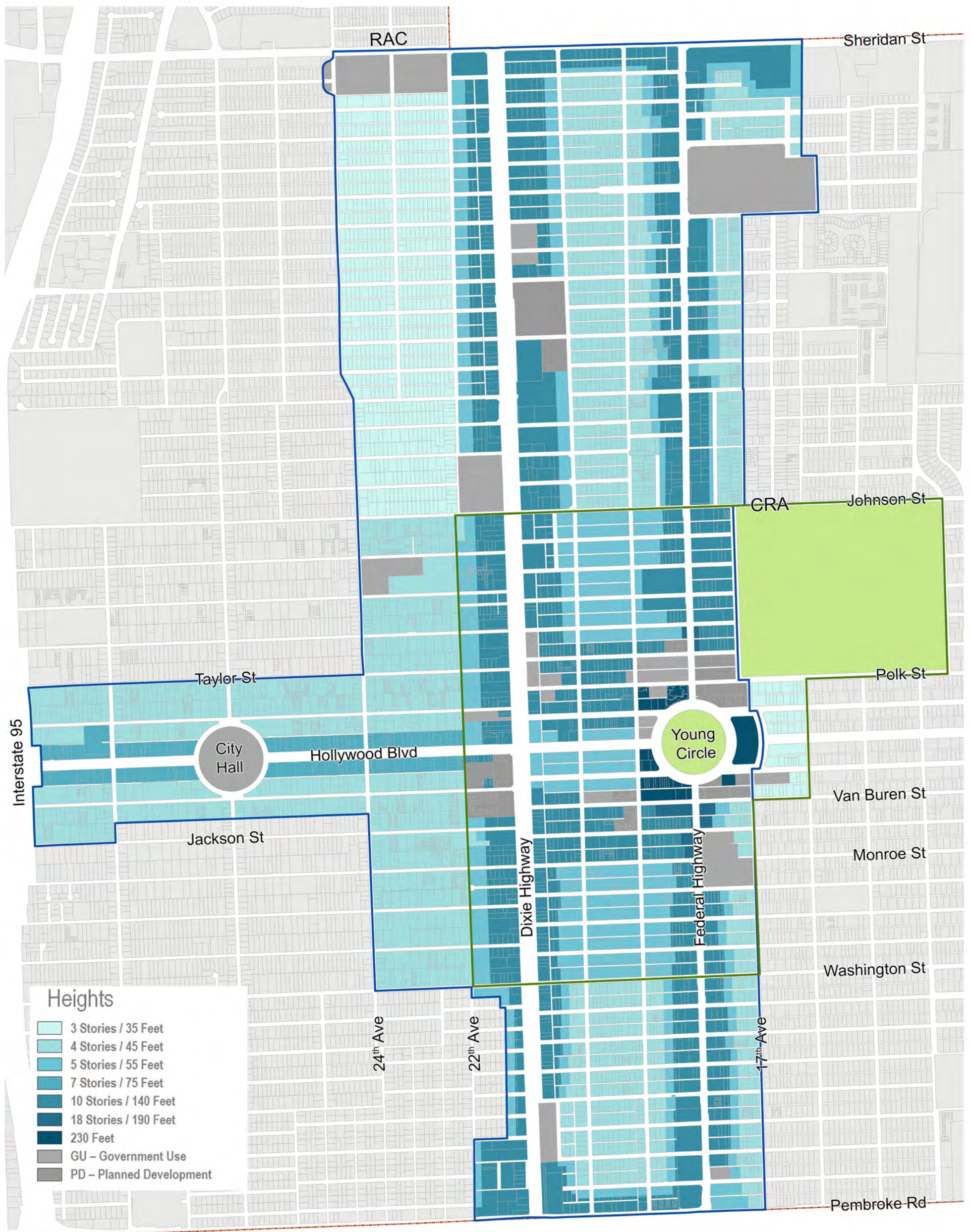
RAC Rezoning Proposed Typologies

DRAFT



RAC Rezoning Proposed Heights

DRAFT



ATTACHMENT D
Proposed Regulations