

Attachment E

Proposed Regulations

PROPOSED TOC REZONING

ARTICLE 2: DEFINITIONS

§ 2.2. Terms Defined.

BICYCLE SHARING. The practice of sharing a bicycle for on demand regular commuting. In a kiosk system, bikes are secured to and rented from secure docking stations. These stations may range in sophistication from simple bike racks with key lockboxes to digital automatic locking kiosks with integrated rental systems.

MIXED-USE, VERTICAL OR HORIZONTAL. A type of pedestrian oriented development incorporating a combination of multiple and district uses and functions, such as residential, commercial, office, hospitality, cultural, institutional, industrial and associated amenities, within one building or site.

VERTICAL MIXED-USE refers to a type of urban development where compatible uses and functions are layered and physically and functionally integrated within a single building. **HORIZONTAL MIXED-USE** refers to a type of walkable and connected development combining single or multiple use buildings, public amenities, and utilities functionally within a site.

ARTICLE 4: SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS

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

§ 4.6.C. State Road 7 Transit Oriented Corridor Districts.

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

- a. Establish an identity for the State Road 7 Transit Oriented Corridor Districts;
- b. Facilitate mixed-use development, including a wide-range of housing types, office, retail, and service oriented uses;
- c. Incorporate design features promoting the safe and convenient movement of pedestrians, including wide interconnected sidewalks, bicycle lanes, connectivity to transit stops and stations;
- d. Provide adequate transitions from mixed-use development to residential neighborhoods.

The purpose of the TOC Zoning Districts is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion; while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth. The Districts facilitate the transition from one District to another and to the

adjacent neighborhoods; providing adequate and compatible transitions in scale, character, and uses to adjacent residential neighborhoods. The State Road 7 Transit Oriented Corridor area consists of the following zoning districts:

Transit Oriented Corridor Districts

Multiple Family Districts

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

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

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

North District

N-MU – North Mixed-Use District

Central Districts

C-SS – Central Sheridan Street District

C-LP – Central Linear Park District

C-JS – Central Johnson Street District

C-MU – Central Mixed-Use District

South District

S-MU – South Mixed-Use District

2. Administrative Regulations Applicable to All Districts.

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

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

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

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

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

b. Phased Development.

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

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

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

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

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

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

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

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

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

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

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

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

3. General Development Regulations Applicable to All Districts.

a. General building requirements.

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

(a) No variances to Density shall be granted.

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

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

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

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

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

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

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

Minimum Dwelling Unit Size Table.

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

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

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

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

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

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

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

(9) Encroachments.

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

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

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

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

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

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

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

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

b. Rooftop amenities shall not include commercial uses in the C-SS and C-LP Districts.

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

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

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

(10) Active use liners

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

(i) Minimum Active Use Liner Depth Table.

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

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

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

(11) Articulation requirements.

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

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

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

- (4) Architectural treatment shall be provided for all non-active use facade elevations and shall be harmonious and integrated with the design of adjacent active use facades. Architectural treatment shall be provided through a combination of two (2) or more treatments including, but not limited to: the use of similar materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation, and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of pervious surfaces and planters; and the provision of consistent signage, graphics, and architectural lighting. The following treatments are permitted, but shall not fulfill the requirement for architectural treatment: the application of paint and faux treatments; scoring, construction joints or material projections less than four (4) inches in height, width, or depth.
- (12) Overhead doors, service bays, and similar elements shall not front rights-of-way or residential zoning districts. Such elements shall be internal to the site and screened from public view.
- b. General public realm regulations.
- (1) Minimum setback areas adjacent to rights-of-way, excluding alleys, shall:
- (a) Be improved consistent with the public sidewalk and therefore shall comply with sidewalk standards and shall match or be harmonious with the design of the public sidewalk as determined by the City Manager or designee; or shall be pursuant to the General Landscape Regulations.
- (b) Not include any parking uses and shall be left free of any structure higher than 42 inches, excluding street signage, lighting and other public improvements and provided that it does not occupy more than 30 percent of the setback.
- (c) Not include the encroachment of any ramps and/or stairs associated with any ground floor uses, other than residential. (See Appendix 1: Diagram 7)
- (2) Maximum setback areas shall be applicable to all building components, excluding open space, driveways, and porte cocheres. Variations in the building frontage where portions of facades do not meet the building maximum setback are permitted, as long as the intent of the regulation is met and the majority of the façade meets the requirement.
- (3) Conflicts between vehicles and pedestrians shall be minimized or eliminated. Clear and safe pedestrian connections shall be provided.
- (4) If fencing is used, it shall be decorative. Chain link fences shall be prohibited in commercial districts, adjacent to rights-of-way.
- (5) The incorporation of transit stops or stations on-site or integrated into the building is encouraged.
- (6) Public amenities shall be contextual and consistent with the overall design of the site and buildings; functional, high-quality, and durable; easily accessible and visible; and energy-efficient.
- c. General parking regulations.
- (1) Parking requirements.
- (a) Parking, the calculation of required off-street parking, and any other applicable regulation not set forth herein, shall be pursuant to Article 7 of the Zoning and Land Development Regulations.
- (b) Developments may not exceed the required amount of parking by more than 20 percent, except:
- (i) Through the use of structured parking (garage); or

- 1 (ii) Through the use of tandem parking (vertical or horizontal), mechanical parking lifts,
2 or similar mechanical systems, which do not increase the overall building massing,
3 pursuant to Article 7.
- 4 (c) Guest parking shall be provided pursuant to the parking requirements table in each
5 district or subdistrict as set forth herein. Designated guest parking shall not be assigned or
6 otherwise designated for any other purpose, but may be included in the shared parking
7 calculations.
- 8 (d) Multiple family buildings shall provide secure bicycle racks and/or storage shall, at a ratio
9 of one (1) bike rack space per every 20 required parking spaces. The bicycle racks shall be
10 located on-site and shall not encroach into the right-of-way.
- 11 (2) Parking stall dimensions.
- 12 (a) Parallel parking minimum: Eight and one-half (8-1/2) feet in width by 22 feet in length.
13 (See Appendix 1: Diagram 9)
- 14 (b) Ninety (90) degree and angled parking minimum: Eight and one-half (8-1/2) feet in width
15 by 18 feet in length. (See Appendix 1: Diagram 9)
- 16 (c) In those cases where the side of any stall is adjacent to a wall, fence, building, or other
17 physical obstruction, the stall widths shall be increased by one (1) foot. Where there is an
18 obstruction on both sides of the stall, the stall widths shall be increased by two (2) feet.
- 19 (d) Driveways may be a minimum 11 feet for one-way traffic and a minimum of 22 feet for
20 two-way traffic.
- 21 (e) Driveway entrances not adjacent to parking stalls may be a minimum of 20 feet.
- 22 (f) All other parking stall dimension standards shall be pursuant to Article 7 of the Zoning
23 and Land Development Regulations.
- 24 (3) Detached and attached parking garages for single-family minimum size (clear dimension):
- 25 (a) One Car Space Garage: 10.5 feet in width by 19 feet in length.
- 26 (b) Two Car Space Garage: 21.0 feet in width by 19 feet in length.
- 27 (4) Parking garages and single parking decks under buildings shall be pursuant to the district or
28 subdistrict Building Requirements Table and to the following requirements:
- 29 (a) All levels of parking garages shall be lined with active uses as required by the Building
30 Requirements Table in each district or screened with architectural treatment. At ground
31 level, parking garages shall be screened with both architectural treatment and landscape
32 buffer.
- 33 (b) A minimum of 50 percent of all roof deck parking areas (including the top deck of the
34 base) shall be visually screened or architecturally treated in such a way that parked vehicles
35 cannot be viewed from adjacent buildings. Screening elements may include roofs, trellises,
36 canopies, screens, or other similar structures.
- 37 (5) At-grade parking lots and vehicular use areas shall be pursuant to the General Landscape
38 Regulations and the following requirements:
- 39 (a) At-grade parking lots shall not be permitted within frontage setbacks unless otherwise
40 permitted within these regulations and shall be located behind the main structure to the
41 maximum degree possible.
- 42 (b) Parking in front of buildings shall not be permitted along State Road 7 and Hollywood
43 Boulevard. Pick-up and drop-off areas, such as porte cocheres are permitted.
- 44 (c) At-Grade Parking Lots and Vehicular Use Areas Setback Requirements Table.
- 45

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS	
Minimum	
Front	10 feet
Interior	5 feet
Rear	5 feet
Alley	5 feet

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

(a) Where applicable, as determined by the City Manager or designee, developments may provide a public Bus Shelter. The Bus Shelter shall be designed and located in conformance with all applicable requirements as determined by the City Manager or designee and Broward County; shall provide protection from the sun, wind, and rain; provide seating and a waste receptacle; and be solar powered. In exchange, these developments may reduce the respective parking requirement for that use by ten (10) percent.

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

(c) Developments may provide a public or private Bicycle Sharing Kiosk. The Bicycle Sharing Kiosk shall be located on-site and not encroach into the right-of-way. In exchange, these developments may reduce the respective parking requirement for that use by five (5) percent.

(d) Developments may provide dedicated Car/Ride Sharing spaces at a ratio of one (1) Car/Ride sharing space per every 25 required parking spaces. The Car/Ride Sharing spaces shall be located on-site and clearly labeled. In exchange, these developments may reduce the respective parking requirement for that use by five (5) percent.

(e) Developments may provide a public plaza or open space, including but not limited to, shaded areas, fixed or movable seating, landscape, pedestrian scaled lighting, waste receptacles, and public art. Such amenities shall be designed and located in a manner deemed appropriate by the City Manager or designee. In exchange, these developments may reduce the respective parking requirement for that use by five (5) percent.

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

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

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

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

(iii) Shared Parking Requirements Table.

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

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

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

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

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

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

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

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

(3) General Landscape Requirements Table.

GENERAL LANDSCAPE REQUIREMENTS	
	Requirements
Perimeter Landscape	<ol style="list-style-type: none"> One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed. Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area. When abutting or across an alley from a residential zoning district a perimeter landscape buffer shall be included within the required setback area with one (1) tree for every 20 linear feet of required buffer area.
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area	<ol style="list-style-type: none"> Terminal islands shall be installed at each end of all rows of parking spaces and landscape islands shall be provided no further apart than every 10 parking spaces. Each island shall contain a minimum of one 190 square feet of pervious area or shall measure the same length and width as the adjacent parking stall. Each island shall contain at least one (1) tree. A five (5) foot landscape buffer including a landscape element of at least 42 inches in height shall be provided along the perimeter. The landscape buffer may be included within required setback areas. Lots with a width of 50 feet or less: 15 percent of the total square footage of the paved vehicular use area shall be landscaped. Lots with a width of more than 50 feet: 25 percent of the total square footage of the paved vehicular use area shall be landscaped. <p>Note: Percentage calculation excludes required perimeter landscaped setback area.</p>
Open Space	<ol style="list-style-type: none"> All pervious areas shall be landscaped with grass, ground cover and/or shrubbery; or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking. 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. SR7 RM Districts: A minimum of 25 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof

	<p>decks, etc.</p> <p>11 C-SS, C-LP, C-JS Districts: A minimum of 15 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</p> <p>12 C-MU, N-MU, S-MU Districts: A minimum of 5 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</p>
View Triangle	15 For corner lots, a sight distance triangle shall be provided. See the City of Hollywood Landscape Manual for illustration diagram.
Irrigation	16 Provide 100 percent irrigation coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the Regulations of the South Florida Water Management District or apply xeriscape principles. (See the City of Hollywood Landscape Manual)

4. District use and development regulations. The purpose of the district specific regulations is to reinforce the existing and potential character of each district and subdistrict.
 - a. State Road 7 Multiple Family Residential Districts
 - (1) State Road 7 Multiple Family Residential Districts Purpose and Character.
 - (a) Encourage high-quality housing within walking distance to transit, entertainment, personal services, retail, and office.
 - (b) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types, including high- and mid-rise multi-family, live-work units, walk-up units, lofts, and attached housing.
 - (c) Enhance and protect the exiting neighborhood character and promote a strong sense of community.
 - (d) Encourage renovation and reuse of existing building stock.
 - (2) State Road 7 Multiple Family Residential Districts Use and Development Regulations.
 - (a) SR7 RM - State Road 7 Multiple Family Residential Districts
 - (i) SR7 RM - State Road 7 Multiple Family Residential Districts Use Table.

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

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

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

b. North District.

(1) North District Purpose and Character.

- (a) Encourage higher intensity, mixed-use, transit oriented or transit ready development, which accommodate a diverse mix of commercial uses including large format or destination retail and entertainment uses, which complement the Seminole Resort and Casino.
- (b) Orient the higher intensity and ground floor commercial uses towards State Road 7 to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses which promote pedestrian activity.

- (2) North District Use and Development Regulations.
(a) N-MU - North Mixed-Use District
(i) N-MU – North Mixed-Use District Use Table.

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

Museum, Art Gallery, and Similar Cultural Uses Office Parking Lots and Garages (commercial) , except fronting State Road 7 Personal Service Place of Worship, Meeting Hall, and Fraternal Lodges Restaurant Retail (Indoor) School, Business, Commercial, or Vocational; Recreational or Cultural; and University ¹ Single Family Residential, except on the ground floor adjacent to Griffin Road, Stirling Road, and State Road 7; and except north of Griffin Road. Wholesale and Warehousing ³			
<p>¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.</p> <p>² Automotive Rental, shall be designed in a pedestrian oriented manner; vehicular inventory shall be stored in an enclosed building, or at the rear or side of the site and fully screened from public rights-of-way.</p> <p>³ Wholesale and Warehousing shall be limited to the use of existing buildings and shall occur fully within an enclosed structure.</p> <p>⁴ Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.</p> <p>⁵ Dry Dock Facilities shall be located on sites that abut a navigable waterway or have direct access to the Intracoastal Waterway; shall not exceed 30 feet in height nor contain more than 50 boat slips; shall be subordinate to and contribute to the comfort, convenience or necessities of the users or the occupants of the principal use of the property; shall be in harmony with the scale and character of adjacent properties and the neighborhood in general; shall be compatible with dock patterns in the general vicinity and shall not have an impact on existing water recreation activities, navigation, marine environment, water quality, natural resources and wetlands. The dry dock shall not face or be visible from State Road 7.</p>			

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

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

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

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

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

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

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

c. Central Districts.

- (1) Central Districts Purpose and Character.

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

(2) Central Districts Use and Development Regulations.

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

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

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

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

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

- a. Parking Requirement: 1 space per 250 sq. ft. for sites greater than 0.25 acres in size, 1 space per 500 sq. ft., to a maximum of 5 spaces for sites less than or equal to 0.25 acres in size.
- b. Head-in/back-out parking not permitted.
- c. Required parking spaces (tandem) may be provided on a circular drive with an interior landscaped island.

(b) C-LP – Central Linear Park District

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

C-LP - SR7 Central – Linear Park Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Artisan and Maker Manufacturing Assembly of Pre- Manufactured Parts for Sale on the Premises Commercial Uses Live-Work Multi-Family Residential Museum, Art Gallery, and Similar Cultural Uses Personal Service Professional Office ² Restaurant	Parking Lot accessory to a Main Permitted Use Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales) ¹ Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber and Building Materials Contractor Shop and Storage (Indoor or Outdoor) Gun Shop Outdoor Storage Pawn Shops Psychic Help Uses Self-Storage Facility

Retail (Indoor) Single Family Residential			Any use not listed as a Main Permitted Use.
¹ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements. ² Professional Offices on sites of less than 0.25 acres shall not exceed 2 doctors, dentists, lawyers, accountants, architects, engineers, or other similar field. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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

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

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

- a. Buildings shall be designed in a manner that enhances and encourages the use of the Linear Park.
- b. For lots adjacent to the Linear Park, active uses fronting the east-west streets shall wrap the corner to provide secondary frontages and activity along the Linear Park; and pedestrian connections shall be provided. The rear of buildings shall not face the Linear Park; this requirement may be waived at the discretion of City Manager or designee when sufficient evidence is provided to indicate it cannot be accommodated.
- c. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

(c) C-JS – Central Johnson Street District

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

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

Vocational; Recreational or Cultural; and University ^{1,2} Single Family Residential, except adjacent to Johnson Street			
¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation. ² For properties east of 59 th Avenue, Commercial Uses only permitted on properties fronting Johnson Street. ³ Coin Laundries shall be fully enclosed and air-conditioned. ⁴ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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

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

Johnson Street

40%

N/A

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

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

(d) C-MU – Central Mixed-Use District

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

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

<p>and State Road 7 Museum, Art Gallery, and Similar Cultural Uses Office Parking Lots and Garages (commercial), except fronting State Road 7 Personal Service Place of Worship, Meeting Hall, and Fraternal Lodges Restaurant Retail (Indoor) School, Business, Commercial, or Vocational; Recreational or Cultural; and University¹ Single Family Residential, except on the ground floor adjacent to Sheridan Street, Taft Street, and State Road 7</p>			
<p>¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.</p> <p>² Automotive Rental; Sales, New, shall be designed in a pedestrian oriented manner; and vehicular inventory shall be stored in an enclosed building, or at the rear or side of the site and fully screened from public rights-of-way.</p> <p>³ Coin Laundries shall be fully enclosed and air-conditioned.</p> <p>⁴ Contractor Shop (Indoor) shall be limited to the use of existing buildings and shall occur fully within an enclosed structure.</p> <p>⁵ Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.</p> <p>⁶ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.</p> <p>See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.</p>			

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

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

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

- a. For lots which abut State Road 7, the tower orientation shall be towards State Road 7.
- b. Where possible, vehicular access shall be located along the east-west streets.
- c. Structured parking is encouraged.
- d. South Districts.
 - (1) South Districts Purpose and Character.
 - (a) Encourage higher intensity mixed-use transit oriented or transit ready development, which accommodate a diverse mix of commercial, service oriented, and residential uses, serving the region and adjacent neighborhoods.
 - (b) Orient the higher intensity and ground floor commercial uses towards State Road 7 to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses which promote pedestrian activity.
 - (c) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.
 - (d) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

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

(2) South District Use and Development Regulations.

(a) S-MU – South Mixed-Use District

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

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

Microbrewery, Microdistillery, and Microwinery			
Motel			
Multi-Family Residential, except on the ground floor adjacent to Hollywood Boulevard, Washington Street, Pembroke Road, and State Road 7			
Museum, Art Gallery, and Similar Cultural Uses			
Office			
Parking Lots and Garages (commercial) , except fronting State Road 7			
Personal Service			
Place of Worship, Meeting Hall, and Fraternal Lodges			
Restaurant			
Retail (Indoor)			
School, Business, Commercial, or Vocational; Recreational or Cultural; and University ¹			
Self-Storage Facility, except north of Washington Street			
Single Family Residential, except on the ground floor adjacent to Hollywood Boulevard, Washington Street, Pembroke Road, and State Road 7			
Wholesale & Warehousing			

- ¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.
 - ² Automotive Rental; Repair; Sales, New, and Used shall be designed in a pedestrian oriented manner; vehicular inventory shall be stored in an enclosed building, or at the rear or side of the site and fully screened from public rights-of-way.
 - ³ Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.
 - ⁴ Coin Laundries shall be fully enclosed and air-conditioned.
 - ⁵ Contractor Shop (Indoor) shall be limited to the use of existing buildings and shall occur fully within an enclosed structure.
 - ⁶ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.
 - ⁷ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.
- See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

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

S-MU - SR7 South – Mixed-Use District Development Regulations		
MAXIMUM DENSITY		
Single Use Buildings	Vertical Mixed-Use Building Bonus	
36 Dwelling Units per Acre	50 Dwelling Units per Acre	
The number of hotel rooms is double the maximum number of dwelling units.		
MAXIMUM HEIGHT		
Single Use Buildings	Vertical Mixed-Use Building Bonus for Sites or portions of sites fronting State Road 7	
North of Hollywood Boulevard: 85 ft. South of Hollywood Boulevard: 65 ft.	175 ft.	
Sites or portions of sites within 100 feet of MF-9, MF-25, and other residential zoning districts: 45 ft.		
MINIMUM SETBACKS		
Frontage		
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	
Side Interior	0 ft.	
Rear/Alley	5 ft.	
When adjacent to MF-9, MF-25, and other residential zoning districts: 20 ft.		
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
State Road 7	30 ft.	N/A
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
State Road 7	60%	N/A
Hollywood Boulevard	40%	N/A

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

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