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**EXHIBIT 1**  
**ORDINANCE NO. 2022-**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III DIVISION 2, OF THE ZONING AND LAND DEVELOPMENT CODE, SECTION 32-142(D), RS-6 RESIDENTIAL SINGLE-FAMILY DISTRICT, SECTION 32-143(D), RS-7 RESIDENTIAL SINGLE-FAMILY DISTRICT, SECTION 32-144(D), RD-12 RESIDENTIAL TWO-FAMILY DISTRICT, SECTION 32-145(D), RM-18 MULTI-FAMILY DISTRICTS, SECTION 32-160C PALMS GATEWAY SUBDISTRICT STANDARDS, SECTION 32-160E FOSTER ROAD SUBDISTRICT SITE DEVELOPMENT STANDARDS EXEMPTING CERTAIN NONCONFORMING LOTS FROM THE PROVISIONS OF SECTION 32-924, NONCONFORMING LOTS OF RECORD; AMENDING SECTION 32-142(D), RS-6 RESIDENTIAL SINGLE-FAMILY DISTRICT, SECTION 32-143(D), RS-7 RESIDENTIAL SINGLE-FAMILY DISTRICT, SECTION 32-144(D), RD-12 RESIDENTIAL TWO-FAMILY DISTRICT, DISTRICTS, AND SECTION 32-160C PALMS GATEWAY SUBDISTRICT STANDARDS, TO CREATE SETBACK REQUIREMENTS FOR OPEN COVERED PATIOS IN REAR YARD SETBACK; AMENDING SECTION 32-160C PALMS GATEWAY SUBDISTRICT DIMENSIONAL REQUIREMENTS RELATIVE TO SIDE YARD SETBACKS; AND AMENDING ARTICLE III DIVISION 3, OF THE ZONING AND LAND DEVELOPMENT CODE, SECTION 32-197(C) RAC NEIGHBORHOOD SUBDISTRICT STANDARDS EXEMPTING CERTAIN NONCONFORMING LOT FROM THE PROVISIONS OF SECTION 32-924, NONCONFORMING LOTS OF RECORD,; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

31           **WHEREAS**, it is in the best interest of the City of Hallandale Beach, Florida, its  
32 residents, and the environment to amend the City’s present site development standards  
33 to allow development on nonconforming residential lots that were platted prior to  
34 November 21, 1978, and are smaller than the minimum lot area and lot width specified  
35 for the district; and

36           **WHEREAS**, it is also in the best interest of the residents of the City of Hallandale  
37 Beach to allow opened covered patios within rear yard areas for single-family and duplex  
38 uses in certain residential districts; and

39           **WHEREAS**, the proposed amendments will promote needed residential  
40 developments and improve the standards for redevelopment; and

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**WHEREAS**, on February 23, 2022, the Planning and Zoning Board afforded all interested persons an opportunity to be heard at a duly noticed public hearing and recommended approval of the proposed amendments; and

**WHEREAS**, the Mayor and City Commission have conducted duly noticed public hearings on the proposed amendments to the Zoning and Land Development Code; and

**WHEREAS**, the Mayor and City Commission have determined that the proposed amendments are in the best interest of the City of Hallandale Beach and its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

**SECTION 1.** Chapter 32 Article III, Division 2 of the Zoning and Land Development Code is amended as follows:

Article III, Division 2. Zoning Districts and Overlays

Subdivision I. Conventional Zoning Districts

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**Sec. 32-142. RS-6 residential single-family district.**

- (a) *Purpose and intent.* The purpose and intent of the RS-6 residential single-family district is to provide suitable sites for the development of detached single-family dwellings on moderate-size lots in areas consistent with the city's comprehensive land use plan.
- (b) *Uses permitted.* Uses permitted are as follows:
  - (1) Single-family residential dwellings.
  - (2) Residential accessory uses.
  - (3) Public parks and playgrounds.
  - (4) Public utility substations, transformers and transmission facilities.
- (c) *Uses permitted conditionally.* Uses permitted conditionally are as follows:
  - (1) Churches, synagogues and similar houses of worship, provided that there is a site of not less than two acres and that no structure is located less than 50 feet from any adjacent residential use. A 20-foot-wide landscaped buffer abutting residential property shall be provided to minimize the visual and noise impacts

71 associated with the church, synagogue or house of worship. Accessory uses  
72 shall not exceed more than 50 percent of the total gross floor area of the facility.

73 (2) Public and private schools, provided that no structure or play equipment is  
74 located less than 50 feet from any adjacent residential use and that educational  
75 activities are of a secondary level or below with a curriculum substantially similar  
76 to that of a general public-school curriculum.

77 (3) Public facilities, provided that no structure is located less than 50 feet from any  
78 adjacent residential use.

79 (d) *Site development standards.*

80 (1) Minimum lot area shall be 6,000 square feet. Smaller lots platted prior to  
81 November 21, 1978, shall be permitted at their platted size and are exempt from  
82 Section 32-924 as to nonconforming lots of record.

83 (2) Minimum lot width shall be 60 feet. Smaller lots platted prior to November 21,  
84 1978, shall be permitted at their platted size and are exempt from Section 32-  
85 924 as to nonconforming lots of record.

86 (3) Maximum height shall be two stories or 30 feet.

87 (4) Minimum yard setbacks are as follows:

Yard		Setback (Feet)
a.	Front	25
b.	Rear	<del>25</del> 30
	1. <u>Rear – Principal building</u>	<u>30</u>
	<u>2. Canopies or roof extensions over patios *(7)</u>	<u>15</u>
c.	Side:	
	1. Interior	7½
	2. Corner	10
d.	Accessory structures	7½

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89 (5) Minimum floor area shall be 1,400 square feet per unit.

90 (6) Special regulations are as follows: Accessory structures, excepting swimming  
91 pools, shall cover not more than 30 percent of the total rear yard area.

92 (7) \*Canopy structures or roof extensions over patios are permitted subject to all the  
93 following limitations:

94 a. They shall be attached a minimum of 50% to the principal building.

95 b. They shall be open on all sides a minimum of 80% when load-bearing  
96 elements are used.

97 c. They shall not exceed one story or 15 feet in height.

98 d. A recordable covenant shall be executed by the property owner in a form  
99 acceptable to the City Attorney restricting any enclosure of the structure.

100 Such covenant shall run with the land and be binding upon all persons  
101 having any right, title or interest in the Property or any part thereof.

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105 **Sec. 32-143. RS-7 residential single-family district.**

106 (a) *Purpose and intent.* The purpose and intent of the RS-7 residential single-family  
107 district is to provide suitable sites for the development of detached single-family  
108 residential dwellings on relatively small lots in areas consistent with the city's  
109 comprehensive land use plan.

110 (b) *Uses permitted.* Uses permitted are as follows:

111 (1) Single-family residential dwellings.

112 (2) Residential accessory uses.

113 (3) Public parks and playgrounds.

114 (4) Public utility substances, transformers and transmissions facilities.

115 (c) *Uses permitted conditionally.* Uses permitted conditionally are as follows:

116 (1) Churches, synagogues and similar houses of worship, provided that there is a  
117 site of no less than one acre and that no structure is located less than 50 feet  
118 from any adjacent residential use. A 20-foot-wide landscaped buffer abutting  
119 residential property shall be provided to minimize the visual and noise impacts  
120 associated with the house of worship. Accessory uses shall not exceed more  
121 than 50 percent of the total gross floor area of the facility.

122 (2) Public and private schools, provided that no structure is located less than 50 feet  
123 from any adjacent residential use and that educational activities are of a  
124 secondary level or below with a curriculum substantially similar to that of a  
125 general public-school curriculum.

126 (3) Day care centers and nurseries, provided that areas designated for outdoor play  
127 activities are effectively screened from adjacent residential uses.

128 (4) Public facilities, provided that no structure is located less than 50 feet from any  
129 adjacent residential use.

130 (d) *Site development standards.*

131 (1) Minimum lot area shall be 5,000 square feet. Smaller lots platted prior to  
132 November 21, 1978, shall be permitted at their platted size and are exempt from  
133 Section 32-924 as to nonconforming lots of record.

134 (2) Minimum lot width shall be 50 feet. Smaller lots platted prior to November 21,  
135 1978, shall be permitted at their platted size and are exempt from Section 32-  
136 924 as to nonconforming lots of record.

137 (3) Maximum height shall be two stories or 30 feet.

138 (4) Minimum yard setbacks are as follows:

Yard		Setback (Feet)
a.	Front	20
b.	Rear	20
	1. <u>Principal building</u>	20
	2. <u>Canopies or roof extensions over patios (7)*</u>	10
c.	Side:	
	1. Interior	5
	2. Corner	10
d.	Accessory structures	5

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140 (5) Minimum floor area shall be 1,000 square feet per unit.

141 (6) Special regulations are as follows: Accessory structures, excepting swimming  
142 pools, shall cover not more than 30 percent of the total rear yard area.

143 (7) \*Canopy structures or roof extensions over patios are permitted subject to the  
144 following limitations:

145 e. They shall be attached a minimum of 50% to the principal building.

146 f. They shall be open on all sides a minimum of 80% when load-bearing  
147 elements are used.

148 g. They shall not exceed one story or 15 feet in height.

149 h. A recordable covenant shall be executed by the property owner in a form  
150 acceptable to the City Attorney restricting any enclosure of the structure.  
151 Such covenant shall run with the land and be binding upon all persons  
152 having any right, title or interest in the Property or any part thereof.

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154 **Sec. 32-144. RD-12 residential two-family (duplex) district.**

155 (a) *Purpose and intent.* The purpose and intent of the RD-12 residential two-family  
156 (duplex) district is to provide suitable sizes for the development of two-family (duplex)  
157 residential dwellings in areas consistent with the city's comprehensive land use plan.

158 (b) *Uses permitted.* Uses permitted are as follows:

159 (1) Two-family (duplex) residential dwellings.

160 (2) Single-family residential dwellings, subject to RS-7 regulations.; ~~however, lots~~  
161 ~~platted prior to November 21, 1978, may be developed in conformity with section~~  
162 ~~32-921.~~

163 (3) Residential accessory uses.

164 (4) Public parks and playgrounds.

165 (5) Public utility substations, transformers and transmission facilities.

- 166 (6) Reserved.
- 167 (7) Townhouse residential dwellings, provided that any such use shall comply with  
168 the regulations and site development standards set forth in section 32-731.
- 169 (c) *Uses permitted conditionally.* Uses permitted conditionally are as follows:
- 170 (1) Public and private schools, provided that no structure is located less than 50 feet  
171 from any adjacent residential use and that educational activities are of a  
172 secondary level or below with a curriculum substantially similar to that of a  
173 general public-school curriculum.
- 174 (2) Day care centers and nurseries, provided that areas designated for outdoor play  
175 activities are effectively screened from any adjacent residential use.
- 176 (3) Public facilities, provided that no structure is located less than 50 feet from any  
177 adjacent residential use.
- 178 (4) Reserved.
- 179 (5) Mobile home residential dwellings that any such use shall comply with the  
180 regulations and site development standards as set forth in section 32-411.
- 181 (6) Parking lots.
- 182 (7) Houses of worship, provided that there is a site of not less than one acre and  
183 that no structure is located less than 50 feet from any adjacent residential use.  
184 A 20-foot-wide landscaped buffer abutting residential property shall be provided  
185 to minimize the visual and noise impacts associated with the church, synagogue  
186 or house of worship. Accessory uses shall not exceed more than 50 percent of  
187 the total gross floor area of the facility.
- 188 (d) *Site development standards.*
- 189 (1) Minimum lot area shall be 7,500 square feet. Smaller lots platted prior to  
190 November 21, 1978, shall be permitted at their platted size and are exempt from  
191 Section 32-924 as to nonconforming lots of record.
- 192 (2) Minimum lot width shall be 75 feet. Smaller lots platted prior to November 21,  
193 1978, shall be permitted at their platted size and are exempt from Section 32-  
194 924 as to nonconforming lots of record.
- 195 (3) Maximum height shall be two stories or 30 feet.
- 196 (4) Minimum yard setbacks are as follows:

Yard		Setback (Feet)
a.	Front	25
b.	Rear	<del>30</del>
	<u>Rear – Principal building</u>	<u>30</u>
	<u>Rear - Canopies or roof extensions over patios (7)*</u>	<u>15</u>
c.	Side:	
	1. Interior	7½

	2.	Corner	15
d.		Accessory structures	7½

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198 (5) Minimum floor area is as follows:

199 a. For a two-family dwelling:

200 1. One bedroom, 850 square feet per unit.

201 2. Two bedrooms, 1,000 square feet per unit.

202 3. Three or more bedrooms, 1,150 square feet per unit.

203 b. For a single-family dwelling, 1,000 square feet per unit.

204 (6) Special regulations are as follows: Accessory structures shall cover not more  
205 than 30 percent of the total rear yard areas.

206 (7) \*Canopy structures or roof extensions over patios are permitted subject to all the  
207 following limitations:

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209 a. They shall be attached a minimum of 50% to the principal building.

210 b. They shall be open on all sides a minimum of 80% when load-bearing  
211 elements are used.

212 c. They shall not exceed one story or 15 feet in height.

213 d. A recordable covenant shall be executed by the property owner in a form  
214 acceptable to the City Attorney restricting any enclosure of the structure.  
215 Such covenant shall run with the land and be binding upon all persons having  
216 any right, title or interest in the Property or any part thereof.

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218 **Sec. 32-145. RM-18 residential multi-family (medium-density) district.**

219 (a) *Purpose and intent.* The purpose and intent of the RM-18 residential multi-family  
220 (medium-density) district is to provide suitable sites for the development of medium-  
221 density multi-family residential uses in areas consistent with the city's comprehensive  
222 land use plan.

223 (b) *Uses permitted.* Uses permitted are as follows:

224 (1) Residential uses, limited to:

225 a. Multi-family residential dwellings.

226 b. Single-family residential dwellings, subject to RS-6 regulations.; ~~however,~~  
227 ~~lots platted prior to November 21, 1978, may be developed in conformity~~  
228 ~~with section 32-921.~~

229 c. Two-family (duplex) residential dwelling, subject to RD-12 regulations.  
230 ~~however, in the case of single lots platted prior to November 21, 1978, and~~  
231 ~~which do to adjoin other lots under the same ownership may be developed~~

232 ~~subject to the density set forth below, provided they shall otherwise comply~~  
233 ~~with RD-12 regulations.~~

- 234 d. Residential accessory uses.
- 235 e. Townhouse residential dwellings, provided that any such use shall comply  
236 with the regulations and site development standards set forth in section 32-  
237 731.

238 (2) Nonresidential uses, limited to:

- 239 a. Public parks and playgrounds.
- 240 b. Churches, synagogues and other houses of worship, provided that:
- 241 1. The site has a minimum of 15,000 square feet in lot area and 100 linear  
242 feet of lot frontage.
- 243 2. On lots with 100 linear feet of lot frontage, the building shall be set back  
244 no less than 30 feet from the front or rear property lines and 20 feet  
245 from the side property lines. On lots with more than 100 linear feet of  
246 lot frontage, the building shall be set back no less than 30 feet from any  
247 property line.
- 248 3. The building has a minimum of 2,000 square feet in gross floor area.
- 249 c. Public and private schools.
- 250 d. Day care centers and nurseries.
- 251 e. Public facilities and utilities.

252 (c) *Uses permitted conditionally.* Uses permitted conditionally are as follows: parking  
253 lots.

254 (d) *Site development standards.*

- 255 (1) Maximum density shall be 18 dwelling units per net acre.
- 256 (2) Minimum lot area shall be 7,500 square feet.
- 257 (3) Minimum lot width shall be 75 feet.
- 258 (4) Maximum height shall be four stories or 45 feet.
- 259 (5) Minimum yard setbacks are as follows:

Yard		Setback (Feet)
a.	Front	30
b.	Rear	25
c.	Side:	
	1. Corner or between structures	30
	2. Interior	20

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263 **Sec. 32-160. West RAC district.**

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266 **Sec. 32-160.c. Palms Gateway subdistrict standards.**

267 (a) *Purpose and intent.* The purpose and intent of the Palms Gateway subdistrict is to  
268 provide single-family and multi-family dwellings along the Foster Road corridor that  
269 will enhance the historical and cultural identity of the area.

270 (b) *Permitted uses.*

271 (1) *Specific uses.* Specific uses in the Palms Gateway subdistrict shall conform to  
272 the regulations in Table 32-160.a.

273 (2) *Conditional use standards.* Conditional uses are noted in Table 32-160.a and  
274 must be approved pursuant to the provisions in section 32-964.

275 (3) *Permitted density.* The permitted density in Table 32-160.c is the number of  
276 dwelling units allowed per acre.

277 (c) *Lot size, height, and other dimensional requirements.* Table 32-160.c provides the  
278 dimensional requirements regarding lot size, lot coverage, building setbacks, and  
279 building frontage for the Palms Gateway subdistrict.

280 (1) *Residential unit size.* Table 32-160.c provides the minimum unit sizes for single  
281 family houses, duplexes, townhomes, and multifamily dwellings for the West  
282 RAC zoning district.

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284 **Table 32-160.c Palms Gateway Subdistrict Dimensional Requirements**

Lot Size	SFR/Duplex <sup>1</sup> <del>(3)</del>	Multi-Family	Townhouse <sup>2</sup>
<b>Lot Width (min.)</b>			
1. Interior	50 ft.	50 ft.	-
2. Corner	50 ft.	50 ft.	-
<b>Lot Area (min./max.)</b>			
1. Interior Lot	5,000 sf.	5,000 sf.	10,000 sf.
2. Corner Lot	5,000 sf.	5,000 sf.	10,000 sf.
<b>Building Placement</b>			
A Front Setback (min./max.)	25 ft.	25 ft.	25 ft.
<b>B Side Setbacks</b>			
1. Interior	<del>7.5 ft.</del> <u>5 ft.</u>	7.5 ft.	End unit: 15 ft. Between Units: 20 ft.
2. Corner	<del>15 ft.</del> <u>10 ft.</u>	15 ft.	

C Rear Setback (min.)	<u>25 ft.–20 ft.</u>	25 ft.	20 ft.
<u>Rear Setback (min)- Canopies or roof extensions over patios</u>	<u>10 ft.</u>	=	=
D Accessory Structure	5 ft.	5 ft.	- <sup>2</sup>
Min. Landscape Area	40%	40%	40%
<b>Building Height</b>			
Max. Building Height	2 stories or 30 ft.	3 stories or 30 ft.	2 stories or 30 ft.
<b>Density</b>			
Permitted Density	14 du/ac	14 du/ac	14 du/ac
<b>Min. Floor Area</b>			
Dwelling Unit	1,000 sf.	1,000 sf.	N/A
Efficiency	-	500 sf. (per unit)	N/A
1 bedroom	-	700 sf. (per unit)	850 sf. (per unit)
2 bedrooms	-	850 sf. (per unit)	1,000 sf. (per unit)
3 bedrooms or more	-	1,050 sf. (per unit)	1,150 sf. (per unit)
<b>Other</b>			
Minimum Individual Unit Width	-	-	20 ft.
Maximum Grouping of Units	-	-	8

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286 <sup>1</sup> Smaller lots platted prior to November 21, 1978, shall be permitted at their platted  
 287 size, and are not subject to the provisions of article VII.

288 <sup>2</sup> Subject to the provisions of article IV, division 21, townhouse, residential  
 289 development.

290 3. Canopy structures or roof extensions over patios are permitted subject to all the  
 291 following limitations:

292 a. They shall be attached a minimum of 50% to the principal building.

293 b. They shall be open on all sides a minimum of 80% when load-bearing  
 294 elements are used.

295 c. They shall not exceed one story or 15 feet in height.

296 d. A recordable covenant shall be executed by the property owner in a form  
 297 acceptable to the City Attorney restricting any enclosure of the structure.  
 298 Such covenant shall run with the land and be binding upon all persons  
 299 having any right, title or interest in the Property or any part thereof.

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303 **Sec. 32-160.e. Foster Road subdistrict standards.**

- 304 (a) *Purpose and intent.* The Foster Road subdistrict is designed to create opportunities  
305 for both vertical and horizontal mixed use (residential and commercial) along the  
306 Foster Road corridor, while also enhancing the historical and cultural identity of the  
307 area.
- 308 (b) *Permitted uses.*
- 309 (1) *Specific uses.* Specific uses in the Palms Gateway subdistrict shall conform to  
310 the regulations in Table 32-160.a.
- 311 (2) *Conditional use standards.* Conditional uses are noted in Table 32-160.a and  
312 must be approved pursuant to the provisions in section 32-964.
- 313 (3) *Permitted density.* The permitted density in Table 32-160.e is the number of  
314 dwelling units allowed per acre.
- 315 (c) *Residential unit size.* Table 32-160.e provides the minimum residential unit sizes for  
316 live-work and multifamily dwellings within the Foster Road subdistrict.
- 317 (d) *Commercial structure size.* Table 32-160.e provides the minimum non-residential  
318 unit sizes for commercial structures within the Foster Road subdistrict, where  
319 applicable.

320 **Table 32-160.e Foster Road Subdistrict Dimensional Requirements**

Lot Size	Commercial	Residential <sup>2</sup> Mixed Use	Townhomes <sup>1</sup>	Multifamily	Live- Work Units
<b>Lot Width (min.)</b>					
1. Interior	50 ft.	75 ft. <sup>2</sup>	-	50 ft. <sup>2</sup>	50 ft. <sup>2</sup>
2. Corner	50 ft.	75 ft. <sup>2</sup>	-	50 ft. <sup>2</sup>	60 ft. <sup>2</sup>
<b>Lot Area (min.)</b>					
1. Interior Lot	5,000 sf.	10,000 sf. <sup>2</sup>	10,000 sf.	5,000 sf. <sup>2</sup>	5,000 sf. <sup>2</sup>
2. Corner Lot	5,000 sf.	10,000 sf. <sup>2</sup>	10,000 sf.	5,000 sf. <sup>2</sup>	6,000 sf. <sup>2</sup>
<b>Building Placement</b>					
A Front Setback (min./max)	Min. 2 ft. Max. 10 ft.	Min. 2 ft. Max. 10 ft.	Min. 2 ft. Max. 10 ft.	Min. 2 ft. Max. 10 ft.	Min. 2 ft. Max. 10 ft.
<b>B Side Setbacks</b>					
1. Interior	0 ft.	0 ft.	End unit: 15 ft. Between Units: 20 ft.	7.5 ft.	0 ft.
2. Corner	10 ft.	10 ft.		15 ft.	10 ft.

C Rear Setback (min.)	10 ft. 20 ft. adjacent to residential	10 ft. 20 ft. adjacent to residential	20 ft.	25 ft.	10 ft.
D Accessory Structure	10 ft.	10 ft.	- <sup>1</sup>	5 ft.	10 ft.
E Building Frontage	50%	50%	-	-	50%
F Min. Landscape Area	15%	15%	40%	40%	15%
<b>Building Height</b>					
Max. Building Height	2 Stories or 30 ft.	3 Stories or 40 ft.	2 Stories or 30 ft.	3 stories or 40 ft.	2 Stories or 30 ft.
<b>Density</b>					
Permitted Density	-	25 du/ac	18 du/ac	18 du/ac	14 du/ac
<b>Min. Floor Area</b>					
Non-residential	Where applicable, see Table 32-160.a	Where applicable, see Table 32-160.a	-	-	1000 sf. - detached 850 sf. - MF or mixed use
Efficiency	-	500 sf. (per unit)	N/A	500 sf. (per unit)	-
1 bedroom	-	700 sf. (per unit)	850 sf. (per unit)	700 sf. (per unit)	-
2 bedrooms	-	850 sf. (per unit)	1,000 sf. (per unit)	850 sf. (per unit)	-
3 bedrooms or more	-	1,050 sf. (per unit)	1,150 sf. (per unit)	1,050 sf. (per unit)	-

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322 <sup>1</sup> Subject to the provisions of article IV, division 21, townhouse, residential  
323 development.

324 <sup>2</sup> Smaller lots platted prior to November 21, 1978, shall be permitted at their platted  
325 size, and are not subject to the provisions of article VII.

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329 Article III, Division 3. Form-Based Zoning Districts

330 Subdivision I. Central RAC District

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333 **Sec. 32-197. RAC Neighborhood subdistrict standards.**

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335 (c) *Lot size, building placement and height.*

336 (1) Table 32-197(a) provides the dimensional requirements for lot size, building  
 337 placement, frontage, and height for each of the allowable building types in the  
 338 RAC Neighborhood subdistrict. Figures 32-197(a) through (e) illustrate the  
 339 dimensional requirements.

<b>Table 32-197(a) - RAC Neighborhood Subdistrict Dimensional Requirements</b>						
<b>Lot Size</b>		<b>House</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Apartment House</b>	<b>Courtyard Building</b>
Lot Width (min.)		50 ft. <sup>1</sup>	75 ft. <sup>1</sup>	80 ft. <sup>2</sup> with alley 200 ft. <sup>2</sup> no alley	100 ft./ <sup>1</sup> 120 ft.	150 ft./ <sup>1</sup> 300 ft.
Lot Area (min/max)		5,000 sf./ <sup>1</sup> 10,000 sf.	6,000 sf./ <sup>1</sup> 7,500 sf.	8,000 sf. <sup>2</sup> / No Max. <sup>4</sup>	10,000 sf./ <sup>1</sup> 15,000 sf.	12,500 sf./ <sup>1</sup> 45,000 sf.
Lot Coverage (max.)		60%	65%	85%	85%	85%
Min. Landscape Area		40%	35%	15%	15	15%
<b>Building Placement</b>						
<b>A</b>	Front Setback <sup>3</sup> (min./max.)	12 ft./25 ft.	25 ft. min.	12 ft./25 ft.	12 ft./25 ft.	12 ft./25 ft.
<b>B</b>	Side Setback	5 ft. min; 15 ft. total	5 ft. min; 15 ft. total	10 ft. min.	5 ft. min; 15 ft. total.	5 ft. min; 15 ft. total
<b>C</b>	Rear Setback(min.)	10 ft.	10 ft.	20 ft. with alley 10 feet no alley	20 ft. with alley 10 ft. no alley	20 ft. with alley 10 ft. no alley
<b>D</b>	Building Frontage	40% - 70%	40% - 70%	70% - 90%	45% - 80%	50% - 90%
<b>Building Height</b>						
Min. Height		1 Story	1 Story	2 Stories	1 Story	1 Story
Max. Building Height		2 Stories	2 Stories	3 Stories	3 Stories	3 Stories
<b>Density</b>						
Base Density		14 du/ac	14 du/ac	14 du/ac	14 du/ac	14 du/ac
Max. Density		14 du/ac	14 du/ac	20 du/ac	20 du/ac	20 du/ac

1 Smaller lots platted prior to November 21, 1978, shall be permitted at their platted size, and are not subject to the provisions of article VII.  
2 These sizes reflect the parcel necessary to redevelop land into a townhouse project.  
3 Corner lots must meet front setbacks on both streets.  
4 Sites must follow the street and block standards in section 32-204.

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**SECTION 2. Conflict.** All ordinances or portions of the Code of Ordinances of the City of Hallandale Beach in conflict with the provisions of this ordinance shall be repealed to the extent of such conflict.

**SECTION 3. Severability.** Should any provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

**SECTION 4. Effective Date.** The provisions of this ordinance shall become effective as provided by law.

PASSED on 1<sup>st</sup> Reading on \_\_\_\_\_, 2022.  
ADOPTED on 2<sup>nd</sup> reading on \_\_\_\_\_, 2022.

\_\_\_\_\_  
JOY F. COOPER  
MAYOR

SPONSORED BY: CITY ADMINISTRATION  
ATTEST:

\_\_\_\_\_  
JENORGEN GUILLEN  
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY  
FORM

\_\_\_\_\_  
JENNIFER MERINO  
CITY ATTORNEY