

ORDINANCE NO. 2016-

AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING WEST REGIONAL ACTIVITY CENTER REGULATIONS ("WEST RAC") FOR THE CITY OF HALLANDALE BEACH BY RENUMBERING FIGURE 32-160 TO FIGURE 32-160(a), AND TABLE 160.a TO TABLE 160(b)(1); AMENDING CHAPTER 32 DIVISION 2, SUBDIVISION 1, TABLE 32-160(b)(1) TO PROHIBIT CANNABIS DISPENSARIES IN THE WEST RAC, TO INCLUDE MACHINE SHOPS AND ACCESSORY MANUFACTURING AS A CONDITIONAL USE ON PEMBROKE ROAD; INCLUDING MIXED USES WITH A MINIMUM OF TWO THOUSAND (2,000) SQUARE FEET AS PERMITTED USES IN PEMBROKE AND FOSTER ROAD SUBDISTRICTS; INCLUDING OFFICE USE AS A PERMITTED USE ON PEMBROKE ROAD; AMENDING 32-160 TO PROVIDE FOR MINIMUM OFF STREET PARKING STANDARDS, LOCATION AND ACCESS TO OFF STREET PARKING, REGULATIONS FOR BICYCLE AND PARKING FACILITIES, STREET AND BLOCK STANDARDS, FRONTAGE STANDARDS, REGULATIONS FOR CIVIC OPEN SPACES; AMENDING REQUIREMENTS FOR FENCING,; CREATING TABLE 32-160(b)(2) TO REFLECT MINIMUM PARKING STANDARDS PER USE; CREATING FIGURE 32-160(b)(1) PARKING GARAGE STANDARDS; CREATING TABLE 32-160(b)(3) REFLECTING FRONTAGE TYPES; CREATING FIGURE 32-160(b)(2) REFLECTING CONFIGURATIONS FOR CIVIC OPEN SPACES; AMENDING TABLE 32-160(c) REFLECTING FRONT, SIDE, AND REAR SETBACK REQUIREMENTS AS WELL AS LANDSCAPE PERCENTAGE REQUIREMENTS FOR THE PALMS GATEWAY SUBDISTRICT; CREATING FIGURE 32-160(b)(3) DEPICTING CONFIGURATIONS FOR PERMANENT SEATING FIXTURES; AMENDING TABLE 32-160(d) TO CREATE MAXIMUM BUILDING FRONTAGE PERCENTAGE REQUIREMENTS IN THE PEMBROKE ROAD SUBDISTRICT; AMENDING SECTION 32-160(e) PERMITTED DENSITY REQUIREMENTS; AMENDING TABLE 32-160(e) FOR BUILDING FRONTAGE AND MAXIMUM BUILDING HEIGHT, MINIMUM LANDSCAPE AREA, ACCESSORY STRUCTURE, INTERIOR LOT, AND BUILDING FRONTAGE DIMENSIONAL REQUIREMENTS FOR THE FOSTER ROAD SUBDISTRICT, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Administration periodically reviews City Ordinances and makes recommendations to the City Commission to revise its Ordinances; and

WHEREAS, it has been two years since the city amended the Zoning and Land Development Code to establish West RAC zoning regulations with the adoption of Ordinance 2014-31; and

WHEREAS, since adoption of the West RAC Code two years ago, City Administration has been keeping an on-going list of "glitch" fixes as proposed text amendments; and,

WHEREAS, these proposed amendments range in issues from editorial changes to corrections in tables and diagrams; and,

45 **WHEREAS**, a few changes result from the practical administration of the code, and helps
46 to provide clarification on items that appeared too restrictive or unclear; and,

47 **WHEREAS**, City Administration has determined that this Ordinance is consistent with the
48 Comprehensive Plan, the Land Development Regulations and the Ordinances of the City, and
49 recommends approval of this Ordinance; and,

50 **WHEREAS**, the Planning and Zoning Board has conducted a public hearing on October
51 26, 2016, has determined this Ordinance to be consistent with the Comprehensive Plan, the Land
52 Development Regulations and other Ordinances of the City and recommends approval as
53 provided herein; and,

54 **WHEREAS**, the City Commission has determined that it is in the best interests of
55 the citizenry and general public to provide appropriate regulations to ensure compatibility of
56 uses, the protection of properties, and the enhancement of the community; and,

57 **WHEREAS**, the City Commission conducted a first and second reading of this
58 Ordinance at duly noticed public hearings, as required by law, and after having received
59 input from and participation by interested members of the public and staff, the City
60 Commission has determined that this Ordinance is consistent with the City's Comprehensive
61 Plan and in the best interest of the City, its residents, and its visitors.

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

64 **SECTION 1:** The foregoing 'WHEREAS' clauses are hereby ratified as being true and
65 correct and are incorporated herein by this reference.

66 **SECTION 2.** That, **DIVISION 2. ZONING DISTRICTS AND OVERLAYS, Subdivision I.**
67 **CONVENTIONAL ZONING DISTRICTS, Section 32-160. West RAC District** of the Code of
68 Ordinances, is hereby amended as follows:

69 **Purpose and Intent.**

- 70 (a) *Purpose and Intent.* The purpose of the West RAC District is to provide single-family,
71 duplex, and multi-family dwellings in the established neighborhoods along the Foster

Road corridor, while also providing a mix of compatible, neighborhood scale commercial uses, such as small convenience stores, barber shops, and ice cream shops. Such neighborhood scale uses can occur without sacrificing the existing image and character of the surrounding neighborhood. The purpose of West RAC District is also to encourage and promote well planned, suitable and appropriate mixed use developments along the Pembroke Road corridor.

Section 32-160(a). Regulating Plan Showing West RAC Subdistricts

- (a) *Purpose and Intent.* The overall intent of the West RAC Subdistricts is to encourage developments that offer a balanced mix of uses, provide for the diverse needs of the residents of the city, and allow development flexibility. To facilitate the development of projects that are designed with a blend of compatible uses within the West RAC area, three subdistricts are hereby created and assigned to land as shown on both a map entitled, "Hallandale Beach Zoning Map" and a map entitled Hallandale Beach West RAC Regulating Plan":
- (1) Palms Gateway
 - (2) Pembroke Road
 - (3) Foster Road
- (b) The Hallandale Beach West RAC Regulating Plan, depicted in Figure 32-160(a), identifies the subdistricts contained in this Division and is hereby officially adopted as an integral part of these regulations.

Figure 32-160(a)

WEST RAC REGULATING PLAN



Section 32-160(-b). Allowable Uses. Table 32-160(-a)(1) identifies uses that are allowed as permitted or conditional uses in each West RAC subdistrict as well as uses that are not permitted in each subdistrict. Uses identified with a "P" are permitted by right. Uses identified with a "C" are permitted subject to the standards in Section 32-964 and additional standards in each subdistrict. Uses identified with a "-" are not permitted in the subdistrict.

(a) Compatibility of Uses.

(1) Mixed-Uses. The West RAC permits mixed use development (Table 32-160(-a)(1)).

- a.) *Mixed use Development* blends a combination of compatible uses in an environment where such uses are physically and functionally integrated.
- b.) Permitted uses cannot be mixed with prohibited uses.

(2) Mixed Uses in the West RAC Zoning District shall provide pedestrian connections and combine compatible uses that function in concert with all other uses in the development.

a.) Proposed mixed use developments, at the discretion of the Development Services Director, must provide a supplemental report that outlines the following:

- i. Special provisions made to ensure compatibility of the uses; and,
- ii. Design features that enhance physical and functional integration (including parking, loading, sanitation storage, crime prevention, noise reduction, on-site circulation, etc.).

124
125

Table 32-160(-ab)(1) West RAC Permitted Uses by Subdistrict

RESIDENTIAL USES	Palms Gateway	Pembroke Road	Foster Road
Single-family residential dwelling	P	-	-
Two-family (duplex) residential dwellings	P	-	-
Townhouse residential dwellings	P	-	P
Multi-family residential dwellings	P	-	P
Mobile home	-	-	-
Residential Accessory Uses	P	P	P
Live/Work Units	-	P	P
Mixed use	-	P	P
Home occupations	P	P	P
Rooming Houses	-	-	-
Assisted Living Facilities	See Section 32-524		
Other Residential Care Facilities			
COMMERCIAL USES	Palms Gateway	Pembroke Road	Foster Road
Adult entertainment business (Section 32-263)	-	-	-
Alcoholic beverage establishments	-	P	-
Antique shops	-	P	P
Apparel products	-	P	P
Appliance stores	-	P	P
Art and graphic supplies	-	P	P
Art galleries	-	P	P
Auction galleries	-	P	P
Automobile paint and body shops	-	-	-

126

COMMERCIAL USES (Cont'd)	Palms Gateway	Pembroke Road	Foster Road
Automobile parts and accessory sales	-	P	C
Automobile rental agencies	-	P	-
Automobile repair shops	-	-	-
Automobile sales and display (new or used)	-	-	-
Bakeries	-	P	P
Banks and financial institutions	-	P	P
Barber, beauty and skin care services	-	P	P
Bed-and-Breakfast Inns	-	-	-
Bicycle shops	-	P	P
Billiard and pool rooms	-	P	-
Boat and marine products	-	-	-
Boat sales and display	-	-	-
Bonding companies	-	-	-
Book and stationary stores	-	P	P
Bowling alleys	-	P	-
Broadcasting studios	-	P	P
Brokerage offices: stocks, commodities, real estate, yachts and like services	-	P	P
Bus terminals	-	-	-
Camera shops	-	P	P
Candy and ice cream stores	-	P	P
Car washes (indoor only)	-	P	-

COMMERCIAL USES (Cont'd)	Palms Gateway	Pembroke Road	Foster Road
Check cashing	-	P	P
Communication facilities	-	-	-
Convenience Stores	-	P	-
Convenience Stores with Fuel <i>(minimum of 2,000 square feet of G.F.A. required)</i>	-	C	-
Copying services	-	P	P
Delicatessens	-	P	P
Doctors, dentists, optometrists, and other similar licensed medical practitioners	-	P	P
Dog racing tracks	-	-	-
Drapery stores	-	P	P
Drive-through windows serving financial institutions or offices	-	P	-
Drug and sundry stores	-	P	P
Dry cleaners and laundry services <i>(maximum of 2,000 square feet of G.F.A.)</i>	-	P	-
Dry-cleaning, on-premises retail operations <i>(max. of 2,000 square feet of G.F.A.)</i>	-	P	P
Dry goods stores	-	P	P
Equipment rental <i>(No heavy equipment, such as backhoes and bull dozers)</i>	-	C	-
Establishments dealing with sale or repair of major appliances	-	-	-
Exhibition halls	-	-	-
Express companies	-	P	-
Exterminating companies	-	P	-
Fence companies (No outdoor storage)	-	P	-
Filming Studio	-	P	-
Flea Market	-	-	-
Florists	-	P	P
Food processing plants	-	-	-

128
129
130
131

COMMERCIAL USES (Cont'd)	Palms Gateway	Pembroke Road	Foster Road
Food stores	-	P	P
Fortunetellers (Minimum 1,000 ft. separation between like uses)	-	P	-
Fruit packers	-	P	-
Fruit stores	-	P	P
Funeral supply and display stores	-	-	-
Furniture and bedding products	-	P	-
Furniture stores	-	P	P
Garden supplies and plant nurseries	-	-	-
Garden shops (only as an accessory use to retail)	-	C	-
Gift shops	-	P	P
Gold buyers	-	-	-
Golf courses	-	-	-
Golf driving ranges	-	-	-
Gymnasiums	-	-	-
Hardware stores	-	P	P
Health and exercise studios	-	P	P
Hobby and handicraft shops	-	P	P
Home improvement centers	-	-	-
Horseracing tracks	-	-	-
Hotels, motels, and similar lodging	-	P	-
Indoor Sports Courts (minimum of 5,000 square feet of recreational G.F.A. required)	-	P	-
Initial care units	-	P	-
Insurance agencies	-	P	P
Interior decorators	-	P	P
Investment counselors	-	P	P
Jewelry stores	-	P	P

COMMERCIAL USES (Cont'd)	Palms Gateway	Pembroke Road	Foster Road
Kennel	-	-	-
Laundromats	-	C	C
Laundry and dry cleaning pickup substations	-	P	P
Lawn maintenance services	-	-	-
Leather good shops	-	P	P
Liquor package stores	-	P	-
Locksmith	-	P	P
Luggage shops	-	P	P
Machine shops	-	-	-
(Accessory) Manufacturing	-	-	-
Marinas	-	-	-
Marine supply services	-	P	-
Medical and surgical equipment products	-	-	-
Messenger and delivery services	-	P	P
Miniature golf courses	-	-	-
Mixed Use <i>(minimum of 2,000 square feet)</i>	-	C P	P
Motorcycle sales and services	-	-	-
Movie theaters (indoor)	-	P	P
Moving and transfer companies	-	-	-
Museums and art galleries	-	P	P
Music and record shops	-	P	P
Newsstands	-	P	P
Nightclubs, dancehalls, discotheques, private clubs, and cocktail lounges	-	C	-
Nonresidential agricultural research	-	-	-
Office	-	P	P

COMMERCIAL USES (Cont'd)	Palms Gateway	Pembroke Road	Foster Road
Office supply stores	-	P	P
Optical stores	-	P	P
Paint stores	-	P	P
Parking lots and parking garages (commercial or noncommercial)	-	C	-
Performing arts theaters	-	C	C
Pet Shops	-	P	P
Petting zoos	-	-	-
Photographic studios	-	P	P
Plumbing supply stores	-	-	-
Precision instruments products	-	-	-
Printers and book binders	-	P	-
Professional services including accountants, architects, engineers, lawyers, and other similar professions	-	P	P
Recording studios	-	P	-
Recreational vehicle sales and service	-	-	-
Research facilities	-	P	-
Restaurant equipment and supply service	-	P	-
Restaurants (minimum of 1,000 square feet of G.F.A. required)	-	P	P
Restaurant (fast food) (minimum of 2,000 square feet of G.F.A. required)	-	C	-
Secondhand merchandise stores	-	-	-
Secretarial and stenographic services	-	P	P
Service stations	-	-	-
Service stations (with Accessory Gas Sales) ¹	-	P	-
Self-Storage	-	P	-
Shoe repair shops	-	P	P
Sign shops	-	-	-

COMMERCIAL USES (Cont'd)	Palms Gateway	Pembroke Road	Foster Road
Skating rinks (roller and ice)	-	P	-
Souvenir and novelty shops	-	P	P
Sporting goods store	-	P	C
Studio schools; art, sculpture, dance, drama and like instruction	-	P	P
Tailors and seamstresses	-	P	P
Taxi and limousine services	-	P	-
Taxidermist	-	-	-
Telecommunication Towers	P	P	P
Title services	-	P	P
Tobacco shops	-	P	P
Towing services storage facility	-	C	-
Trade schools	-	P	-
Transportation facilities	-	-	-
Transportation and utilities	-	-	-
Travel agencies	-	P	P
Truck and trailer sales and service	-	-	-
Utility substations, transformers and transmission lines	-	-	-
Vending machine sales and service	-	-	-
Warehouse and Distribution (dry and cold storage)	-	C	-
Wholesale sales	-	C	-
Wholesale distributor's showrooms	-	C	-

CIVIC USES	Palms Gateway	Pembroke Road	Foster Road
Animal hospitals/veterinary clinics	-	P	-
Auditoriums	-	-	-
Churches, synagogues and similar houses of worship <i>(minimum of 2,000 square feet of G.F.A. required)</i>	C	-	P
Circuses, carnivals, fairs, and festivals	-	-	-
Clubs organized for either religious, social, educational, charitable, or cultural purposes <i>(minimum of 2,000 square feet of G.F.A. required)</i>	C	-	P
Cultural centers <i>(minimum of 2,000 square feet of G.F.A. required)</i>	C	-	P
Day care centers and nurseries	C	P	P
Educational institutions & vocational centers (not including work release programs or half way houses)	-	P	P
Employment services	-	P	P
Equestrian courses	-	-	-
Funeral homes (including operator's residence)	-	P	-
Hospitals, provided that there are no facilities for residential psychiatric care	-	-	-
Jai-alai frontons	-	-	-
Lodges and fraternal organizations <i>(minimum of 2,000 square feet of G.F.A. required)</i>	C	-	P
Nursing and convalescent homes	-	C	C
Public facilities and utilities	C	P	P
Public parks, play grounds, and other recreation areas	P	P	P
Public and private schools	C	P	P
Public Utility Substations	-	-	-
Swimming pools (outdoor and indoor)	-	-	-
Tennis, handball and racquetball courts (outdoor and indoor)	-	-	-

¹Subject to 1,500 feet distance separation between like uses

- b.) Live-Work Units within the West RAC District are administered pursuant to Section 32-370 of the Zoning and Land Development Code.
- c.) Accessory Uses within the West RAC District are administered pursuant to Article IV, Division 2 of the Zoning and Land Development Code (Section 32-242).
- d.) Home Occupations within the West RAC District are administered pursuant to Section 32-370 of the Zoning and Land Development Code.
- (b) *Nonconforming uses.* Nonconforming lots, structures or uses located within this district shall be subject to the provisions of Article VII of the Zoning and Land Development Code.
- (c) *Landscaping.* Minimum landscaping requirements for new or existing development proposals are contained in Section 32-383 the Zoning and Land Development Code. Pembroke Road Subdistrict shall be subject to additional landscape requirements to include street trees, as described below.
- (1) Additional Landscaping Requirements, Pembroke Road Subdistrict.
- a) *Provisions for street trees:* The planting of street trees is required within the Pembroke Road overlay district. Development proposals must provide for the installation of street trees in conformance with the following criteria:
- b) Street trees are not counted for credit towards the minimum number of on-site trees required by section 32-384.
- c) Street trees must be a minimum of 20 feet in height with a minimum diameter of three inches at a point four feet above ground level at the time of planting and have trunks which can be maintained in a clean condition for over six feet of clear wood measured from ground level.
- d) Street trees must be spaced center to center and must be planted and maintained so that there is at least one tree per 30 linear feet of street frontage, exclusive of accessways.
- e) The minimum height and specified street trees for major transportation corridor standards contained herein for street trees may be modified by the city manager, without penalty, where the installation of the trees would interfere with overhead utilities, so long as the minimum number and spacing of trees is maintained.
- f) Street trees must be of noninvasive root species and must be designated as street or shade trees on the city's approved plant materials list. The designated street tree for Pembroke Road is the Royal Palm. The designation for all other local trees is Mahogany trees.
- (d) West RAC Parking Standards. Minimum parking space requirements for new or existing development proposals are contained in Section 32-203 of the zoning and land development code off-street parking and bicycle parking within the West RAC zoning district. These regulations recognize that the RAC is an interconnected area with multimodal transportation options, and that improper placement of parking and mandatory duplication of the parking supply on each building site separates the various

land uses from each other. This separation reduces the viability of the mixed-use districts and harms the walkability of the streets in the RAC. These regulations reflect the needs of an urban, mixed use area. When in conflict with the regulations in Division 11, this section shall rule.

(1) Table 32-160(b)(2) identifies the minimum number of off-street parking spaces required for the use; uses not listed shall provide parking in accordance with the amount required in Section 32-455.

<u>Table 32-160(b)(2)</u>	
<u>Minimum Number of Off-street Parking Spaces Required per Use*</u>	
<u>Single-family Residential (attached or detached)</u>	
<u>Single-family House, Townhouse, or Duplex</u>	<u>2 spaces per unit</u>
<u>Live/Work and Work/Live Units</u>	<u>2 spaces per unit</u>
<u>Multi-family Residential Use</u>	
<u>Efficiency dwelling unit</u>	<u>1.0 space/unit</u>
<u>One bedroom dwelling unit</u>	<u>1.25 spaces/unit</u>
<u>Two or more bedroom dwelling unit</u>	<u>1.75 spaces per unit</u>
<u>Guest Parking</u>	<u>0.5 spaces/unit</u>
<u>On-Street Parking</u>	<u>0.3 spaces/unit</u>
<u>Lodging</u>	
<u>Hotels/Motels</u>	<u>1.0 space for each guest room, plus</u> <u>1.0 space per 300 sq. ft. of ballrooms, meeting</u> <u>rooms, shops, restaurants, and lounges</u>
<u>Business Uses</u>	
<u>Professional Office</u>	<u>1 space per 300 sf. of gross floor area</u>
<u>Retail, Restaurant, and other Commercial Uses</u>	<u>1 space per 300 sf. of gross area to be leased</u>
<u>Loading Spaces</u>	<u>Pursuant to 32-456-457</u>

*Pursuant to 32-160(b)(f) bicycle parking may also be required.

(2) Once service commences on the Tri-Rail Coastal Link and the Hallandale Beach station is operational, the minimum number of off-street parking required may be multiplied by a factor of .70 for properties located within ¼ mile of the station, measured along the closest pedestrian route between nearest building entrance and nearest station entrance.

(e) Location and Access to Off-Street Parking. Parking and service areas shall be accessed and located at the rear or side of the building(s) whenever possible.

(1) Location

a. Except for houses and duplexes that do not have a rear alley, parking is not permitted in front setbacks or in side setbacks facing streets, parks, or civic open spaces.

b. On Primary Streets all parking lots shall be located to the rear of buildings. If parking in the rear is inappropriate or impossible and a RAM is requested, the City Commission may require special perimeter landscape treatments to protect and improve the pedestrian experience along the street.

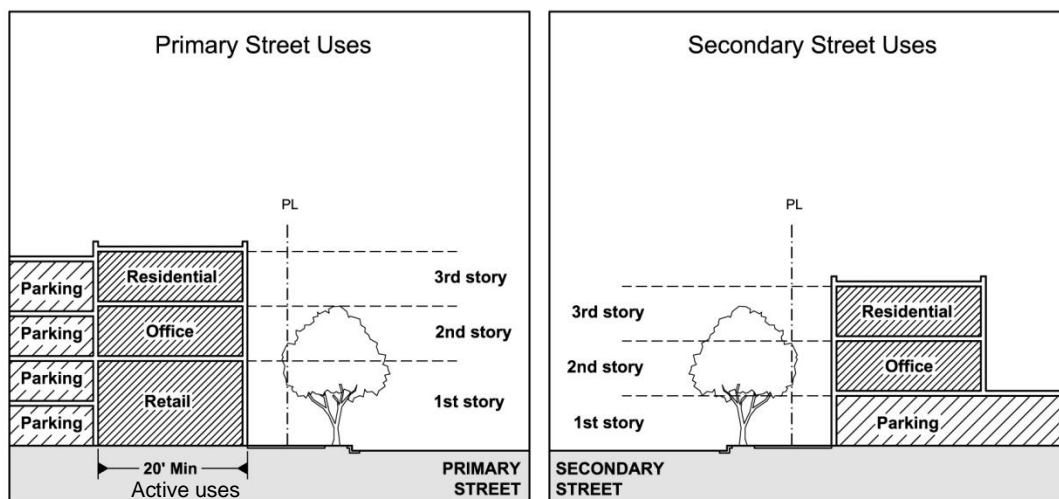
c. On Secondary Streets, parking lots may be located on the side of buildings provided the parking is screened from view of the street by a streetwall (See Section 32-194(d)(6)).

d. Parking Garage Design Standards

1. On Primary Streets, parking garage levels shall be fully concealed from view by a story containing active use, such as residential, office, or retail for at least 20 feet of depth.

2. On Secondary Streets, parking garage levels not lined by another use shall be screened by a building façade that meets the architectural requirements in Section 32-194(d).

Figure 32-160(b)(1) – Parking Garage Design Standards



219 (2) Access

- 220 a. Except for houses and duplexes that do not have rear alleys, and properties
221 located within the Palms Gateway subdistrict, parking shall not be accessed by
222 backing onto public streets.
- 223 b. Access drives shall not exceed 24 feet in width.
- 224 c. On Primary Streets, alleys or Secondary streets shall be the primary source of
225 vehicular access to off-street parking.
- 226 d. When neither alleys nor Secondary Streets are present, primary vehicular access
227 may be from a Primary Street. In the instance that site constraints necessitate
228 access from a Primary Street, and the provision of an access drive precludes
229 meeting the minimum building frontage percentage required, the Development
230 Services Director may administratively allow a reduction from the minimum
231 building frontage in order to allow vehicular access to the site.
- 232 e. Alleys may be incorporated into parking lots and garages as standard drive aisles
233 and vehicles may back out onto alleys. Access to all properties adjacent to the
234 alley shall be maintained.
- 235 f. When an alley is not present, vehicular access between adjacent parcels across
236 property lines is required, and shall be accommodated within the site layout. The
237 first property owner to develop shall be required to make an irrevocable offer of
238 cross-access to the adjacent parcels prior to issuance of a development order.
239 When adjacent property develops, a reciprocal cross-access agreement is
240 required, and the physical connection shall be completed by both property
241 owners.
- 242 g. Parking lots and structures shall provide pedestrian access directly from a street.
243 In addition, pedestrian access may also be provided directly from a building.
- 244 h. Buildings with more than 250 feet of street frontage on a block face shall provide a
245 pedestrian passageway at least 10 feet wide connecting the rear parking to the
246 sidewalk in the public right-of-way that the building faces.
- 247 i. Public sidewalks may not be interrupted or deviated to accommodate back out
248 parking, drop-off or valet parking. The sidewalk shall continue across driveway
249 openings.
- 250 j. Parking lots with no more than 20 spaces and a maximum of 10 spaces per
251 corridor are exempt from the requirements of Section 32-453(i)(4) requiring
252 vehicular entry/exit in one continuous forward motion.
- 253

(f) Bicycle Parking and Facilities. Bicycle parking and facilities shall be provided within the **Pembroke Road Sub-district.**

(1) Minimum Number of Bicycle Parking Spaces. Bicycle parking shall be required at 1 space per every 20 vehicular parking spaces.

(2) Design and Location. Visitor, employee and resident bicycle parking facilities shall be provided in a location(s) shown on the site plan that meets the following standards;

a. Provided in a safe, accessible and convenient location;

b. Accessed within 300 feet of the main building entrance; and

c. Does not encroach into the pedestrian walkway.

d. The Development Services Director shall review the location, design, and details of the bicycle spaces as part of the site plan review.

(g) Street and Block Standards. The highly connected street and block structure of the West RAC is a critical component to foster multi-modal options. Smaller block sizes reduce bike and walk distances and allow traffic to disperse using multiple routes. The standards that guide the creation of new blocks and changes to existing streets and blocks are contained in this section.

(1) Block Standards. The following dimensional standards promote a desirable block structure:

a. The maximum block length should not exceed 660 feet.

b. The maximum perimeter of a block generally should not exceed 1,800 feet, as measured along the inner edges of each street right-of-way. Block perimeters may exceed 1,800 feet, up to a maximum of 2,000 feet if one or more of the following conditions apply:

1. The block has at least one face on an arterial street that limits access points.

2. The block contains a public parking garage.

c. The portion of a block between intersecting streets may not exceed 600 feet without providing either:

1. A publicly dedicated pedestrian passageway not less than 10 feet in width that provides access to another street; or,

2. An alley at least 20 feet in width that provides vehicular access to another street.

d. Existing Streets. In the case of existing streets, the City will not abandon, relocate, or close streets if the block size(s) will exceed the standards in 32-204(b).

~~requirements for new or existing development proposals are contained in section 32-203 the Zoning and Land Development Code.~~

(eh) Frontage Standards. The West RAC subdistrict frontage standards ensure a superior pedestrian environment develops overtime that improves the overall visual appearance and use of streets. These standards define architecture and design components for the entrance(s) to buildings and the area between building facades and streets. Frontage Standards for new or existing development proposals are contained in section 32-201 the Zoning and Land Development Code

- (1) Frontage Types. Six distinct frontage types have been identified for West RAC, which are appropriate for different types of buildings and uses.
- (2) Table 32-160(b)(3) identifies the frontage types appropriate for each subdistrict with an "X". Using one or more of frontage types identified is required. Illustrations are available in Section 32-201

Table 32-160(b)(3) <i>West RAC Frontage Types per Subdistrict</i>						
<u>West RAC Subdistrict</u>	<u>Frontage Types</u>					
	<u>Porch</u>	<u>Stoop</u>	<u>Bracketed Balcony</u>	<u>Forecourt</u>	<u>Storefront</u>	<u>Arcade/ Colonnade</u>
<u>Palms Gateway</u>	<u>X</u>	<u>X</u>		<u>X</u>		
<u>Foster Road</u>	<u>X</u>		<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Pembroke Road</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

(i) *Awnings.*

(1) Projecting canvas, fabric or metal awnings may be placed over doors or windows but shall not project closer than two feet to property lines provided however, that commercial uses fronting on Foster Road may project up to three feet over existing sidewalks into public rights-of-way. Such structure shall not be less than seven and one-half feet from grade. All awnings encroaching into a public right-of-way are subject to the city manager's approval as to location and structure.

(2) Awnings projecting over a public right-of-way are erected at the risk of the property owner. If the city or other governmental entity determines that the awning must be removed or modified, it shall be the duty of the property owner to remove or modify same, and bear all costs associated therewith.

(3) Awning signage shall be maintained in good condition, free from fading, peeling, or any other condition which renders the signage unreadable, either partially or totally. Additionally, all awnings installed in storefronts shall be maintained in good condition, free from tears, holes, fading or peeling, inclusive of all supporting structures. Repairs of awnings or awning signage shall be with the same or comparable materials. Internally illuminated or plastic awnings are prohibited.

(4) Any awning which will abut into the public right-of-way may be constructed only after a permit from the city has been obtained for such encroachment into the public right-of-way.

(f) *Signage.* Sign regulations for new or existing development proposals are contained in Section 32, Division 17 of the Zoning and Land Development Code. ~~Pembroke Road Subdistrict~~ The West RAC shall be subject to additional sign requirements, as described below.

(1) ~~Additional Signage Requirements, Pembroke Road Subdistrict.~~

Signs are prohibited along NW 10 Street within the subdistrict, except for traffic control, address signs and dedication plaques not exceeding three square feet in sign area.

Uniform signage.

a. Signage on buildings with multiple storefronts must be of the same type (such as box sign channel lettering, molded lettering).

b. Painted wood wall signs are prohibited within the ~~Pembroke Road Subdistrict~~.

(gk) *Sidewalks, fences, and walls.* Minimum sidewalk, wall and fence requirements for new or existing development proposals are contained in Section 32-331 the Zoning and Land Development Code, and the following provisions.

(1) Additional Requirements for *Walls*—~~Pembroke Road Subdistrict~~.

a. When abutting residential zoning district, an ~~eight~~six-foot masonry wall must be provided with the required landscape buffer strip. Such walls must be painted to blend with the overall architectural design scheme of the development proposal.

b. All masonry walls must be finished on both sides so that no CBS courses are visible.

(2) Additional Requirements for *Fencing* -*West RAC District*.

a. Galvanized chain link and privacy wood fences are prohibited along the Foster Road and Pembroke Road Corridors.

b. No barbed wire extensions shall be permitted on any fence within the West RAC Zoning District.

c. Galvanized chain link and privacy wood fences are prohibited in the West RAC District.

(3) Additional Requirements for *Fencing* - *Foster Road Subdistrict*.

a) Permitted fencing along Foster Road shall be setback a minimum of two feet to be finished as landscaping or as a sidewalk extension to existing sidewalk in the public right-of-way.

(hl) *Dumpster enclosures.* Dumpster enclosures shall be of masonry. All exterior walls shall be finished in stucco and/or painted to present a finished appearance.

(im) *Development Review Procedures.* Development applications may follow two different review and approval processes:

(1) Major Development applications in the West RAC zoning district may be approved administratively if the application:

a. Meets all requirements of this code; and

b. Does not exceed the permitted or base density specified for its RAC subdistrict; and

- 363 c. Does not require any conditional uses; and,
364 d. Does not require non-administrative: variances, or redevelopment area
365 modifications.
- 366 (2) Development applications in the West RAC zoning district may be approved only
367 by the city commission using the major development review process if the
368 application:
- 369 a. Meets all requirements of this code only upon approval of simultaneously
370 requested conditional uses; and/or
- 371 b. Meets all requirements of this code only upon approval of simultaneously
372 requested non-administrative variances, or redevelopment area modifications;
373 and/or
- 374 c. Is requesting more than the allowable base or permitted density in any West
375 RAC Subdistrict.

376 (jn) *Redevelopment area modifications.* The provisions of Section 32-135 of the Zoning and
377 Land Development Code shall apply within the West RAC District, except as may be
378 modified by the following:

379 (1) *Criteria.* The city commission may modify any land development code standard
380 through the redevelopment area modification process if all the criteria specified in
381 Article III Section 32-135 of the chapter are met.

382 (2) *Review.* The transmittal of a redevelopment area modification waiver request for
383 properties within the West RAC District shall coincide with transmittal of the
384 corresponding major development review application to the City Commission, if
385 applicable.

386 (3) *Administrative waivers.* Within the West RAC District, the City Manager shall be
387 allowed to approve administrative waivers for redevelopment area modifications up to
388 20 percent of minimum required for landscaping and setback requirements, and any
389 measureable standard, with the exception of parking, building height, and density.

390
391 (o) Civic Open Spaces. Civic open spaces are maintained outdoor spaces which are accessible
392 by the general public, improve the pedestrian environment, are aesthetically pleasing, and serve
393 as an amenity for the city as a whole as well as for occupants of the building which the open
394 space serves. Civic open spaces are generally constructed by landowners during the
395 development process.

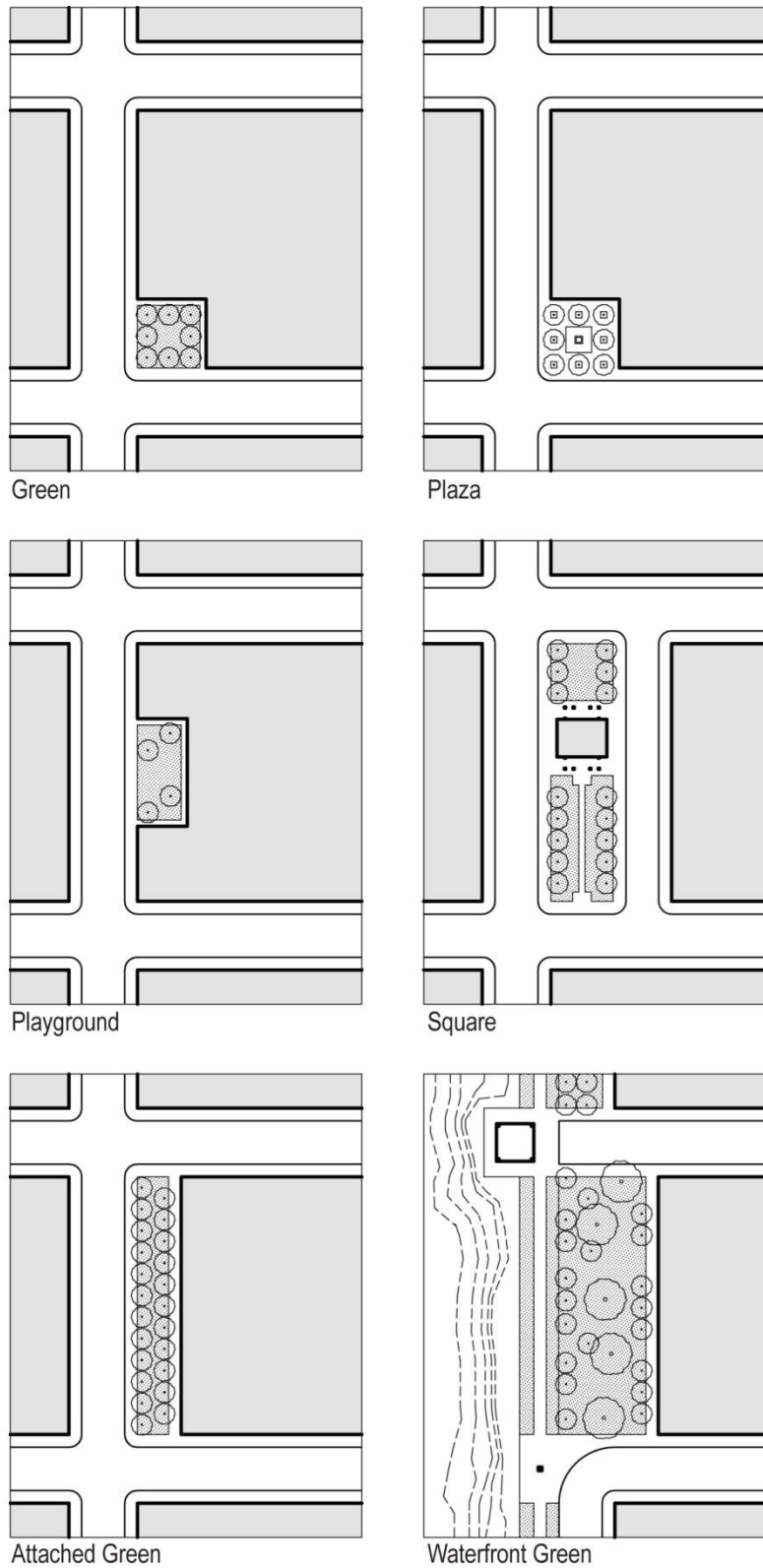
396 (1) Amount. On sites 40,000 square feet or more in size, new buildings or additions of
397 gross floor area equal to 20 percent or more to existing buildings, shall provide at least
398 five percent (5%) of the size of the site, or portion of the site proposed for development
399 in a multi-phased project, as Civic Open Space(s). Dedicated rights-of-way may not
400 count toward fulfilling the required amount.

401 (2) Types of Civic Open Spaces. Civic open space shall be designed as one of the
402 following types:

403 a. Green. A green is at least 2,000 square feet in size and adjoins streets on at least
404 two sides or a pedestrian passageway and a street. Greens are designed primarily

- 405 for passive uses, consisting primarily of lawn with either formally or informally
406 arranged landscaping.
- 407 b. Plaza. A plaza is at least 2,000 square feet in size and adjoins a street on at least
408 two sides or a pedestrian passageway and a street. Plazas are mostly hardscaped
409 with formal landscaping and a water feature.
- 410 c. Playground. A playground shall be at least 2,500 square feet in size. Playgrounds
411 shall provide children's play equipment and shaded seating. Playgrounds adjoin a
412 street on at least one side and the proposed configuration should ensure easy
413 surveillance of the area from the adjacent buildings and streets.
- 414 d. Square. A square is at least 10,000 square feet and adjoins streets on at least three
415 sides. Squares may be up to 50 percent hardscaped, with formal landscaping.
416 Squares accommodate both passive uses and community gatherings.
- 417 e. Attached Green. The attached green is generally 3,000 to 6,000 square feet and
418 spans the entire length of a block. Attached greens shall be at least 30 feet wide and
419 are appropriate on the short end of a block. Attached greens are formally
420 landscaped.

421

Figure 32-160(b)(2) Civic Open Spaces

425 (3) Configuration. Civic open spaces shall be configured as follows:

- 426 a. The civic open space shall adjoin a street front property line for no less than 30 linear
427 feet.
- 428 b. Except for attached greens, civic spaces shall have a proportion so that the depth is
429 no more than two and a half times the width, and the width is no more than five times
430 the depth;
- 431 c. Civic open spaces shall be lined by building facades or streets on all sides. In order
432 to provide oversight of the space, buildings facing civic open spaces shall contain
433 habitable uses; parking lots, parking garages, and storage areas are not considered
434 habitable uses.

435 (4) Additional Standards. Civic open spaces shall meet the following minimum standards:

- 436 a. Civic open spaces must be accessible to the public during all daylight hours;
- 437 b. Civic open spaces must be situated to allow easy ingress and egress by pedestrians.
438 Except for playgrounds, which may be fenced, no streetwalls, gates, fences or other
439 impediments to pedestrian accessibility shall be permitted along the frontage line;
- 440 c. Civic open spaces must be located at the sidewalk level;
- 441 d. Civic open spaces must be open to the sky; however, open-air garden structures
442 such as gazebos or trellises are permitted within civic open spaces;
- 443 e. A maximum of 15% of the civic area shall be landscaped. Landscaping area within
444 the required civic open space shall not count toward meeting the minimum
445 landscaping required.
- 446 f. Landscaping shall be arranged in a manner reflective of description of the type of
447 civic open space. One shade tree per 20 feet of perimeter of the space is required.
448 Trees may be arranged in regular spacing or in informal clusters, depending on the
449 type of open space. Trees shall be installed to provide shade along walkways and
450 for benches. Substituting shade trees for multiple palm species is not permitted;
451 however, adding palms to the landscape design is permitted.
- 452 g. Each civic open space shall provide the following street furniture elements,
453 specifications subject to approval by the City of Hallandale Beach:
- 454 1. One bench per 500 square feet of area; or 6 linear feet of permanent seating or
455 seating fixtures per 500 square feet of area. Examples of permanent seating
456 or seating fixtures are depicted in Figure 32-160(b)(3).
- 457 2. One bicycle rack with no less than four spaces;
- 458 3. One trash receptacle;
- 459 4. One pet clean up station.
- 460 h. Fences are permitted only to enclose playgrounds or community gardens. Fences
461 may be composed of wood or metal pickets and shall not exceed four feet in height.
- 462 i. Vehicular traffic shall not be permitted within a civic open space.
- 463 j. Civic open spaces shall be designed to enhance user safety and security using
464 Crime Prevention Through Environmental Design (CPTED) principles by
465 1. being well lighted;

- 466 2. having one or more focal points within the open space visible from all adjoining
467 buildings and streets; and
- 468 3. having a clear landscape zone between three feet and eight feet in height
469 providing sightlines unobstructed by berms or bushes.
- 470 (5) Availability. Civic open space shall be developed and ready for use concurrent with the
471 issuance of a certificate of occupancy for the building(s) for which the open space is
472 required.

473 **Figure 32-160(b)(3) Permanent Seating Fixtures**



474

475

476 (p) Design Guidelines for the West RAC recognizes that transportation corridors serve
477 many functions. In addition to moving vehicles efficiently and safely to their
478 destinations, roads are the pre-eminent form of public space. Consequently, the
479 quality of roads as public space affects the quality of life in communities.

- 480
- 481 (1) General Applicability. Unless exempted, or unless otherwise provided in this
482 Chapter, specified design guidelines shall apply to the following types of
483 development:

484 a. New construction;

485

486 b. Any project that involves demolition of an existing primary building and the
487 construction of a new primary building; and,

488

489

c. Any renovation project (to include any renovation, rehabilitation, restoration, or repair work that includes an addition of floor area equal to 35 percent or more of the existing floor area or the addition of new floors). The calculation shall include attached garages, but not include detached garages. For the purpose of calculation, the increase in floor area shall be aggregated over a three-year period.

(2) The Foster Road Streetscape Plan. Foster Road is envisioned to provide a setting for social interaction, which can promote neighborhood cohesion and redevelopment. As such, the Foster Road Streetscape Plan entails a set of design considerations which include components to enhance community liveability, and provide a setting for social interaction and safety. The Foster Road Streetscape Plan is hereby adopted, as may be amended from time to time.

(kq) *Nonconformities.* Any previously lawful lot, structure, use, or characteristic of use made non-conforming by these provisions shall be subject to provisions of Article VII of this Code.

Section 32-160(c) ~~e~~. Palms Gateway Subdistrict Standards

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

(b) *Permitted Uses*

(1) *Specific Uses.* Specific uses in the Palms Gateway Subdistrict shall conform to the regulations in Table 32-160(b).~~a~~.

(2) *Conditional Use Standards.* Conditional uses are noted in Table 32-160(b).~~a~~ and must be approved pursuant to the provisions in Section 32-964.

(3) *Permitted Density.* The Permitted Density in Table 32-160(c) is the number of dwelling units allowed per acre, and shall be pursuant to 32-205, RAC Allocation Standards, where applicable.

(c) *Lot Size, Height, and Other Dimensional Requirements.* Table 32-160(c) provides the dimensional requirements regarding lot size, lot coverage, building setbacks, and building frontage for the Palms Gateway Subdistrict.

(1) *Residential Unit Size.* Table 32-160(c) provides the minimum unit sizes for single family houses, duplexes, townhomes, and multifamily dwellings for the West RAC Zoning District.

527

528

529

Table 32-160.c

Palms Gateway Subdistrict Dimensional Requirements

Table 32-160(c) Palms Gateway Sub-district Dimensional Requirements					
Lot Size		SFR/ Duplex ¹		Multi-Family	Townhouse ²
Lot Width (min.)					
1.	Interior	50 ft.	50 <u>75</u> ft.	50 <u>75</u> ft.	-
2.	Corner	50 ft.	50 <u>75</u> ft.	50 <u>75</u> ft.	-
Lot Area (min. /max.)					
1.	Interior Lot	5,000 sf.		5,000 <u>7,500</u> sf.	10,000 sf.
2.	Corner Lot	5,000 sf.		5,000 <u>7,500</u> sf.	10,000 sf.
Building Placement					
A	Front Setback (min. /max.)	25 ft. <u>20 ft.</u>	25 ft.	25 ft.	25 ft.
B	Side Setbacks				
1.	Interior	7.5 ft. <u>5 ft.</u>	7.5 ft.	7.5 ft.	End unit: 15 ft. Between Units: 20 ft.
2.	Corner	15 ft. <u>10 ft.</u>	15 ft.	15 ft.	
C	Rear Setback (min.)	25 ft. <u>20 ft.</u>	25 ft.	25 <u>20</u> ft.	20 ft.
D	Accessory Structure	5 ft.	5 ft.	5 ft.	- ²
Min. Landscape Area		40%	40%	40% <u>35%</u>	35%
Building Height					
Max. Building Height		2 stories or 30 ft.	3 stories or 30 ft.	2 stories or 30 ft.	2 stories or 30 ft.
Density					
Permitted Density		14 du/ac	14 du/ac	14 du/ac	14 du/ac
Min. Floor Area					
Dwelling Unit		1,000 sf.	1,000 sf.	1,000 sf.	N/A
Efficiency		-	500 sf. (per unit)	500 sf. (per unit)	N/A
1 bedroom		-	700 sf. (per unit)	700 sf. (per unit)	850 sf. (per unit)
2 bedrooms		-	850 sf. (per unit)	850 sf. (per unit)	1,000 sf. (per unit)
3 bedrooms or more		-	1,050 sf. (per unit)	1,050 sf. (per unit)	1,150 sf. (per unit)
Other					
Minimum Individual Unit Width		-	-	-	20 ft.
Maximum Grouping of Units		-	-	-	8

¹ Smaller lots platted prior to November 21, 1978, shall be permitted, subject to the provisions of Article VII

² Subject to the provisions of Article IV, Division 21, Townhouse, Residential Development

¹ Smaller lots platted prior to November 21, 1978, shall be permitted, subject to the provisions of Article VII² Subject to the provisions of Article IV, Division 21, Townhouse, Residential Development

530

531 **Sec. 32-160(d)-d. Pembroke Road Subdistrict Standards**

532 (a) *Purpose and Intent.* The Pembroke Road Subdistrict is to encourage well-designed
533 commercial and mixed-use developments along the Pembroke Road corridor.

534 (b) *Permitted uses.*

535 (1) *Specific Uses.* Specific uses in the Palms Gateway Subdistrict shall conform to the
536 regulations in Table 32-160(b)a

537 (2) *Conditional Use Standards.* Conditional uses are noted in Table 32-160(b)-a and
538 must be approved pursuant to the provisions in Section 32-964.

539
540 (3) *Base Density.* The Base Density in Table 32-160(d)-d is the number of dwelling
541 units allowed per acre.

542 (4) *Maximum Density.* The Maximum Density in Table 32-160(-d) is the maximum
543 number of dwelling units allowed per acre. Density requests between the base and
544 maximum are subject to the approval processes set forth in Sections 32-205 and 32-
545 206.

546 (c) *Residential Unit Size.* Table 32-160(-d) provides the minimum unit sizes for single family
547 houses, duplexes, townhomes, and multifamily dwellings for the Pembroke Road Subdistrict.

550

Table 32-160.d

551

Pembroke Road Subdistrict Dimensional Requirements

552

Table 32-160(d) Pembroke Road Subdistrict Dimensional Requirements				
Lot Size		Commercial	Mixed Use	Live-Work Units
Lot Width (min.)				
1.	Interior	50 ft.	75 ft.	50 ft.
2.	Corner	50 ft.	75 ft.	60 ft.
Lot Area (min.)				
1.	Interior Lot	5,000 sf.	10,000 sf.	5,000 sf.
2.	Corner Lot	6,000 sf.		6,000 sf.
Building Placement				
A	Front Setback (min.)	15 ft., w/ no parking	15 ft.	15 ft.
B	Side Setbacks			
1.	Interior	0 ft.	0 ft.	0 ft.
2.	Corner	10 ft.	10 ft.	10 ft.
C	Rear Setback (min.)	10 ft. 20 ft. adjacent to residential	10 ft. <u>20 ft. adjacent to residential</u>	10 ft. <u>20 ft. adjacent to residential</u>
D	Accessory Structure	10 ft.	10 ft.	10 ft.
E	Minimum Building Frontage	60 75%	60 75%	50 75%
F	<u>Maximum Building Frontage</u>	<u>90%</u>	<u>90%</u>	<u>90%</u>
FG	Min. Landscape Area	15 %	15%	15 %
Building Height				
Max. Building Height		30 50 ft. or 4 Stories	4550 ft. or 4 Stories	30 50 ft. or 4 Stories
Density				
Base Density		-	18 du/ac	14 du/ac
Max. Density ¹		-	25 du/ac	18 du/ac
Min. Floor Area				
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)	-
1 bedroom		-	700 sf. (per unit)	-
2 bedrooms		-	850 sf. (per unit)	-
3 bedrooms or more		-	1,050 sf. (per unit)	-

553

¹Maximum Density allocation shall be subject to approval by the city commission, pursuant to Sections 32-205 and 32-206.

554

555 **Sec. 32-160~~(e)-e~~. Foster Road Subdistrict Standards**

- 556 (a) *Purpose and Intent.* The Foster Road Subdistrict is designed to create opportunities for
557 both vertical and horizontal mixed use (residential and commercial) along the Foster
558 Road corridor, while also enhancing the historical and cultural identity of the area.
- 559 (b) *Permitted uses.*
- 560 (1) *Specific Uses.* Specific uses in the Palms Gateway Subdistrict shall conform to the
561 regulations in Table 32-160~~(b)a~~.
- 562 (2) *Conditional Use Standards.* Conditional uses are noted in Table 32-160~~(b)a~~ and
563 must be approved pursuant to the provisions in Section 32-964.
- 564 (3) *Permitted Density.* The Permitted Density in Table 32-160~~(e)-e~~ is the number of
565 dwelling units allowed per acre and shall be pursuant to 32-205, RAC Allocation
566 Standards, where applicable.
- 567 (c) *Residential Unit Size.* Table 32-160~~e~~ provides the minimum residential unit sizes for
568 live-work and multifamily dwellings within the Foster Road Subdistrict.
- 569 (d) *Commercial Structure Size.* Table 32-160~~(e)-e~~ provides the minimum non-residential unit
570 sizes for commercial structures within the Foster Road Subdistrict, where applicable.

574
575
576

Table 32-160.e
Foster Road Subdistrict Dimensional Requirements

Table 32-160(e) Foster Road Subdistrict Dimensional Requirements						
Lot Size		Commercial	Residential Mixed Use	Townhomes ¹	Multifamily	Live-Work Units
Lot Width (min.)						
1.	Interior	50 ft.	75 ft.	-	50 ft.	50 ft.
2.	Corner	50 ft.	75 ft.	-	50 ft.	60 ft.
Lot Area (min.)						
1.	Interior Lot	5,000 sf.	10 8,000 sf.	10 8,000 sf.	5,000 sf.	5,000 sf.
2.	Corner Lot	5,000 sf.	10,000 sf.	10,000 sf.	5,000 sf.	6 5,000 sf.
Building Placement						
A	Front Setback ² (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	Side Setbacks					
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 20 ft.	10 ft.
D	Accessory Structure	10 ft.	10 ft.	<u>7.5 ft.</u> ⁻¹	5 ft.	10 ft.
E	Min.- Max. Building Frontage	50%- 90%	50%- 90%	<u>50% - 90%</u>	<u>50% - 90%</u>	<u>50% - 90%</u>
F	Min. Landscape Area	15 %	15%	40 25%	40 25%	15%
Building Height						
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.
Max. Building Height (Dixie Highway frontage only)		<u>4 Stories or 50 ft.</u>	<u>4 Stories or 50 ft.</u>	<u>3 Stories or 40 ft.</u>	<u>4 Stories or 50 ft.</u>	<u>3 Stories or 40 ft.</u>
Density						
Permitted Density		-	25 du/ac	18 du/ac	18 du/ac	14 du/ac
Min. Floor Area						
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)	-

577 ¹ Subject to the provisions of Article IV, Division 21, Townhouse, Residential Development

578 ² Corner lots must meet front setbacks on both streets

SECTION 3:

It is the intention of the City Commission of the City of Hallandale Beach and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Hallandale Beach, Florida.

SECTION 4:

All Ordinances and Resolutions or parts of Ordinances and Resolutions in conflict herewith, be and the same are hereby repealed, to the extent of such conflict.

SECTION 5:

If any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 6:

All prior Ordinances or Resolutions, or parts, thereof, in conflict are hereby repealed to the extent of said conflict.

SECTION 7:

This Ordinance shall become effective immediately upon the date of adoption.

PASSED AND ADOPTED on 1st reading on _____, 2017.

PASSED AND ADOPTED on 2nd reading on _____, 2017.

JOY F. COOPER
MAYOR

ATTEST:

MARIO BATAILLE, CMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
FORM

V. LYNN WHITFIELD
CITY ATTORNEY