

EXHIBIT B: HALLANDALE BEACH BOULEVARD FORM-BASED ZONING DISTRICTS**5/16/17****DIVISION 3. FORM-BASED ZONING DISTRICTS****Subdivision II. Hallandale Beach Boulevard District****Section 32-207. Purpose and Intent.**

The purpose and intent of the Hallandale Beach Boulevard District is to guide the redevelopment of land located adjacent to Hallandale Beach Boulevard within the boundaries of the General Commercial land use category on the Comprehensive Plan's Future Land Use Map into a vibrant area that:

- (a) Provides an attractive entryway into the City of Hallandale Beach;
- (b) Provides a mix of uses within a pedestrian-friendly environment to meet the daily needs of workers, residents, and visitors;
- (c) Promotes the optimum use of transit by creating and enhancing a continuous, pedestrian- and bicycle-friendly corridor that effectively links transit stations, bike routes, sidewalks, buildings, and open spaces;
- (d) Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects; and
- (e) Protects adjoining single-family residential areas by ensuring compatible transitions in building scale.

Section 32-208. Regulating Plan Showing Hallandale Beach Boulevard Subdistricts.

- (a) The location and boundary of the Hallandale Beach Boulevard zoning district shall be shown on the "City of Hallandale Beach Zoning Map" ~~to create an attractive, mixed-use corridor,~~ two subdistricts of the Hallandale Beach Boulevard District are hereby created and assigned to land, as shown on a map entitled, "Hallandale Beach Regulating Plan":

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- (1) Hallandale Beach Boulevard West
 - (2) Hallandale Beach Boulevard East
- (b) The Hallandale Beach Regulating Plan depicts additional information necessary to apply the standards contained in this Division and is hereby officially adopted as an integral part of these regulations.
 - (1) *Primary and Secondary Streets.* Primary Streets are intended to develop overtime as superior pedestrian environments and, as such, are held to higher standards in the regulations regarding building placement, building frontage, and the location of parking and service uses. Streets not designated as Primary Streets are considered Secondary Streets, which will accommodate service functions and vehicular-oriented development needs including parking, loading, and drive-through facilities.
 - (2) *Incentive Area.* The Incentive Area is an area determined by its proximity to I-95 and configuration to be appropriate for accommodating large-scale redevelopment. To encourage redevelopment of significant scale in this location, increases in building height and density are possible within the Incentive Area.

Section 32-209. Allowable Uses.

- (a) *Permitted and Conditional Uses.* Table 32-209(a) identifies uses that are allowed as permitted or conditional uses in each Hallandale Beach Boulevard subdistrict as well as some uses that are not permitted in each district. 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 district. Uses identified with a "-" are not permitted in the district.
- (b) *Uses Permitted Facing NW and SW 1st Streets Only.* Table 32-209(a) identifies uses that are allowed, limited to locations facing NW or SW 1st Streets. These uses are identified with a "P1" and are not permitted facing Hallandale Beach Boulevard.
- (c) *Uses Permitted with Supplemental Regulations.* Table 32-209(a) identifies uses that are allowed with supplemental regulations. These uses are identified with a "PS".
- (d) *Accessory Uses.* Each Hallandale Beach Boulevard subdistrict allows the accessory uses and structures described in Section 32-242(a) and (b). All accessory uses and structures must comply with the special regulations in Section 32-243. Unless otherwise directed in Section 32-242, accessory uses and structures shall be located behind the main building façade and may be placed as close as five (5) feet to the rear and side property lines.

EXHIBIT B: HALLANDALE BEACH BOULEVARD FORM-BASED ZONING DISTRICTS

5/16/17

Table 32-209(a) – Allowable Uses by Subdistrict

	Hallandale Beach BLVD West	Hallandale Beach BLVD East
RESIDENTIAL		
Townhouse dwellings (Sec. 32-197(c)(5))	P1/PS	-
Multi-family dwellings (Min. of 10 units)	P1/PS	PS
Live/work units	P	P
Work/live units	P	P
Assisted living facilities	P	P
Nursing homes	P	P
Other residential care facilities	see section 32-594	
LODGING		
Hotels and motels	P	P
BUSINESS		
Alcoholic beverage establishments	P	P
Animal Hospital or Clinic	C	-
Contractor & trade operations	P	-
Drive-through facilities (for any use)	PS	PS
Dry-Cleaning (on premises)	PS	PS
Fortuneteller	PS	-
Garage, Public Parking	C	C
Offices	P	P
Offices, limited	P	P
Parking Lot	C	C
Restaurants	P	P
Sale of Secondhand/Used Merchandise	C	-
Studio or workshop	P	P
Stores & services, general	P	P
Stores & services, large format	P	P
Theaters, Bowling Alleys, Skating Rinks	P	C
CIVIC & EDUCATION		
Civic open spaces	P	P
Day care centers	P	P
Government uses	P	P
Congregational Uses	PS	PS
Schools, public and private	P	P
P = Permitted Use C = Conditional Use - = Use Not Permitted P1 = Permitted facing NW or SW 1st Streets Only PS = Use Permitted with Supplemental Standards		

Commented [CW1]: Does this preclude a residential tower with residential units facing HB? I hope that is not the intent.

Commented [CW2]: Missing Medical Use, Hotel, Marijuana business

Commented [CW3]: There are significant RULIPA issues by treating this more restrictive than other places of assembly, such as theaters above. Also, I don't believe requiring a separate building for this use is consistent with Federal Law that any restriction should be the least restrictive to further govt. purpose. I suggest combine this with "Theater" use above and call it "Places of Assembly".

Section 32-210. Hallandale Beach Boulevard West Subdistrict.

- (a) *Purpose and Intent.* The Hallandale Beach Boulevard West subdistrict is a mixed-use subdistrict that will shape the main entryway to the city into an aesthetically pleasing, pedestrian-friendly environment along the city's main east-west corridor and transit route.
- (b) *Configuration of Buildings.* Unless otherwise specified herein, the standards in Section 32-194 "Configuration of Buildings" shall apply to the Hallandale Beach Boulevard West subdistrict.
- (1) Residential units must have the floor of the first habitable story elevated to at least 18 inches above the highest adjacent crown of road of all adjoining streets or regulatory freeboard above the Base Flood Elevation (BFE), whichever is higher. Lobbies and common areas in multi-unit buildings can have finish floor elevations in compliance with Base Flood Elevation (BFE) plus any regulatory freeboard.
- (c) *Lot Size and Building Placement.* Table 32-210(a) provides the dimensional requirements regarding lot size, lot coverage, building setbacks, and building frontage for the Hallandale Beach Boulevard West subdistrict. Figure 32-210(a) illustrates the dimensional requirements from the table.
- (1) A minimum of 60 percent of the linear width of the lot along Primary Streets shall be occupied by the primary façade of a building, located in accordance with the minimum and maximum setbacks in Table 32-210(a).
- (2) Other streets do not have a required minimum building frontage and buildings shall be located in accordance with the minimum setbacks in Table 32-210(a).
- (3) Buildings may be built without side setbacks on interior lot lines; however, if windows are proposed facing interior side lot lines, the building shall set back at least 5 feet or as required by the Florida Building Code to provide adequate light and air.
- (4) Buildings taller than five stories on lots with frontage on Hallandale Beach Boulevard have additional setback requirements in order to ensure harmony among adjacent buildings and architectural articulation of building mass. At the top of the fifth story, front setbacks are 20 feet; side and rear setbacks are 30 feet.
- (5) Buildings taller than three stories on lots with frontage on NW or SW 1st Streets have additional setback requirements in order to ensure harmony with the adjoining residential neighborhood. At the top of the third story, the setback is 45 feet.
- (6) Buildings with more than 250 feet of street frontage along a single street shall provide a pedestrian passageway at least 10 feet wide that (1) for property with frontage on both streets, connects Hallandale Beach Boulevard to NW or SW 1st Streets; or, (2) connects rear parking to the sidewalk in the public right-of-way that the building faces.
- (7) The Street and Block Standards in Section 32-204 apply to site design to establish a walkable, multi-modal block structure over time. Sites greater than two acres in size shall organize circulation to establish a rational, interconnected street and block structure form that links to adjacent rights-of-way, provides parallel vehicular routes to Hallandale Beach Boulevard, and establishes clear pedestrian routes linked to adjacent sidewalks.

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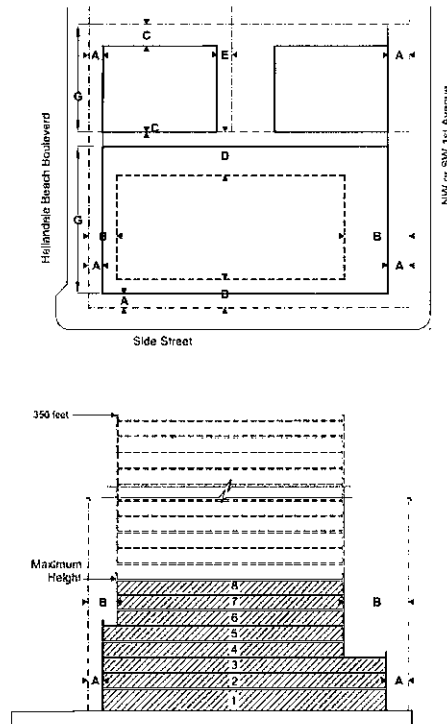
Commented [CW4]: This (F) is not depicted in the next page.

Commented [CW5]: Is this meant to be open to the sky, open to the public during work hours or 24 hours?

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Table 32-210(a) Hallandale Beach Boulevard West Dimensional Requirements		
Lot Size		
Lot Width	50 ft. min.	
Lot Area	5000 sf. min / 100,000 max.	
Lot Coverage	90% max.	
Minimum Landscape Area	10%	
Building Placement		
A	Hallandale Beach Blvd. Setback	15 ft. min. 20 ft. max.
	NW and SW 1 st Streets Setback	10 ft. min.
	Other Street Setback ¹	10 ft. min.
B	Front Setback Above the 5 th Story	20 ft.
	Front Setback Above the 3 rd Story on NW and SW 1 st Streets	45 ft.
C	Interior Side Setback	0 ft. min. ²
D	Side Setback Above the 5 th Story	30 ft. min.
E	Rear Setback	10 ft. min.
F	Rear Setback Above the 5 th Story	30 ft. min.
G	Building Frontage on Primary Streets	60% min.
		100% max.
Building Size & Height		
Min. Non-residential Building Floor Area		2,000 sq. ft.
Min. Building Height on Hallandale Beach Blvd.		2 Stories or 20 ft
Max. Building Height on Hallandale Beach Blvd.		8 Stories
Max. Building Height in Incentive Area		350 feet
Density		
Base Density		18 du/ac
Max. Density		30 du/ac
Civic Open Space Requirement		
Sites 20,000 sq.ft. to 40,000 sq.ft.		5%
Sites > 40,000 sq. ft.		5% of area above 20,000 + 7% of
Sites exceeding Base Density		7.5%
¹ Side lot lines facing streets are regulated by front setback requirements.		
² If windows are proposed facing interior side lot lines, buildings shall set back at least 5 feet.		

Figure 32-210(a)
Hallandale Beach Boulevard West
Building Placement & Height



Commented [CW6]: 1. If HB setback is 20 feet, then there is no transition above 5th floor. I think a transition is necessary. Was there a cross-section of HB done with the ultimate building height?
 2. Graphic below clarify if that is a "B" or "D" next to Side Street and HB.
 3. Civic Open Space needs to be clarified that it is at the ground level and accessible to the public. Need to clarify if this is in addition to the minimum landscape area of 10%.
 4. The method to calculate Open Space is cut off.
 5. If it is a full block, the design would be strange if the setback is from the 5th floor at HB and 3rd floor at 1st.
 6. There should be a requirement that the garage façade be designed to integrate with the bldg. design and not look like a garage.

(d) Building Size and Height.

- (1) On Hallandale Beach Boulevard West subdistrict, the minimum building height is two stories in height or one story at least 20 feet tall and the minimum floor area is 2,000 square feet.
- (2) Maximum building height is eight stories on West Hallandale Beach Boulevard.
- (3) Maximum building height is three stories along NW and SW 1st Streets. For properties that span the full block with frontage on both Hallandale Beach Boulevard and NW or SW 1st Streets, the building shall set back above the third story at least 45 feet from NW or SW 1st Street.
- (4) Within the Incentive Area shown on the Regulating Plan, the maximum building height is 350 feet.

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(e) Building Uses and Density.

- (1) *Specific Uses.* Specific uses in the Hallandale Beach Boulevard West subdistrict shall conform to the regulations in Section 32-209.
- (2) *Conditional Use Standards.* Conditional uses must be approved pursuant to the provisions in Section 32-964. In addition, the following regulations apply:
 - a. *Animal Hospital or veterinary clinics.* All facilities, including ancillary kennels, shall be located in an enclosed soundproof, air-conditioned building.
 - b. *Public Parking Garages.* On Primary Streets, Public parking garages open to the public as a principal use shall be lined along the sidewalk level for a depth of at least 20 feet by a story containing active use(s), such as residential, office, or retail.
- (3) *Uses Permitted with Supplemental Regulations.* The following uses have supplemental standards:
 - a. *Dry-cleaning (on premises).* Retail on-premises dry cleaning operations shall not exceed 2,000 square feet of gross floor area, uses only self-contained dry cleaning units using nonflammable solvents. Other conditions may be imposed as necessary to ensure the proposed use shall be operated in a manner not creating adverse effects on abutting and neighboring properties.
 - b. *Drive-through facilities for any use.* Drive-through facilities for any use shall have the drive through window(s), stacking, and loading areas located to the rear or side of buildings.
 - c. *Fortuneteller.* The business shall not be located within 1,000 feet of an existing fortunetelling business, measured by the most direct route from main entrance to main entrance.
 - d. *Multi-family.* Multi-family dwellings are permitted facing NW and SW 1st Streets; however, properties facing Hallandale Beach Boulevard with no frontage on NW or SW 1st Streets are required to have a minimum of 10 units.
 - e. *Places of Assembly.* Churches, synagogues and other places of worship, lodges, and fraternal organizations provided that they are in a freestanding building located

Commented [CW7]: Table says only allowed on 1st Streets.

Deleted: Congregational Uses

on a separate parcel of land that is not connected to or has no access to adjacent commercial uses and further provided that:

1. The site shall have a minimum of 15,000 square feet in lot area and 100 linear feet of lot frontage.
2. The building shall have a minimum of 2,000 square feet in gross floor area.
- f. *Townhouses*. Townhouse development is not permitted facing Hallandale Beach Boulevard and shall follow the standards in Sec. 32-197(c)(5).

Commented [CW8]: Verify if this meets the strict requirements of RULIPA.

- (3) *Base Density*. The Base Density in Table 32-210(a) is the number of dwelling units allowed per acre without requiring additional performance criteria, based on the availability of units.
- (4) *Maximum Density*. The Maximum Density in Table 32-210(a) is the number of dwelling units allowed per acre based upon all the following performance criteria and the approval process set forth in Section 32-215. For density up to 30 du/ac, projects shall:
 - a. Provide at least 7.5% of the site, or the portion of the site proposed for development in a multi-phased project, as Civic Open Space(s) at the ground level and accessible to the public at all times;
 - b. Fully concealed parking garage levels on all streets at the sidewalk level for a depth of at least 20 feet by a story containing active use(s), such as residential, office, or retail;
 - c. Provide street/streetscape improvements consistent with the City's complete streets efforts, including planting shade trees along the public sidewalk;
 - d. Provide 15% affordable units within the development or a payment of \$8,833 per unit or as may be adjusted by City Commission from time to time; and
 - e. Enter into a development agreement.

Commented [CW9]: This appears to be a requirement already.

Commented [CW10]: This should be a requirement for each project, not an incentive.

Commented [CW11]: How is this enforced if units are provided on site? I am concerned about a bonus is given, but there is no staffing to verify if and how it is done.

(f) *Frontage Standards*.

- (1) The Frontage Standards in Section 32-212 apply to development in the Hallandale Beach Boulevard West subdistrict.
- (2) For properties that span a full block with frontages on both Hallandale Beach Boulevard and NW or SW 1st Streets, development is encouraged to provide active uses along both street frontages. At a minimum, development shall provide:
 - (a) Buildings with entrances facing NW or SW 1st Street that are designed in accordance with the Frontage Standards in Section 32-212; or
 - (b) Buildings facing Hallandale Beach Boulevard with the rear of the building, loading areas, or parking use areas on NW or SW 1st Street, shall have such areas shielded from view by a masonry wall six feet in height set back at least 10 feet from the property line. An opening providing pedestrian access to the site with a 10-foot wide sidewalk connecting Hallandale Beach Boulevard and NW or SW 1st Street is required. The setback area between the wall and the street right-of-way shall be landscaped and provide shade trees uniformly spaced at least 25 feet on center.

Commented [CW12]: Might be too much. Reduce to 6-8 feet.

Spacing may exceed 25 feet in order to accommodate curb cuts, utilities, existing trees, and other infrastructure elements. Palm varieties may be used at corners, crosswalks in order to meet visibility triangle requirements, or to accent building entrances and may be permitted in lieu of shade trees when physical conditions may prevent the proper growth of shade trees, as determined by the Development Services Director.

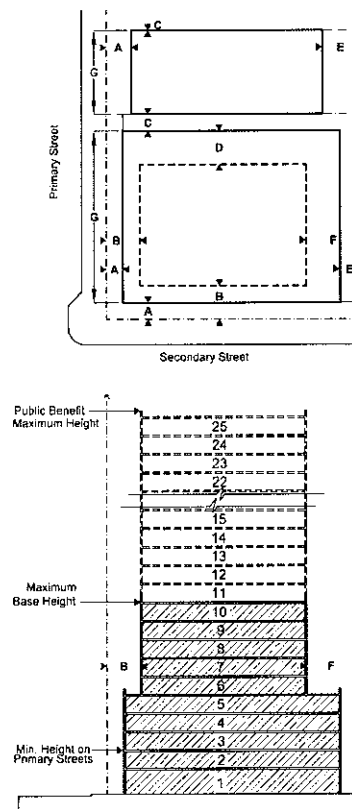
(g) *Other applicable Standards.* See Sections 32-213 through 32-216 for standards that also apply to the Hallandale Beach Boulevard West subdistrict.

Section 32-211. Hallandale Beach Boulevard East Subdistrict.

- (a) *Purpose and Intent.* The Hallandale Beach Boulevard East subdistrict accommodates the corridor's most intense development, accommodating a wide range of uses, including major employment, shopping, restaurant and entertainment destinations as well as residential uses. Located along Hallandale Beach Boulevard, buildings in this subdistrict will have the largest scale of redevelopment and will create a vibrant, pedestrian-friendly, mixed-use district.
- (b) *Configuration of Buildings.* Unless otherwise specified herein, the standards in Section 32-194 "Configuration of Buildings" shall apply to the Hallandale Beach Boulevard East subdistrict.
- (1) Residential units must have the floor of the first habitable story elevated to at least 18 inches above the highest adjacent crown of road of all adjoining streets or regulatory freeboard above the Base Flood Elevation (BFE), whichever is higher. Lobbies and common areas in multi-unit buildings can have finish floor elevations in compliance with Base Flood Elevation (BFE) plus any regulatory freeboard.
- (c) *Lot Size and Building Placement.* Table 32-211(a) provides the dimensional requirements regarding lot size, lot coverage, building setbacks, and building frontage for the Hallandale Beach Boulevard East subdistrict. Figure 32-211(a) illustrates the dimensional requirements from the table.
- (1) A minimum of 75 percent of the linear width of the lot along Primary Streets shall be occupied by the primary façade of a building, located in accordance with the minimum and maximum setbacks in Table 32-211(a).
- (2) Other streets do not have a required minimum building frontage and buildings shall be located in accordance with the minimum setbacks in Table 32-211(a).
- (3) Buildings may build without side setbacks on interior lot lines; however, if windows are proposed facing interior side lot lines, the building shall be setback at least 5 feet or as required to provide adequate light and air.
- (4) Buildings taller than five stories are subject to additional setback requirements in order to ensure harmony among adjacent buildings and architectural articulation of building mass.
- (5) Buildings with more than 250 feet of street frontage along a single street shall provide a pedestrian passageway at least 10 feet wide that connects rear parking to the sidewalk in the public right-of-way that the building faces.
- (6) The Street and Block Standards in Section 32-204 apply to site design to establish a walkable, multi-modal block structure over time. Sites greater than 2.5 acres in size shall organize circulation to establish a rational, interconnected street and block structure form that links to adjacent rights-of-ways, provides parallel vehicular routes to Hallandale Beach Boulevard, and establishes clear pedestrian routes linked to adjacent sidewalks.

Table 32-211(a) Hallandale Beach Boulevard East Dimensional Requirements		
Lot Size		
Lot Width		50 ft. min.
Lot Area		5000 sf. min. / 100,000 max.
Lot Coverage		90% max.
Minimum Landscape Area		10%
Building Placement		
A	Primary Street Setback	15 ft. min. 30 ft. max.
	Other Street Setback ¹	15 ft. min.
B	Street Above the 5 th Story	20 ft.
C	Interior Side Setback	0 ft. min. ²
D	Side Setback Above the 5 th Story	30 ft. min.
E	Rear Setback	10 ft. min.
F	Rear Setback Above the 5 th Story	30 ft. min.
G	Building Frontage on Primary Streets	75% min. 100% max.
Building Size & Height		
Min. Non-residential Building Floor Area		2,000 sq. ft.
Minimum Height Primary Streets		2 Stories or 20 ft. tall.
Base Building Height Limit		10 Stories
Maximum Building Height		25 Stories
Density		
Base Density		18 du/ac
Max. Density		50 du/ac
Civic Open Space Requirement		
Sites 20,000 sq.ft. to 40,000 sq.ft.		5%
Sites > 40,000 sq. ft.		5% of area above 20,000 + 7% of area > 40,000
Development that exceeds base density and/or height limit		7.5%
¹ Side lot lines facing streets are regulated by front setback requirements.		
² If windows are proposed facing interior side lot lines, buildings shall setback at least 5 feet		

Figure 32-211(a)
Hallandale Beach Boulevard East
Building Placement & Height



(d) Building Size and Height.

- (1) On Hallandale Beach Boulevard, the minimum building height is two stories in height or one story at least 20 feet tall and the minimum building size is 2,000 sq. ft.
- (2) Maximum building height is 10 stories, except that buildings which provide all the following public benefits may build to 25 stories:
 - a. Provide at least 7.5% of the site, or the portion of the site proposed for development in a multi-phased project, as Civic Open Space(s);
 - b. Fully conceal parking garage levels on all streets at the sidewalk level for a depth of at least 20 feet by a story containing active use(s), such as residential, office, or retail;
 - c. Provide street/streetscape improvements consistent with the City's complete streets efforts, including planting shade trees along the public sidewalk;
 - d. Increase landscape area to 20% or pay a fee in the amount of \$50,000 for every 1% of deficiency or as may be adjusted by the City Commission from time to time. For example, 15% landscaping area pays
 $5 \times 50,000 = \$250,000$; and
 - e. Enter into a development agreement.

(e) Building Uses and Density.

- (1) *Specific Uses.* Specific uses in the Hallandale Beach Boulevard East subdistrict shall conform to the regulations in Section 32-209.
- (2) *Conditional Use Standards.* Conditional uses must be approved pursuant to the provisions in Section 32-964. In addition, the following regulations apply:
 - a. *Public Parking Garages.* On Primary Streets, Public parking garages open to the public as a principal use shall be lined along the sidewalk level for a depth of at least 20 feet by a story containing active use(s), such as residential, office, or retail
- (3) *Uses Permitted with Supplemental Regulations.* The following uses have supplemental standards:
 - a. *Drive-through facilities for any use.* Drive-through facilities for any use shall have the drive through window(s), stacking, and loading areas located to the rear or side of buildings.
 - b. *Dry-cleaning (on premises).* Retail on-premises dry cleaning operations shall not exceed 2,000 square feet of gross floor area, uses only self-contained dry cleaning units using nonflammable solvents. Other conditions may be imposed as necessary to ensure the proposed use shall be operated in a manner not creating adverse effects on abutting and neighboring properties.
 - c. *Places of Congregation.* Churches, synagogues and other places of worship, lodges, and fraternal organizations provided that they are in a freestanding building located on a separate parcel of land that is not connected to or has no access to adjacent commercial uses and further provided that:

1. The site shall have a minimum of 15,000 square feet in lot area and 100 linear feet of lot frontage.
 2. The building shall have a minimum of 2,000 square feet in gross floor area.
- (3) *Base Density*. The Base Density in Table 32-211(a) is the number of dwelling units allowed per acre without requiring additional performance criteria, based on the availability of units.
- (4) *Maximum Density*. The Maximum Density in Table 32-211(a) is the number of dwelling units allowed per acre based upon all the following performance criteria and the approval process set forth in Section 32-215. For density up to 50 du/ac, projects shall:
- a. Provide at least 7.5% of the site, or the portion of the site proposed for development in a multi-phased project, as Civic Open Space(s) or provide the minimum required amount in a waterfront location;
 - b. Fully conceal parking garage levels on all streets at the sidewalk level for a depth of at least 20 feet by a story containing active use(s), such as residential, office, or retail; and
 - c. Provide street/streetscape improvements consistent with the City's complete streets efforts, including planting shade trees along the public sidewalk.
 - d. Provide 15% affordable units within the development or a payment of \$8,833 per unit or as may be adjusted by City Commission from time to time; and
 - e. Enter into a development agreement.
- (f) *Other applicable Standards*. See Sections 32-212 through 32-216 for standards that also apply to the Hallandale Beach Boulevard East subdistrict.

Section 32-212. Frontage Standards. Frontage Standards define architecture and design components for the entrance(s) to buildings and the area from building facades to streets. Building setbacks and other development standards are coordinated with street cross-sections to ensure a superior public realm results, improving both the overall visual appearance and use of streets.

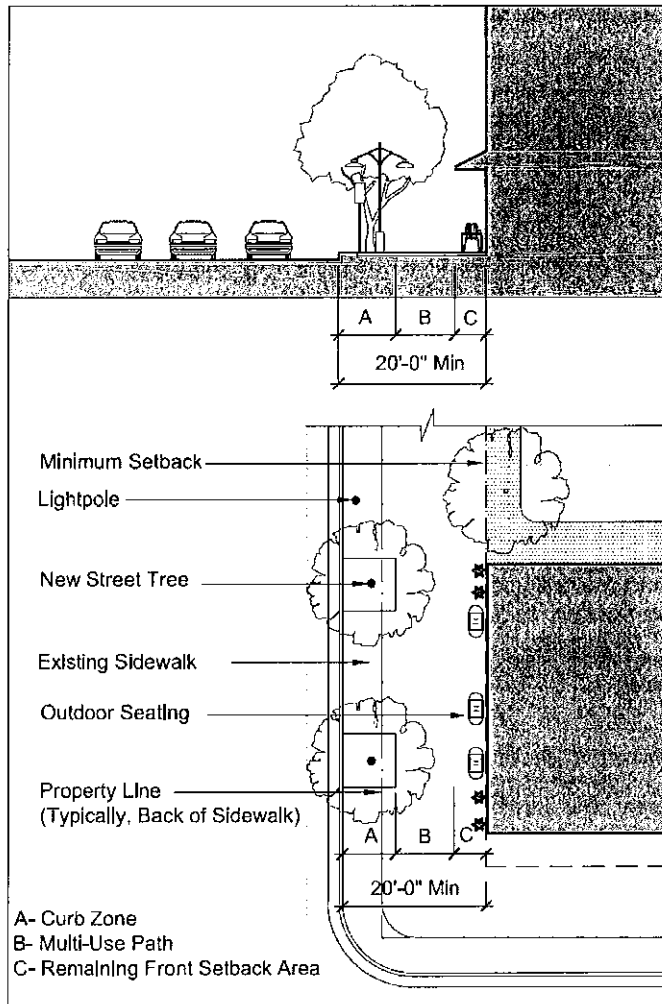
(a) *Hallandale Beach Boulevard Streetscape Standards.* The combination of public sidewalk (located within the right-of-way) and hardscape (located in front setback areas) shall provide a minimum streetscape area no less than 20 feet in width, measured from the back of curb. The streetscape area shall be organized as follows:

1. *Curb Zone.* The curb zone is at least five feet (5') wide, measured from the back of curb toward the property line (See Figure 212(a)). This zone accommodates street trees and public infrastructure needs such as utility poles, street lights, street signs, etc. These elements shall be located as close to the curb as possible; signs shall be consolidated as much as possible.
2. *Pedestrian Walkway and Multi-Use Path.* A ten feet (10') wide multi-use path shall be provided along Hallandale Beach Boulevard and a pedestrian walkway at least six feet (6') wide shall be provided on all other streetscapes. Any portion of the multi-use path or pedestrian walkway within the front setback area shall be improved as an extension of the public right-of-way and shall match the design and material, providing a seamless physical transition. A sidewalk easement, in a form acceptable to the City Attorney, over any portion of the multi-use path or pedestrian walkway located within the front setback shall be granted to the City. The property owner shall also be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any improvements made or installed by the owner to meet the requirements of this section.
3. *Remaining front setback area.* The remaining front setback area within the minimum 20-ft. wide streetscape shall be detailed appropriately for the ground story use of the building:
 - a. *Commercial Uses.* Buildings with retail or commercial uses in the ground story shall detail and design any remaining front setback area within the 20 ft.-wide minimum streetscape area using a hardscape design. This portion may be used to accommodate outdoor dining areas, subject to Section 32-420. Landscaping comprised of plants in removable planters, palms, and/or ground planting may be installed adjacent to the building provided it does not obstruct views into storefront windows.
 - b. *Residential Uses.* Buildings with residential uses in the ground story shall detail and design any remaining front setback area within the 20 ft.-wide minimum streetscape area using hardscape or landscaping. The encroachment of stoops in this area may be permitted, pursuant to Section 32-201(a)(2).

Commented [CW13]: This is a real problem now that the sidewalk level can be significantly lower than Floor board level of the building. What developers do is do the minimum public sidewalk and then raise the building site to meet floor board level. It is a catch 22 that I don't have a good solution for.

Figure 212(a) Hallandale Beach Boulevard Streetscape Standards

Commented [CW14]: The graphic below is not reflected in the real world. There are significant elevation differences bw sidewalk and the building floor.



(b) *Street Trees*. Street trees shall be installed as set forth in Section 32-201(c).

(c) Frontage Types.

1. The main entrance(s) to ground story lobbies or commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet along the main façade.
2. Building entrances shall use at least one of the following frontage types detailed in Section 32-201(a)(2) to (7):
 - a. Stoop
 - b. Forecourt
 - c. Bracketed Balcony
 - d. Storefront
 - e. Arcade/ Colonnade
 - f. Lobby Entry

(d) Hallandale Beach Boulevard Design Guidelines. Please refer to the Hallandale Beach Boulevard Design Guidelines for design techniques and strategies.

Section 32-213 Civic Open Spaces. Unless otherwise specified herein, the standards in Section 32-202 "Civic Open Spaces" shall apply to the Hallandale Beach Boulevard District.

(1) *Amount Required.* New development or additions of gross floor area equal to 20 percent or more to existing buildings shall provide civic open space as follows:

- a. Sites smaller than 20,000 square feet have no civic open space requirement. The first 20,000 square feet of sites larger than 20,000 square feet are not used in the computation of required civic open spaces.
- b. Sites between 20,000 and 40,000 square feet are required to provide 5% of the site's area that is above 20,000 square feet as civic open space.
- c. Sites 40,000 square feet or more in size are required to provide civic open space as follows:

1. 5% of the site's area between 20,000 and 40,000 square feet; plus
2. 7% of the site's area above 40,000 square feet.

Commented [CW15]: Need to clarify if the area is pre ROW dedication or post. It can mean a big difference.

For example, a site 62,000 square feet in size will calculate civic open space as follows:

20,000 square feet = 0

20,000 square feet x 5% = 1000 square feet

22,000 square feet x 7% = 1540 square feet

Total Civic Open Space Required = 2,540 square feet

- d. Dedicated rights-of-way do not count toward fulfilling the required amount.

(2) *Types of Civic Open Spaces.* Civic open space shall be designed as one of the types described in Section 32-202.

(3) *Waterfront Amenities.*

- a. Sites adjacent to or facing water bodies, including the Intracoastal Waterway and lakes shall provide public access and amenities by incorporating the following design characteristics:
 1. Building facades with required openings as set forth in Section 32-194(d) shall face the water body;
 2. A public walkway with lighting, trash receptacles, and benches;
 3. A minimum of 50% of the required Civic Open Space, shall be located along the water body.
- b. In order to encourage access and amenities along the Intracoastal Waterway and lakes, projects that provide all of the required Civic Open Space in waterfront locations are eligible to receive additional density as set forth in each subdistrict.

Commented [CW16]: How frequent does this occur?

Section 32-214 Parking Standards.

- (a) *Purpose of Revised Standards.* This section provides modified regulations for off-street parking and bicycle parking within the Hallandale Beach Boulevard zoning district. These regulations recognize 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 and the success of transit. These regulations reflect the needs of an urban, mixed use area. When in conflict with the regulations in Division 11, this section shall rule.
- (b) *Minimum Number of Off-Street Parking Spaces.* The minimum number of parking spaces required in Section 32-455 "Minimum parking space requirements" is modified by this section for the Hallandale Beach Boulevard zoning district.
- (1) Table 32-214(a) 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.

Table 32-214(a) Minimum Number of Off-street Parking Spaces Required per Use	
Residential Uses	
Townhouse	2 spaces per unit
Live/Work and Work/Live Units	1 space per unit
Efficiency dwelling unit	1.0 space/unit
One bedroom dwelling unit	1.25 spaces/unit
Two or more bedroom dwelling unit	1.75 spaces per unit
Guest Parking for all Residential Uses	
Guest parking cumulatively: 10% of Required Parking for Units	
Lodging	
Hotels/Motels	1.0 space for each guest room plus 1.0 space per 300 sq. ft. of ballrooms, meeting rooms, shops, restaurants, and lounges
Business Uses	
Professional Office, Retail, and other Commercial Uses	1 space per 300 sf. of net floor area
Restaurant	1 space per 300 sf. of gross floor area

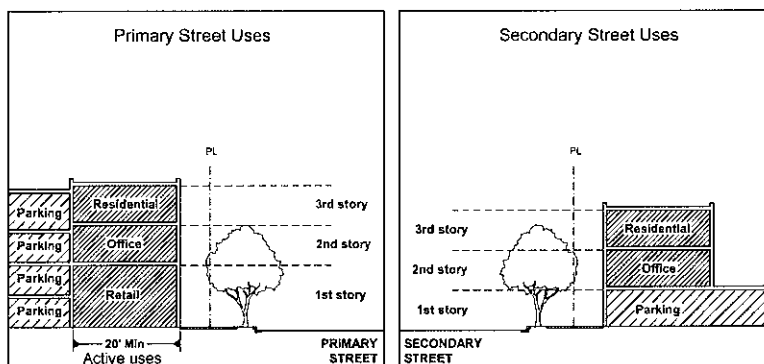
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- (2) Where adequate right-of-way exists, construction of additional on-street parking spaces directly and wholly abutting the lot, or parcel, may be counted towards the off-street parking requirement of the lot or parcel it is intended to serve, provided that:
- Such parking spaces shall be publicly accessible and cannot be reserved or restricted by the owner(s) or tenant(s) of the lot or parcel.

- b. One parking space credit shall be given for each additional full space constructed abutting a lot or parcel. No part of an on-street parking space shall extend past a side property line of the lot it serves.
 - c. On-street parking located on the opposite side of the right-of-way, and within the property lines, as extended to the opposite side of the right-of-way, may be counted toward fulfilling the off-street parking requirement when the adjacent lot is a railroad or waterway, and it does not warrant parking.
 - d. In the event the City, County or State removes the parking spaces at any time for a public purpose, the property shall be considered lawfully nonconforming with respect to parking.
- (c) *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. On Primary Streets, parking lots shall be located to the side or rear of buildings. If parking in the side or 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.
- b. 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)).
- c. **Parking Garage Design Standards**
 - 1. On Primary Streets, all 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).
 - 3. All parking garage facades shall meet the requirements in Section 32-194(d)(5) and screen the vehicles from view. Open, non-ventilated garages must consider this requirement and create facades accordingly.

Figure 32-214(a) – Parking Garage Design Standards



(2) Access

- a. Access drives shall not exceed 24 feet in width.
- b. On Primary Streets, vehicular access drives shall be limited to the extent possible and sharing access drives between adjacent properties is encouraged. Access drives from alleys or Secondary streets are not limited and should provide vehicular access to off-street parking. In the instance that the necessity of an access drive precludes meeting the minimum building frontage percentage required, the Development Services Director may administratively allow a reduction from the minimum building frontage in order to allow vehicular access to the site.
- c. Alleys may be incorporated into parking lots and garages as standard drive aisles and vehicles may back out onto alleys. Access to all properties adjacent to the alley shall be maintained by the property owner.
- d. When an alley is not present, vehicular access between adjacent parcels across property lines is required, and shall be accommodated within the site layout. The first property owner to develop shall be required to make an irrevocable offer of cross-access to the adjacent parcels prior to issuance of a development order. When adjacent property develops, a reciprocal cross-access agreement is required, and the physical connection shall be completed by both property owners.
- e. Parking lots and structures shall provide a 5-ft. wide minimum pedestrian access directly from a street. In addition, pedestrian access may also be provided directly from a building.
- f. Buildings with more than 250 feet of street frontage on a block face shall provide a pedestrian passageway at least 10 feet wide connecting the rear parking to the sidewalk in the public right-of-way that the building faces.
- g. Public sidewalks may not be interrupted or deviated to accommodate back out parking, drop-off or valet parking. The sidewalk shall continue across driveway openings.
- h. Parking lots with no more than 20 spaces and a maximum of 10 spaces per row are exempt from the requirements of Section 32-453(i)(4) requiring vehicular entry/exit in one continuous forward motion.

Commented [CW17]: Verify with Legal Dept. on making this a requirement.

(d) Loading zones. Design of loading zones.

- (1) A "Type I" off-street loading zone shall be provided as required in the Table 32-214(b). Loading Zone Requirements Per Square Footage in this section shall be a minimum of 12'x 30'. A "Type I" off-street loading zone shall be located in a specifically designated loading area which may be adjacent to drive isles, walkways, or attached/detached from building. Turning geometries utilized in the design of Type I loading zone access shall be sufficient to accommodate a standard single unit truck. (AASHTO "SU" Design Vehicle).
- (2) A "Type II" off-street loading zone shall be provided as required in the Table 32-214(b). Loading Zone Requirements Per Square Footage shall be a minimum twelve (12) feet by forty-five (45) feet. A Type II off-street loading zone shall only be located in a specifically designated loading area which is marked by pavement markings and signage on the site. Turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle. (AASHTO "WB-40" design vehicle).

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- (3) Type I and Type II loading zones shall have a minimum vertical clearance of fourteen (14) feet.
- (4) Loading zones may not be placed where they obstruct required fire lanes and access to hydrants. Loading zones shall be located on a parcel in a place which insures convenient and safe entry and exit for the users of the loading zone, and the convenience and safety of pedestrians and motorists using the parcel.
- (5) No backing into a public right-of-way shall be permitted for loading zones. Access to and from loading zones shall be clearly indicated on the parking facility site plan.
- (6) Loading zones are not required for residential uses.

Table 32-214(b). Loading Zone Requirements Per Square Footage	
Square Footage of Retail, Restaurants and other Commercial Uses (Sales, Service, or Mixed Use)	Number and Type of Loading Zones Required
Equal to 20,000 sf but not greater than 75,000 sf	1 Type II
More than 75,000 sf but less than 150,000 sf	2 Type II
More than 150,000 sf but less than 200,000 sf	3 Type II
More than 200,000 sf	4 Type II
Area of Free Standing Hotel & Office Use Building	Number and Type of Loading Zones Required
Equal to 20,000 sf but not greater than 150,000 sf	1 Type I
More than 150,000 sf	1 Type II

(e) *Bicycle Parking and Facilities.* Bicycle parking and facilities shall be provided within the Hallandale Beach Boulevard zoning district.

- (1) Minimum Number of Bicycle Parking Spaces.
 - a. Bicycle parking spaces shall be provided onsite for all uses. Bicycle parking shall be provided in accordance with Table 214(c) below or at 5% of total vehicular parking spaces proportionately split between long term bicycle parking for employees and short term bicycle parking for guest 2 spaces minimum or whichever is greater.
 - b. Long Term parking spaces shall be located in a secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and Employees.
 - c. Short Term bicycle spaces shall be located in a publicly-accessible area with convenient access from the building or structure and street or other bicycle right-of-way. Be clean, highly visible, secure and well-lit, and shall be located within or adjacent to civic and public open space, a building or structure, either on the ground floor, or main level (first floor) in parking garage intended for transient or short-term use by visitors, guests, and patrons to the building or use.

(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. All bicycle parking spaces required shall be a minimum of two feet (2') in width and six feet (6') in length.

Commented [CW18]: Might be too prescriptive. There are many bike parking apparatus with multiple stations in the market that accomplish this without this requirement.

- b. An aisle five feet (5') in width shall be provided between rows of bicycle parking spaces and the perimeter of the area devoted to bicycle parking.

- c. If a room or common locker not divided into individual spaces is used to meet these requirements, twelve square feet of floor area shall be considered the equivalent of one (1) bicycle parking space. Where manufactured metal lockers or racks are provided, each locker or stall devoted to bicycle parking shall be counted as one bicycle parking space.

- d. Signs shall be posted stating where bicycle parking spaces are located in each building or structure where bicycle parking spaces are required. The signs shall be located in a prominent place at each entrance to the building or structure. The sign shall have a white background, with blue lettering which is no more than two inches (2") in height.

- e. ~~For non-residential uses, showering and changing facilities shall be provided at 1/50 long term bicycle parking spaces to provide employees with a place to shower, change, and store clothes as to encourage bicycle commuting. Such facilities are not required where private showering facilities are provided.~~

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- f. For a building or structure existing on October 1st, 2015 one percent (1%) of the amount of required vehicular parking spaces may be converted to bicycle parking spaces of appropriate size.

Commented [CW19]: Prior to? Isn't there an expectation that these structures are grandfathered in? Why this date? Is this legal?

Commented [CW20]: What happens if this causes the parking to now become non-conforming due to its conversion of space to bike parking?

Commented [CW21]: Is this a requirement or inspirational goal? If requirement, when does it have to be done?

- g. Long Term bicycle parking includes bicycle lockers, bicycle rooms, hooks or cages where each bicycle can be individually locked. Bicycle lockers provide secure space with a separate access door for every bicycle. Lockers shall provide a minimum depth of 6 feet and an access door of 2 feet wide when providing space for one bicycle. Some lockers divide the space into two triangular shaped spaces. Such lockers shall provide a slightly larger space (6'6" X 2'6").

- h. Short Term Bicycle racks come in many forms and shapes. The most common types are the inverted "U" and the circular racks. Each rack that complies with dimensions and requirements set forth in this section will count as two bicycle parking spaces.

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1. All bicycle racks shall:

- i. support bicycles at two or more points of contact in order to prevent bicycles from falling;
- ii. allow locking of bicycle frames and one wheel with U-locks;
- iii. use square tubes to resist illegal rack cutting;
- iv. minimize maintenance costs (i.e. galvanized finish resists corrosion);

- v. not require lifting of a bicycle;
- vi. be mounted securely to the floor; and
- vii. provide visibility to approaching cyclists and pedestrians with a minimum height of 32 inches.

Table 32-214 (c) Bicycle Parking Requirements per Use	
Residential (Multi-family 10 units or more)	
1/unit long term	
.05/unit short term	
2 spaces minimum	
Civic non-assembly - (library, government building, etc.)	
1/10 employees long term	
1/10,000 sf gross floor area short term	
2 spaces minimum	
Civic assembly - (church, theaters, stadiums, parks, beaches etc.)	
1/20 employees long term	
10% of total automobile parking spaces short term	
2 spaces minimum	
Health care/hospitals	
1/15 employees long term	
1/20,000 sf gross floor area short term	
2 spaces minimum	
Primary or secondary school	
1/10 employees Long term	
1/20 students Short term	
2 spaces minimum Short term	
Day Care	
1/10 employees Long term	
1/20 students Short term	
2 spaces minimum Short term	
College or university classrooms	
1/10 employee, 1/10 students long term	
1/10 students short term	
Dorms, fraternities and sororities <u>One space per 3 residents.</u>	
2 spaces minimum	
Commercial – gas stations, retail, office, theater, restaurant, industrial, warehouse	
5% of total automobile parking spaces	
proportionately split between long term for employees and short term for guest	
2 spaces minimum	

Deleted: One space per 3 residents.

Commented [CW22]: Is this provided spaces or required spaces?

Sec. 32-215. Approval processes.

(a) *Approval types.* Development applications may follow two different review and approval processes:

- (1) Development applications in the Hallandale Beach Boulevard zoning district may be approved administratively if the application:
 - a. Meets all requirements of this code; and
 - b. Does not exceed the base density specified for its Hallandale Beach Boulevard subdistrict; and
 - c. Does not require any conditional uses, variances, or redevelopment area modifications (RAM), and
 - d. Within the Hallandale Beach Boulevard West subdistrict, is five stories or less in height or within the Hallandale Beach Boulevard East subdistrict, is ten stories or less in height.
- (2) Development applications in the Hallandale Beach Boulevard zoning district may be approved only by the city commission using the major development review process if the application:
 - a. Meets all requirements of this code only upon approval of simultaneously requested conditional uses, variances, or redevelopment area modifications (RAM);
 - b. Is requesting a density level between the base density or height and the maximum density or height allowable in a Hallandale Beach Boulevard subdistrict;
 - c. Is proposing building height taller than eight stories in the Incentive Area within the Hallandale Beach Boulevard West subdistrict; or
 - d. Is proposing building height above 10 stories in the Hallandale Beach Boulevard East subdistrict.

(b) *Submission requirements and procedures.*

- (1) Development applications in the Hallandale Beach Boulevard zoning district that may be approved administratively (see subsection (a)(1) above) shall be submitted to the city using the procedures in Article V of this code, except that the Development Services Director has the authority to approve the application administratively even if Chapter V would otherwise require review and approval by the planning and zoning board and the city commission.
- (2) Development applications in the Hallandale Beach Boulevard zoning district that may be approved only by the city commission (see subsection (a)(2) above) shall be submitted to the city using the procedures in Article V of this code. These applications will be reviewed and processed as if they were major developments even if they are below the size thresholds in section 32-782(a).

Commented [CW23]: What scenarios would this occur?

(c) *Conditional uses and variances.* The city commission may approve conditional uses and variances in the Hallandale Beach Boulevard zoning district using the procedures and standards in Article VIII of this code plus any additional standards set forth in the Hallandale Beach Boulevard district regulations. However:

- (1) These processes cannot be used to increase the number of stories above the maximum building height established for each Hallandale Beach Boulevard subdistrict.

- (2) These processes cannot be used to increase density levels above the base density in any Hallandale Beach Boulevard subdistrict.
- (d) Redevelopment area modifications. The city commission may approve redevelopment area modifications in the Hallandale Beach Boulevard zoning district for any land development code standard using the procedures and standards in section 32-135, plus the following additional standards:
 - (1) This process cannot be used to increase the number of stories above the maximum building height established for each Hallandale Beach Boulevard subdistrict.
 - (2) This process cannot be used to increase density levels above the maximum density in any Hallandale Beach Boulevard.
- (e) General rules for changes to Hallandale Beach Boulevard zoning district.
 - (1) Overlays.
 - a. *Prior mapped overlays.* Portions of the Hallandale Beach Boulevard zoning district had previously been included the Redevelopment Overlay. Relevant parts of those overlay regulations have been incorporated into the Hallandale Beach Boulevard district regulations.
 - b. *Previously approved planned development overlays.* Some individual properties in the Hallandale Beach Boulevard zoning district had obtained prior approval for a site-specific "planned development overlay district (PDD)". At the landowner's discretion:
 - 1. The terms of those approvals may continue to be used to obtain remaining development approvals until such time as the original approval and/or development agreement has expired; or
 - 2. The provisions of the Hallandale Beach Boulevard zoning district may be used to obtain future development approvals without rescinding the prior "planned development" approval. However, the two methods may not be combined except to the extent that non-conformity with the current code is not furthered.
 - c. *Future overlays.* Additional mapped or planned development overlays may not be approved in the Hallandale Beach Boulevard zoning district, with the following exceptions:
 - 1. On sites in the Hallandale Beach Boulevard zoning district with 5 or more contiguous acres under unified control, a landowner may request a Planned Development Overlay (PDO) and development agreement consistent with the applicable provisions of section 32-186.
 - 2. On sites in the Hallandale Beach Boulevard zoning district with 3 to 5 contiguous acres under unified control, a landowner may request a Planned Development Overlay (PDO) and development agreement consistent with the applicable provisions of section 32-186 for a period up to six months after the land was rezoned to the Hallandale Beach Boulevard zoning district.
 - i. The request must accompany an official development application that meets the site plan review submission requirements as set forth in Article V of the City of Hallandale Beach Zoning and Land Development Code.
 - ii. Development approval for the application must be obtained within six months of the original request for PDO and development agreement. For good cause shown, the City Manager may grant an additional six (6) months for the development plan approval.

Commented [CW24]: This seems to contradict language in the prior page that says if major development review and a RAM that they can request more stories.

- iii. Development approvals granted under this provision are subject to extension provisions as outlined in Section 32-790 of the City of Hallandale Beach Zoning and Land Development Code.
 - iv. Should the site plan approval expire, the development agreement shall expire concurrently, and the PDO will be administratively removed via rezoning.
3. Under either exception, the following additional standards shall apply:
- i. Development must be consistent with the city's comprehensive plan.
 - ii. Allowable uses and all development regulations and requirements, including height and density shall be as specified for the Hallandale Beach Boulevard subdistrict, except where modifications were specifically requested and explicitly approved in the Planned Development Overlay and development agreement.
- (2) *Expansions, contractions, and subdistrict adjustments.* The boundary of the Hallandale Beach Boulevard zoning district and the boundaries of its subdistricts may be expanded or contracted by the city commission by amending the regulating plan in section 32-192. Landowners desiring boundary changes to the regulating plan must request an amendment to the zoning and land development code instead of using the rezoning process. Requests for amendments to the regulating plan shall be advertised, posted and noticed in conformity with the requirements of section 32-1004 as to rezonings in addition to requirements for zoning code text amendments. Such applications shall be reviewed utilizing criteria per Section 32-963. New mapped or planned development overlays shall not be permitted in the Hallandale Beach Boulevard zoning district.
- (f) Transitional Period. For applications submitted prior to TBD, 2017, staff shall present an analysis of the measurable parameters of development under both regulations.

Commented [CW25]: Which sections? If a zoning boundary change is not a rezoning, then what section has to be changed to make it happen?

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Commented [CW26]: What is staff's opinion that this date should be?

* * * * *

*Proposed amendments to Section 32-201 Frontage Types.
Additions are underlined; Deleted items are struck through.*

(a) *Frontage Types.* The entrance(s) of every building shall be directly accessible from and face a public right-of-way or civic open space. Frontage Types define architectural characteristics for the detailing of these building entrances and are required on all primary streets and for at least one building entry for lots without frontage on a primary street. ~~Six~~ Seven distinct frontage types have been identified, which are appropriate for different types of buildings and uses. Table 32-201(a) identifies the frontage types appropriate for each subdistrict by an "X". Using one or more of frontage types identified is required.

Table 32-201(a) Frontage Types per Subdistrict							
RAC Subdistrict	Frontage Types						
	Porch	Stoop	Bracketed Balcony	Forecourt	Storefront	Arcade/ Colonnade	<u>Lobby Entry</u>
RAC Corridor		X	X	X	X	X	<u>X</u>
Transit Core		X	X	X	X	X	<u>X</u>
RAC Neighborhood	X	X		X			<u>X</u>
Transitional Mixed Use			X	X	X	X	<u>X</u>
Fashion/Art/Design	X	X	X	X	X	X	<u>X</u>
Greyhound Track	X	X	X	X	X	X	<u>X</u>
<u>Hallandale Beach Boulevard Subdistrict</u>							
<u>HBB-West</u>		<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>HBB-East</u>		<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

* * * * *

(1) – (6) [No Changes]

(7) **Lobby Entry.** The lobby entry is a frontage type that emphasizes the main entrance to the reception area of a building either by pedestrian or by vehicle with a significant architectural feature. The lobby entry type provides an integral architectural element that provides a sheltered area to congregate in front of the main entrance to a commercial, mixed-use, multi-family, or civic building. The entry may be at sidewalk level or elevated.

1. **Lobby Entry Dimensions** Table 201(h) provides the dimensional requirements and the maximum allowable setback encroachment permitted for certain elements. Figures 201(o) and 201(p) provide character examples.

Commented [CW27]: As opposed to ROW encroachment

- a. Lobby entry features shall be consistent with the architecture of building and encroaching elements shall be harmonious in scale and proportion to the building.
- b. Lobby entries shall be directly accessible from the sidewalk and may be recessed up to 10 feet.
- c. Overhangs or awnings may encroach into the front setback area up to 10 feet.
- d. Columns, pilasters, and posts may encroach into the front setback up to 5 feet.

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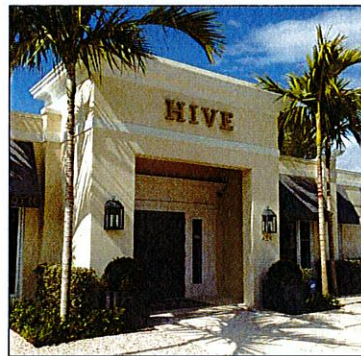
Table 201(h) Dimensional Requirements for Lobby Entry			
		Minimum	Maximum
A	Building Setback	10 ft.	15 ft.
B	Lobby Entry Width	N/A	N/A
Maximum Allowable Setback Encroachment of Elements Districts			
C	Overhang/Awning Projection	N/A	10 ft.
D	Columns, Pilaster, Posts	N/A	5 ft.

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Figure 201(o)
Lobby Entry Character Example 1



Figure 201(p)
Lobby Entry Character Example 2

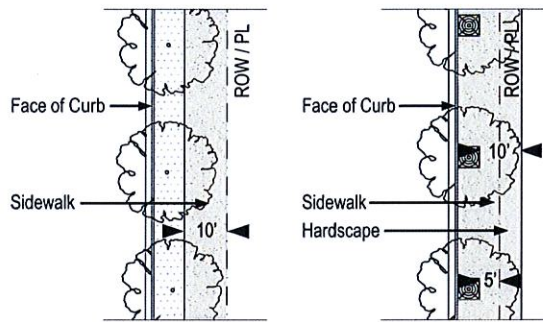


- (b) *Pedestrian Walkway*. In order to ensure a superior pedestrian realm develops over time, a pedestrian walkway may be required to augment public sidewalk widths, especially along narrow rights-of-way. A pedestrian walkway is an area that forms a clear continuous route for pedestrians, which is unobstructed by trees, landscaping, street lights, utility poles, etc.

Pedestrian walkways may be composed of public sidewalks, hardscape on private property, or a combination of the two.

Figure 32-201(mg)

Examples of Providing a Required 10-ft. Wide Pedestrian Walkway



LEFT: A sidewalk 10 feet in width is provided within the public right-of-way; therefore, no on-site pedestrian walkway is required.

RIGHT: A sidewalk with trees in planters has a clear route 5 feet wide in the public right-of-way; therefore, 5 additional feet in width is provided within the front setback.

Table 32-201(hj) Dimensional Requirements for Pedestrian Walkways per subdistrict		
Subdistrict	Primary Street	Secondary Street
RAC Corridor	10 feet	8 feet
Transit Core	10 feet	8 feet
RAC Neighborhood	5 feet	5 feet
Transitional Mixed Use	10 feet	8 feet
Fashion/Arts/Design	8 feet	8 feet
Greyhound Track	8 feet	6 feet
<u>Hallandale Beach Boulevard West</u>	<u>10 feet</u>	<u>6 feet</u>
<u>Hallandale Beach Boulevard East</u>	<u>10 feet</u>	<u>6 feet</u>

- (1) *Width of Pedestrian Walkway.* The minimum width of pedestrian walkways shall be provided as depicted in **Table 32-201(hj)**. The proposed pedestrian walkway shall be demonstrated on site plans. In order to accommodate the required width of the pedestrian walkway, increasing the front setback beyond the minimum amount allowed by the subdistrict may be required by the city, in which case, buildings shall set back further than the

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maximum allowed per subdistrict. In the event the maximum front setback does not provide adequate space, the pedestrian walkway may be accommodated within the arcade/colonnade frontage type to meet the intent of the code. ~~In this case, such arcade/colonnade shall have direct and convenient access to the public sidewalk.~~

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- (2) Where an existing public sidewalk adjoins the property line, the paved area of the public sidewalk and the pedestrian walkway shall connect with coordinated and consistent sidewalk surface material, thereby expanding the perceived width of the public sidewalk. An existing, adjoining public sidewalk may be counted toward fulfilling the minimum clear width of a pedestrian walkway.
- (3) All paving materials for the pedestrian walkway shall be compliant with ADA accessibility standards, and shall be constructed of concrete consistent with the adjacent sidewalk and acceptable to the Development Services and Engineering Departments.
- (4) Where a sidewalk or a pedestrian walkway crosses vehicular ingress/egress points, the pedestrian crossing shall be paved with material consistent with the paving material of the sidewalk or walkway, and shall be clearly distinguished from the vehicular surface.

* * * * *

*Proposed amendments to Section 32-8 Definitions.
Additions are underlined; Deleted items are struck through.*

Stores and services, general, means establishments that sell merchandise or provide personal or professional services to the general public. This term applies to the Central RAC and Hallandale Beach Boulevard zoning districts only. The following uses are not considered "stores and services, general" for purposes of this code: stores and services, large format; contractor and trade operations; alcoholic beverage establishments; racing and casino complexes; restaurants; vehicle sales, repair, or service; storage facilities; wholesale operations; and parking garages that are a principal use on a lot. This term applies to the Central RAC and Hallandale Beach Boulevard zoning districts only.

Stores and services, large format, has the same meaning as "Stores and services, general" as defined by this code, except that the establishment contains over 50,000 square feet of enclosed floor area. This term applies to the Central RAC and Hallandale Beach Boulevard zoning districts only.

Studio or workshop means an establishment where handicrafts or works of art are created, where clothing or jewelry is produced or repaired, or where instruction in dance, exercise, or martial arts is provided. To qualify as a studio or workshop under this code, any noise, fumes, vibration, odor, or similar nuisances generated by these activities must be kept within the establishment. This term applies to the Central RAC and Hallandale Beach Boulevard zoning districts only.

