

ORDINANCE NO. 2021-

AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, IMPLEMENTING THE HALLANDALE BEACH BOULEVARD ZONING DISTRICT; AMENDING THE HALLANDALE BEACH REGULATING PLAN TO INCLUDE THE HALLANDALE BEACH BOULEVARD WEST AND THE HALLANDALE BEACH BOULEVARD EAST SUBDISTRICTS; ADOPTING ZONING REGULATIONS IN CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE BY AMENDING ARTICLE III, ZONING, DIVISION 3, CREATING SUBDIVISION II, THE HALLANDALE BEACH BOULEVARD DISTRICT; CREATING HALLANDALE BEACH BOULEVARD WEST SUBDISTRICT AND HALLANDALE BEACH BOULEVARD EAST SUBDISTRICT STANDARDS; AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE III, DIVISION 3, FORM-BASED ZONING DISTRICTS, SECTION 32-194 CONFIGURATION OF BUILDINGS, SECTION 32-201 CENTRAL RAC FRONTAGE STANDARDS, SECTION 32-202 CENTRAL RAC CIVIC OPEN SPACES, AND SECTION 32-203 CENTRAL RAC PARKING STANDARDS; AMENDING ARTICLE I, SECTION 32-8, DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City is seeking to attract compatible redevelopment to areas along the Hallandale Beach Boulevard Corridor; and

**WHEREAS**, the Hallandale Beach Comprehensive Plan calls for the City to direct development and redevelopment to areas adjacent to major transportation corridors within Hallandale Beach Boulevard; and

**WHEREAS**, City Staff has reviewed the existing zoning and land development code and determined that the reorganization and substantial modifications set forth in this Ordinance are essential to meet the requirements to enhance redevelopment of the Hallandale Beach Boulevard Corridor into an attractive mixed-use corridor; and

**WHEREAS**, on December 23, 2020, the Planning and Zoning Board recommended approval and adoption of the revised zoning map (Exhibit A), to include the Hallandale Beach Boulevard (HBB) zoning districts; and

**WHEREAS**, Staff recommends that the areas located within the HBB be rezoned to Hallandale Beach Boulevard Zoning District, as reflected by the revised official Zoning Map; and

**WHEREAS**, the purpose of the Regulating Plan (Exhibit B) is to provide a visual directory of the zoning regulations; and

**WHEREAS**, the City Commission recognizes the Hallandale Beach Boulevard Regulating Plan as supplemental zoning map for the properties located within the HBB Corridor creating the Hallandale Beach Boulevard West subdistrict and the Hallandale Beach Boulevard East subdistrict; and

**WHEREAS**, the HBB district is a Form-Based Zoning District; and

**WHEREAS**, the Mayor and City Commission have determined that it is in the best interest of the residents of the City of Hallandale Beach to amend the City of Hallandale Beach Zoning Map and Zoning and Land Development Code.

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

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** Areas depicted in the attached Exhibit B, the Hallandale Beach Regulating Plan, shall implement the Hallandale Beach Boulevard West and the Hallandale Beach Boulevard East subdistricts and are adopted by reference in Chapter 32, the Zoning and Land Development Code.

**SECTION 3.** Chapter 32, the Zoning and Land Development Code, Article III, Division 3, Form-Based Zoning Districts, Sections 32-8, 32-194, 32-201, 32-202, 32-203 are hereby amended as indicated. *Additions* are indicated in underline; *Deletions* are indicated in strike-through.

### Section 32-8 Definitions.

\* \* \* \* \*

***Contractor and trade operation*** means an establishment that is primarily engaged in providing an off-site service but which maintains a business office and inventory or equipment at a central location, such as a general contractor or subcontractor, pest control operator, caterer, surveyor, etc. This term applies to the Central RAC zoning district and Hallandale Beach Boulevard district only.

\* \* \* \* \*

*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; pawn shops, vehicle sales, repair, or service, auto parts sales; 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.

83 **Sec. 32-194. - Configuration of buildings.**

84 (a) *Building height.* Unless otherwise specified herein, the height of buildings shall be  
 85 measured in and regulated by the number of stories. Increasing the maximum number of  
 86 stories allowed in a Central RAC subdistrict may not be approved as a variance or waiver.  
 87 Stories are measured from the floor to the bottom of the lowest structural member that  
 88 supports the story above. See Figure 32-194(a).

89 \* \* \* \* \*

90 (7) ~~Residential units~~ Buildings must have the floor of the first habitable story elevated to meet  
 91 the minimum floor elevations specified in Chapter 8 Section 8-81 of the Hallandale Beach  
 92 Code of Ordinances plus any regulatory freeboard. ~~at least 18 inches above the highest~~  
 93 ~~adjacent crown of road of all adjoining streets or regulatory freeboard above the base flood~~  
 94 ~~elevation (BFE), whichever is higher, in all subdistricts, except for the RAC neighborhood~~  
 95 ~~where the floor elevation of the first habitable story must be elevated at least 12 inches above~~  
 96 ~~the highest adjacent crown of road of all adjoining streets or regulatory freeboard above BFE,~~  
 97 ~~whichever is higher. Lobbies and common areas in multi-unit buildings can have finish floor elevations~~  
 98 ~~in compliance with base flood elevation (BFE) plus any regulatory freeboard.~~

99 **Section 32-201 Frontage Types.**

100 The Central RAC subdistricts and Hallandale Beach Boulevard Subdistrict establish a predictable  
 101 spatial framework to create a pedestrian-friendly environment supportive of infill redevelopment  
 102 and multi-modal transportation options. Frontage standards ensure a superior pedestrian  
 103 environment develops overtime that improves the overall visual appearance and use of streets.  
 104 These standards define architecture and design components for the entrance(s) to buildings and  
 105 the area between building facades and streets.

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

**Table 32-201(a) Frontage Types per Subdistrict**

Frontage Types							
RAC Subdistrict	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>
<b>Hallandale Beach Boulevard Subdistrict</b>							
<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>

**(7) Lobby Entry.** The lobby entry is a frontage type that emphasizes the main entrance to the reception area of a building 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 encroachment permitted for certain elements. Figures 201(o) and 201(p) provide character examples.

- 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.

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

**Figure 201(o)**  
**Lobby Entry Character Example 1**



## EXHIBIT B: HALLANDALE BEACH BOULEVARD FORM-BASED ZONING DISTRICT

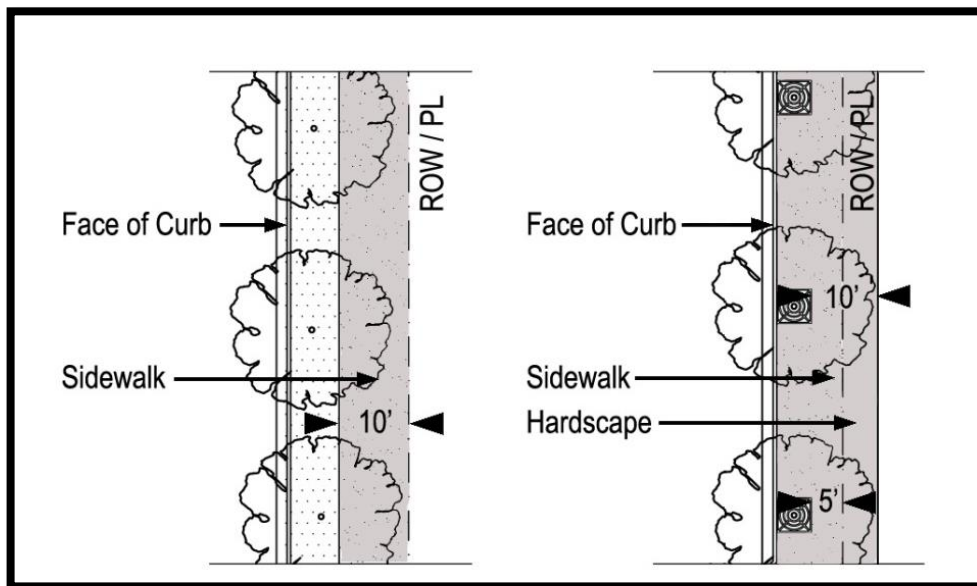
SECTION 32-200. GREYHOUND TRACK

**Figure 201(p)**

### **Lobby Entry Character Example 2**



**Figure 32-201(m-Q)** *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.

<b>Table 32-201(hi) Dimensional Requirements for Pedestrian Walkways per subdistrict</b>		
<b>Subdistrict</b>	<b>Primary Street</b>	<b>Secondary Street</b>
<b>RAC Corridor</b>	10 feet	8 feet
<b>Transit Core</b>	10 feet	8 feet
<b>RAC Neighborhood</b>	5 feet	5 feet
<b>Transitional Mixed Use</b>	10 feet	8 feet
<b>Fashion/Arts/Design</b>	8 feet	8 feet
<b>Greyhound Track</b>	8 feet	6 feet
<b><u>Hallandale Beach Boulevard West</u></b>	<u>10 feet</u>	<u>6 feet</u>
<b><u>Hallandale Beach Boulevard East</u></b>	<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(hi)**. 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 necessary and buildings shall set back further than the maximum allowed per subdistrict, if necessary. 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.

(2) Where an existing public sidewalk adjoins the property line, the paved area of the public sidewalk and the pedestrian walkway shall connect, 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.

\* \* \* \* \*

216 **Sec. 32-202. - Civic open spaces.**

217 (a) Civic open spaces. Civic open spaces are maintained outdoor spaces which are  
218 accessible by the general public, improve the pedestrian environment, are aesthetically  
219 pleasing, and serve as an amenity for the city as a whole as well as for occupants of the  
220 building which the open space serves. Civic open spaces are generally constructed by  
221 landowners during the development process.

222 (1) Amount. On sites 40,000 square feet or more in size, new buildings or additions of gross floor  
223 area equal to ~~20~~50 percent or more to existing buildings, shall provide at least five percent of  
224 the size of the site, or portion of the site proposed for development in a multi-phased project,  
225 as civic open space(s). Dedicated rights-of-way may not count toward fulfilling the required  
226 amount.

227 (2) Types of civic open spaces. Civic open space shall be designed as one of the following types:

228 a. Green. A green is at least 2,000 square feet in size and adjoins streets on at least  
229 two sides or a pedestrian passageway and a street. Greens are designed primarily  
230 for passive uses, consisting primarily of lawn with either formally or informally  
231 arranged landscaping.

232 b. Plaza. A plaza is at least 2,000 square feet in size and adjoins a street on at least  
233 two sides or a pedestrian passageway and a street. Plazas are mostly hardscaped  
234 with formal landscaping and a water feature.

235 c. Playground. A playground shall be at least 2,500 square feet in size. Playgrounds  
236 shall provide children's play equipment and shaded seating. Playgrounds adjoin a  
237 street on at least one side and the proposed configuration should ensure easy  
238 surveillance of the area from the adjacent buildings and streets.

239 d. Square. A square is at least 10,000 square feet and adjoins streets on at least three  
240 sides. Squares may be up to 50 percent hardscaped, with formal landscaping.  
241 Squares accommodate both passive uses and community gatherings.

242 e. Attached green. The attached green is generally 3,000 to 6,000 square feet and  
243 spans the entire length of a block. Attached greens shall be at least 30 feet wide and  
244 are appropriate on the short end of a block. Attached greens are formally landscaped.

245 \* \* \* \* \*

246 (3) Additional standards. Civic open spaces shall meet the following minimum standards:

247 a. Civic open spaces must be accessible to the public during all daylight hours;

248 b. Civic open spaces must be situated to allow easy ingress and egress by pedestrians.  
249 Except for playgrounds, which may be fenced, no street walls, gates, fences or other  
250 impediments to pedestrian accessibility shall be permitted along the frontage line;

251 c. Civic open spaces must be located at the sidewalk level;

252 d. Civic open spaces must be open to the sky; however, open-air garden structures such as  
253 gazebos or trellises are permitted within civic open spaces;

254 e. Landscaping shall be arranged in a manner reflective of description of the type of civic  
255 open space. One shade tree per 20 feet of perimeter of the space is required. Trees may  
256 be arranged in regular spacing or in informal clusters, depending on the type of open  
257 space. Trees shall be installed to provide shade along walkways and for benches.

Substituting shade trees for multiple palm species is not permitted; however, adding palms to the landscape design is permitted.

f. Each civic open space shall provide the following street furniture elements, specifications subject to approval by the City of Hallandale Beach:

1. One bench per ~~350~~ 700 square feet of area;
2. One bicycle rack with no less than four spaces;
3. One trash receptacle;
4. One pet clean up station.

g. Fences are permitted only to enclose playgrounds or community gardens. Fences may be composed of wood or metal pickets and shall not exceed four feet in height.

h. Vehicular traffic shall not be permitted within a civic open space.

i. Civic open spaces shall be designed to enhance user safety and security using Crime Prevention Through Environmental Design (CPTED) principles by:

1. Being well lighted;
2. Having one or more focal points within the open space visible from all adjoining buildings and streets; and
3. Having a clear landscape zone between three feet and eight feet in height providing sightlines unobstructed by berms or bushes.

\* \* \* \* \*

#### **Sec. 32-203. - Central RAC parking standards.**

(a) Purpose of revised standards. This section provides modified regulations for off-street parking, loading zones, and bicycle parking within the Central 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.

(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 Central RAC zoning district.

- (1) Table 32-203(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 32-203(a) Minimum Number of Off-street Parking Spaces Required per Use****Single-family Residential (attached or detached)**

Single-family House, Townhouse, or Duplex	2 spaces per unit
Live/Work and Work/Live Units	2 spaces per unit

**Multi-family Residential Use**

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 cumulatively:~~ Guest parking cumulatively: 10% of Required Parking for Units

<del>First 20 Units</del>	<del>0.5 spaces/unit</del>
<del>Units 21-50</del>	<del>0.3 spaces/unit</del>
<del>Units 51+</del>	<del>0.2 spaces/unit</del>

**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
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**Business Uses**

Professional Office	1 space per 300 sf. of <del>net</del> <u>gross</u> floor area ( <u>GFA</u> )
Retail, Restaurant, and other Commercial Uses	1 space per 300 sf. of <u>gross</u> <del>net</del> floor area ( <u>GLA</u> )

\* \* \* \* \*

- (d) *Bicycle Parking and Facilities.* Bicycle parking and facilities shall be provided within the RAC Corridor and Transit Core-Sub-districts.

- (1) Minimum number of bicycle parking spaces. Bicycle parking shall be provided ~~at one space per every 20 vehicular parking spaces~~ onsite for all uses. Bicycle parking shall be provided at 5% of total vehicular parking spaces proportionately split between long term bicycle parking for employees or residents and short-term bicycle parking for guest 2 spaces minimum or whichever is greater.

- (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. 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.
- b. 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 a parking garage intended for transient or short-term use by visitors, guests, and patrons to the building or use.

- ~~c.~~—a. Provided in a safe, accessible and convenient location;
- ~~b.~~ Accessed within 300 feet of the main building entrance; and
- ~~d.~~—e. Does not encroach into the minimum pedestrian walkway (see section 32-201(b)).
- ~~e.~~—d. The planning and zoning director shall review the location, design, and details of the bicycle spaces as part of the site plan review.

**Section 32-203(e). Loading zones. Design of loading zones.**

- (1) A "Type I" off-street loading zone shall be provided as required in the Table 32-203(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 32-203(b). Loading Zone Requirements Per Square Footage shall be a minimum twelve (12) feet by fifty (50) 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).
- (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.

<b><u>Table 32-203(b). Loading Zone Requirements Per Square Footage</u></b>	
<b><u>Square Footage of Retail, Restaurants and other Commercial Uses (Sales, Service, or Mixed Use)</u></b>	<b><u>Number and Type of Loading Zones Required</u></b>
<u>Equal to 20,000 sf but not greater than 75,000 sf</u>	<u>1 Type II</u>
<u>More than 75,000 sf but less than 150,000 sf</u>	<u>2 Type II</u>
<u>More than 150,000 sf but less than 200,000 sf</u>	<u>3 Type II</u>
<u>More than 200,000 sf</u>	<u>4 Type II</u>
<b><u>Area of Free-Standing Hotel &amp; Office Use Building</u></b>	<b><u>Number and Type of Loading Zones Required</u></b>
<u>Equal to 20,000 sf but not greater than 150,000 sf</u>	<u>1 Type I</u>
<u>More than 150,000 sf</u>	<u>1 Type II</u>

**SECTION 4.** Chapter 32, the Zoning and Land Development Code, Article III, Division 3, Form-Based Zoning Districts, is hereby amended by creating Subdivision II, Sections 32-207 to 32-216, incorporating the Hallandale Beach Boulevard zoning district standards, as follows:

**ARTICLE III. Zoning.**

**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":
  - a. Hallandale Beach Boulevard West
  - b. 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 1<sup>st</sup> Streets Only*. Table 32-209(a) identifies uses that are allowed, limited to locations facing NW or SW 1<sup>st</sup> 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.

Table 32-209(a) – Allowable Uses by Subdistrict	Hallandale Beach Blvd WEST	Hallandale Beach Blvd EAST
RESIDENTIAL		
Single-family dwellings	-	-
Two-family (duplex) dwellings	-	-
Townhouse dwellings (Sec. 32-197(c)(5))	P1/PS	-
Multi-family dwellings (Min. of 10 units)	PS	P
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		
Bed-and-breakfast inns	-	-
Hotels and motels	P	P
BUSINESS		
Alcoholic beverage establishments	P2	P2
Animal Hospital or Clinic	C	-
Automobile parts and accessory sales	PS	-
Contractor & trade operations	PS	-
Drive-through facilities (for any use)	C	C
Dry-Cleaning (on premises)	PS	PS
Fortuneteller	PS	-
Garage, Public Parking	C	C
Medical Marijuana Businesses, Pain Mgmt Clinics and Pharmacies	PM	PM
Offices	P	P
Offices, limited	P	P
Parking Lot	C	C
Parking lot, interim	C	C
Places of Assembly Uses	PS	PS
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
Vehicle sales, rental, repair, service stations, and car wash	-	-
CIVIC & EDUCATION		
Civic open spaces	P	P
Day care centers	P	P
Government uses	P	P
Schools, public and private	P	P
P = Permitted Use C = Conditional Use= Use Not Permitted P1 = Permitted facing NW or SW 1 <sup>st</sup> Streets Only P2= Permitted per Standards in Chapter 5 PS = Use Permitted with Supplemental Standards PM=Use Permitted per Supplemental Standards Chapter 32, Article IV, Div.24.		

**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 .
- a. Buildings must have the floor of the first habitable story elevated to meet the minimum floor elevations specified in Chapter 8 Section 8-81 of the Hallandale Beach Code of Ordinances 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 from the property line 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 1<sup>st</sup> 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 open to the public during daylight hours that (1) for property with frontage on both streets, connects Hallandale Beach Boulevard to NW or SW 1<sup>st</sup> 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-ways, provides parallel vehicular routes to Hallandale Beach Boulevard, and establishes clear pedestrian routes linked to adjacent sidewalks.

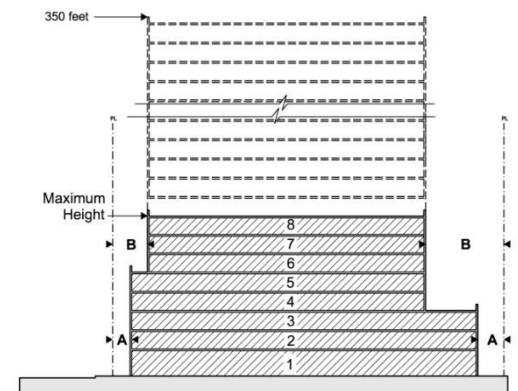
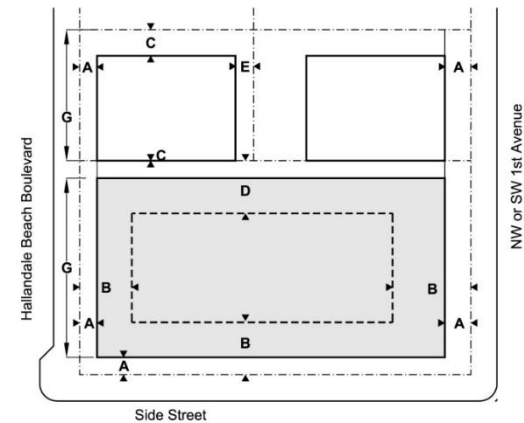
Table 32-210(a)		465
Hallandale Beach Boulevard West Subdistrict		466
Lot Size		
Lot Width	50 ft. min.	467
Lot Area	5000 sf. min./ 100,000 max.	468
Lot Area -Incentive Area	3 acre min.	469
Lot Coverage	90% max.	470
Minimum Landscape Area	10%	
Building Placement		
A	Hallandale Beach Blvd. Setback	15 ft. min. 20 ft. max.
	NW and SW 1 <sup>st</sup> Streets Setback	10 ft. min.
	Other Street Setback <sup>1</sup>	10 ft. min.
B	Front Setback Above the 5 <sup>th</sup> Story	30 ft.
	Front Setback Above the 3 <sup>rd</sup> Story on NW and SW 1 <sup>st</sup> Streets	45 ft.
C	Interior Side Setback	0 ft. min. <sup>2</sup>
D	Side Setback Above the 5 <sup>th</sup> Story	30 ft. min.
E	Rear Setback	10 ft. min.
F	Rear Setback Above the 5 <sup>th</sup> 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 <sup>3</sup>	
Density		
Base Density	18 du/ac	
Max. Density	30 du/ac	
Civic Open Space Requirement		
Sites Greater than 40,000 sq.ft.	5%	
All Sites exceeding Base Density or in Incentive Area	7.5%	
<sup>1</sup> Side lot lines facing streets are regulated by front setback requirements.		
<sup>2</sup> If windows are proposed facing interior side lot lines, buildings shall setback at least 5 feet.		
<sup>3</sup> On sites greater than 3 acres in size		

**Figure 32-210(a)**

**Hallandale Beach**

**Boulevard West**

**Building Placement & Height**



(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 1<sup>st</sup> Streets. For properties that span the full block with frontage on both Hallandale Beach Boulevard and NW or SW 1<sup>st</sup> Streets, the building shall setback above the third story at least 45 feet from NW or SW 1<sup>st</sup> Street.
- (4) Within the Incentive Area shown on the Regulating Plan, on parcels greater than 3 acres, the maximum building height is 350 feet.

(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.
  - c. *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.
- (3) *Uses Permitted with Supplemental Regulations.* The following uses have supplemental standards:
  - a. *Automobile parts and accessory sales.* The business shall contain all products within a structure, that only new products are sold, and that there no repair or installation services on-site.
  - 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. *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. *Contractors and Trade Operations.* No outside storage of supplies, heavy equipment such as backhoes and the like, or commercial vehicles as specified in Chapter 28-11 of the Hallandale Beach Code of Ordinances.
  - e. *Multi-family.* Properties facing Hallandale Beach Boulevard are required to have a minimum of 10 units.



(4) *Places of Assembly*. Churches, synagogues and other places of worship, lodges, and fraternal organizations, theaters, bowling alleys, and skating rinks, 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:

- a. The site shall have a minimum of 15,000 square feet in lot area and 100 linear feet of lot frontage.
- b. The building shall have a minimum of 2,000 square feet in gross floor area.

(5) *Townhouses*. Townhouse development is not permitted facing Hallandale Beach Boulevard and shall follow the standards in Sec. 32-197(c)(5).

(6) *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.

(7) *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) consistent with the standards set forth in Section 32-202;
- 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 on both sides of side streets or NW or SW 1<sup>st</sup> Streets;
- d. Provide at least 15% of the project's residential units as affordable housing or contribute to the city's affordable housing fund; and
- e. Proposed density shall not exceed the maximum density permitted by the city's comprehensive plan. Any residential development on sites designated commercial in the city's land use plan is subject to allocation by the city commission of residential flexibility units and execution of a restrictive covenant or agreement in a form acceptable to the City Attorney as to the number and any restrictions on the residential units. It is further provided that the density of any such development shall be subject to availability and assignment of flexibility units by the city commission in accordance with the county flexibility rules contained in the administrative rules document of the county land use plan. The city commission shall not be required to allot flexibility units to permit the maximum density permitted by the city comprehensive plan.

(f) *Frontage Standards*.

- a. The Frontage Standards in Section 32-212 apply to development in the Hallandale Beach Boulevard West subdistrict.
- b. For properties that span a full block with frontages on both Hallandale Beach Boulevard and NW or SW 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> Street, shall have such areas shielded from view by a masonry wall six feet in height setback at least eight 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 1<sup>st</sup> 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. 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.
- (f) *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) Buildings must have the floor of the first habitable story elevated to meet the minimum floor elevations specified in Chapter 8 Section 8-81 of the Hallandale Beach Code of Ordinances 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 from the property line or as required to provide adequate light and air.

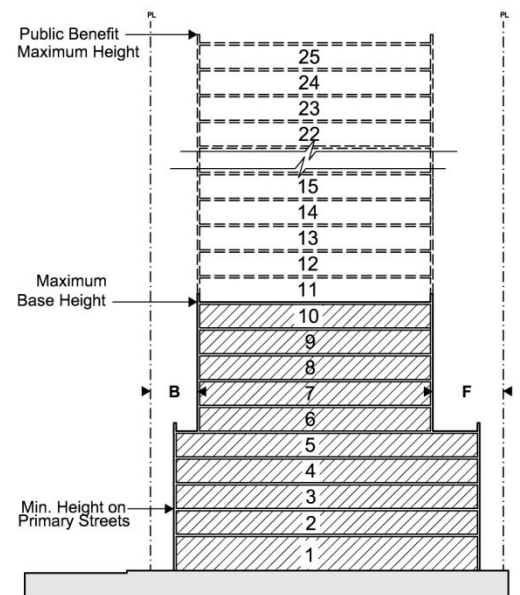
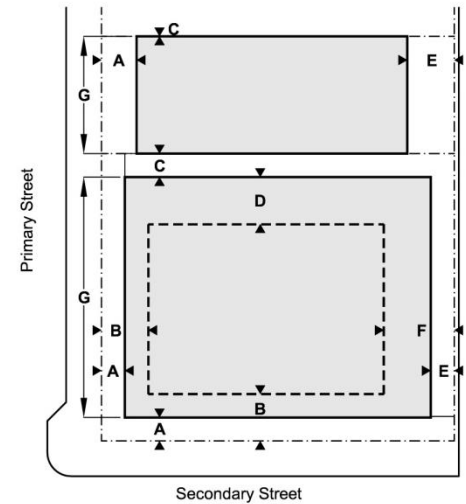
- (4) Buildings taller than five stories are subject to additional setback requirements in order to ensure harmony among adjacent buildings and architectural articulation of building mass.
- (5) Buildings with more than 250 feet of street frontage along a single street shall provide a pedestrian passageway 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.

<b>Table 32-211(a)</b>		630
<b>Hallandale Beach Boulevard East Subdistrict</b>		631
<b>Lot Size</b>		
Lot Width	50 ft. min.	632
Lot Area	5000 sf. min./ 100,000 max.	633
Lot Coverage	90% max.	634
Minimum Landscape Area	10%	
<b>Building Placement</b>		
<b>A</b>	Primary Street Setback	15 ft. min. 30 ft. max.
	Other Street Setback <sup>1</sup>	15 ft. min.
<b>B</b>	Street Above the 5 <sup>th</sup> Story	20 ft. <sup>3</sup>
<b>C</b>	Interior Side Setback	0 ft. min. <sup>2</sup>
<b>D</b>	Side Setback Above the 5 <sup>th</sup> Story	30 ft. min.
<b>E</b>	Rear Setback	10 ft. min.
<b>F</b>	Rear Setback Above the 5 <sup>th</sup> Story	30 ft. min.
<b>G</b>	Building Frontage on Primary Streets	75% min. 100% max.
<b>Building Size &amp; Height</b>		
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	
<b>Density</b>		
Base Density	18 du/ac	
Max. Density	50 du/ac	
<b>Civic Open Space Requirement</b>		
Sites > 40,000 sq. ft.	5%	
Development that exceeds base density and/or height	7.5%	
<sup>1</sup> Side lot lines facing streets are regulated by front setback requirements. <sup>2</sup> If windows are proposed facing interior side lot lines, buildings shall setback at least 5 feet <sup>3</sup> Shall setback at least 5 feet additional if primary setback is more than 15 feet		

Figure 32-211(a)

## Hallandale Beach Boulevard East

## Building Placement &amp; 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) consistent with the standards set forth in Section 32-202;
  - 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 on both sides of side streets.

(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.
  - 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.
- (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. *Places of Assembly.* Churches, synagogues and other places of worship, lodges, and fraternal organizations, theaters, bowling alleys, and skating rinks 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.

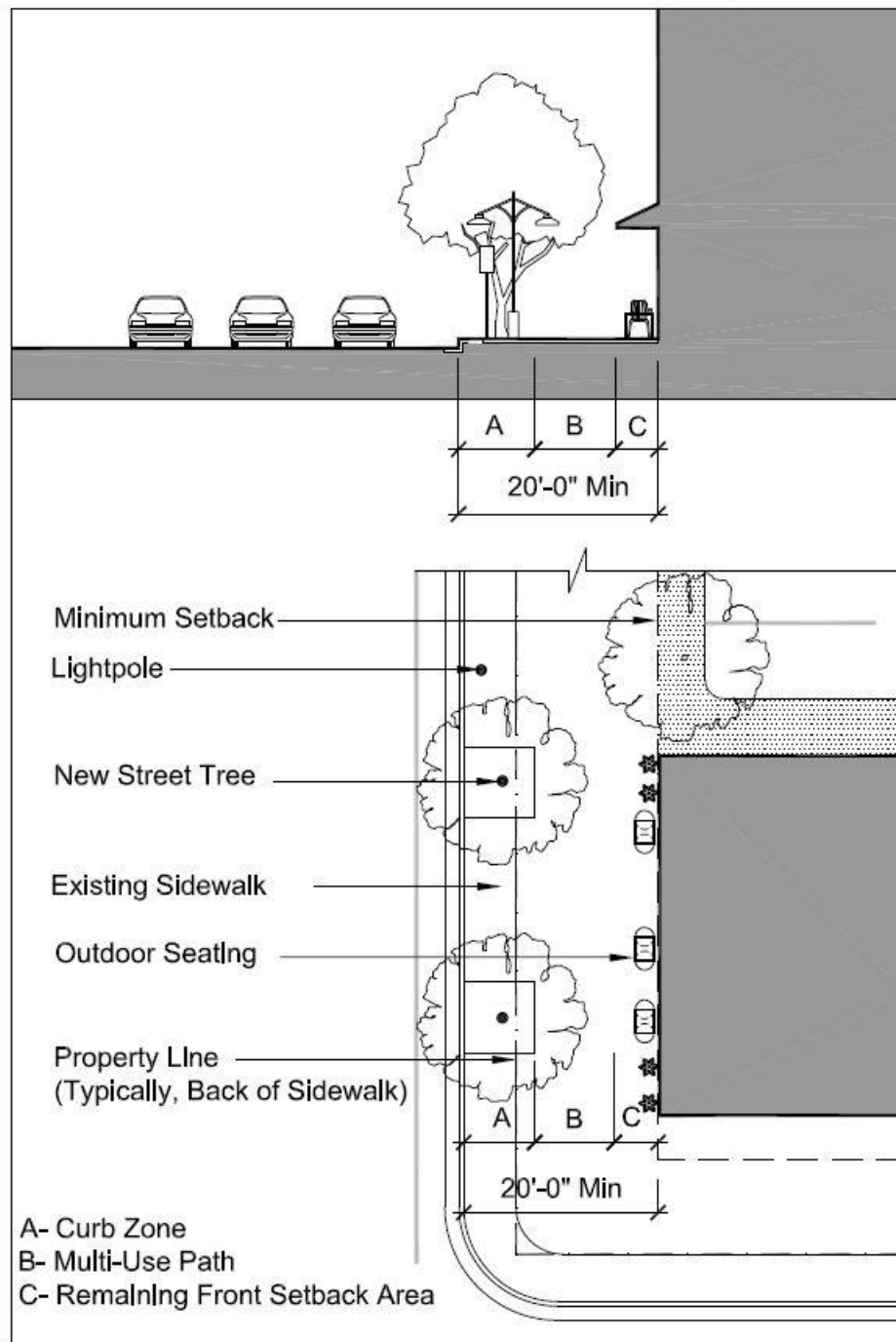
- 675                   2. The building shall have a minimum of 2,000 square feet in gross floor area.
- 676           (3) *Base Density.* The Base Density in Table 32-211(a) is the number of dwelling units allowed  
677           per acre without requiring additional performance criteria, based on the availability of units.
- 678           (4) *Maximum Density.* The Maximum Density in Table 32-211(a) is the number of dwelling  
679           units allowed per acre based upon all the following performance criteria and the approval  
680           process set forth in Section 32-215. For density up to 50 du/ac, projects shall:
- 681           a. Provide at least 7.5% of the site, or the portion of the site proposed for development  
682           in a multi-phased project, as Civic Open Space(s) or provide the minimum required  
683           amount in a waterfront location;
- 684           b. Fully concealed parking garage levels on all streets at the sidewalk level for a depth  
685           of at least 20 feet by a story containing active use(s), such as residential, office, or  
686           retail; and
- 687           c. Provide street/streetscape improvements consistent with the City's complete streets  
688           efforts, including planting shade trees along the public sidewalk on side streets.
- 689           d. Provide at least 15% of the project's residential units as affordable housing or  
690           contribute to the affordable housing fund; and
- 691           e. Proposed density shall not exceed the maximum density permitted by the city's  
692           comprehensive plan. Any residential development on sites designated commercial in  
693           the city's land use plan is subject to allocation by the city commission of residential  
694           flexibility units and execution of a restrictive covenant or agreement in a form  
695           acceptable to the City Attorney as to the number and any restrictions on the residential  
696           units. It is further provided that the density of any such development shall be subject  
697           to availability and assignment of flexibility units by the city commission in accordance  
698           with the county flexibility rules contained in the administrative rules document of the  
699           county land use plan. The city commission shall not be required to allot flexibility units  
700           to permit the maximum density permitted by the city comprehensive plan.
- 701           (f) *Other applicable Standards.* See Sections 32-212 through 32-216 for standards that also  
702           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, streetlights, 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).

**Figure 212(a) Hallandale Beach Boulevard Streetscape Standards**



(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 50 percent or more to existing buildings shall provide civic open space.

a. 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 along or around the waterbody 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 continuous 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.

**Section 32-214 Parking Standards.**

(a) *Purpose of Revised Standards.* This section provides modified regulations for off-street parking, loading zones 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.

<b>Table 32-214(a)</b>	
<b>Minimum Number of Off-street Parking Spaces Required per Use</b>	
<b>Residential Uses</b>	
Townhouse	2 spaces per unit
Live/Work and Work/Live Units	2 spaces 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
<b>Guest Parking for all Residential Uses</b>	
Guest parking cumulatively: 10% of Required Parking for Units	
<b>Lodging</b>	
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
<b>Business Uses</b>	
Professional Office	1 space per 300 sf. of gross (GFA) floor area
Retail, Restaurant and other Commercial	1 space per 300 sf. of net (GLA) floor area

(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:

- a. 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.

(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.

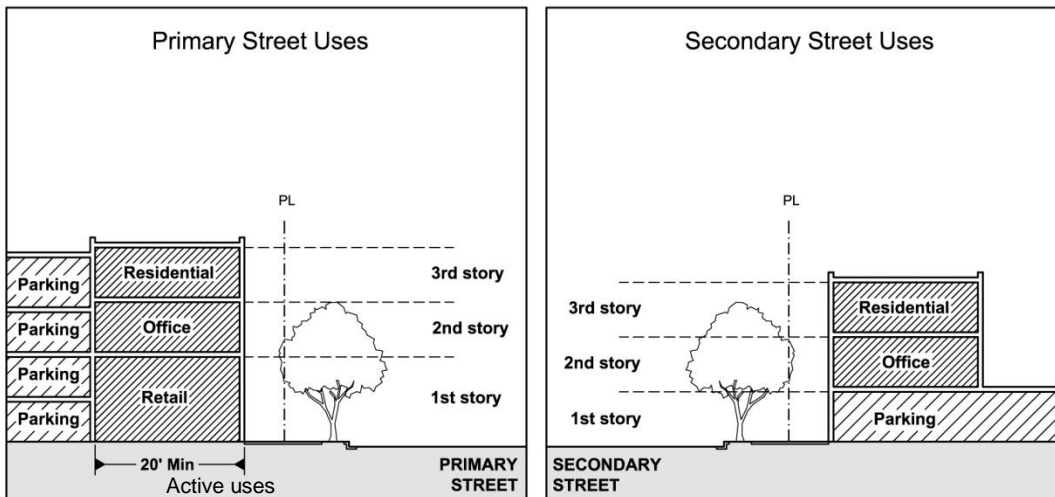
- b. On Secondary Streets, parking lots may be located on the side of buildings provided the parking is screened from view of the street by a streetwall (See Section 32-194(d)(6)).

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.

840

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



841

842 (2) Access

843

a. Access drives shall not exceed 24 feet in width.

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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.

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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.

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d. When an alley is not present, vehicular access between parking lots on 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.

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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.

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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.

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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.

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868 h. Parking lots with no more than 20 spaces and a maximum of 10 spaces per row are  
 869 exempt from the requirements of Section 32-453(i)(4) requiring vehicular entry/exit in  
 870 one continuous forward motion.

871 (d) *Loading zones.* Design of loading zones.

872 (1) A "Type I" off-street loading zone shall be provided as required in the Table 32-214(b),  
 873 Loading Zone Requirements Per Square Footage in this section shall be a minimum of  
 874 12'x 30'. A "Type I" off-street loading zone shall be located in a specifically designated  
 875 loading area which may be adjacent to drive isles, walkways, or attached/detached from  
 876 building. Turning geometries utilized in the design of Type I loading zone access shall be  
 877 sufficient to accommodate a standard single unit truck. (AASHTO "SU" Design Vehicle).

878 (2) A "Type II" off-street loading zone shall be provided as required in the Table 32-214(b),  
 879 Loading Zone Requirements Per Square Footage shall be a minimum twelve (12) feet by  
 880 fifty (50) feet. A Type II off-street loading zone shall only be located in a specifically  
 881 designated loading area which is marked by pavement markings and signage on the site.  
 882 Turning geometries utilized in the design of Type II loading zones shall be sufficient to  
 883 accommodate a standard, intermediate-sized semi-trailer vehicle. (AASHTO "WB-40"  
 884 design vehicle).

885 (3) Type I and Type II loading zones shall have a minimum vertical clearance of fourteen (14)  
 886 feet.

887 (4) Loading zones may not be placed where they obstruct required fire lanes and access to  
 888 hydrants. Loading zones shall be located on a parcel in a place which insures convenient  
 889 and safe entry and exit for the users of the loading zone, and the convenience and safety  
 890 of pedestrians and motorists using the parcel.

891 (5) No backing into a public right-of-way shall be permitted for loading zones. Access to and  
 892 from loading zones shall be clearly indicated on the parking facility site plan.

893 (6) Loading zones are not required for residential uses.

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<b>Table 32-214(b). Loading Zone Requirements Per Square Footage</b>	
<b>Square Footage of Retail, Restaurants and other Commercial Uses (Sales, Service, or Mixed Use)</b>	<b>Number and Type of Loading Zones Required</b>
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	<b>Number and Type of Loading</b>
Equal to 20,000 sf but not greater than 150,000 sf	1 Type I
More than 150,000 sf	1 Type II

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

897 (1) Minimum Number of Bicycle Parking Spaces.

898 a. Bicycle parking spaces shall be provided onsite for all uses. Bicycle parking shall be  
899 provided at 5% of total vehicular parking spaces proportionately split between long  
900 term bicycle parking for employees and short-term bicycle parking for guest 2 spaces  
901 minimum or whichever is greater.

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

904 a. Long Term parking spaces shall be located in a secure, weather-protected facilities  
905 intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit  
906 residents, nonresidential occupants, and Employees.

907 b. Short Term bicycle spaces shall be located in a publicly accessible area with  
908 convenient access from the building or structure and street or other bicycle right-of-  
909 way. They shall be clean, highly visible, secure and well-lit, and shall be located within  
910 or adjacent to civic and public open space, a building or structure, either on the ground  
911 floor, or main level (first floor) in a parking garage intended for transient or short-term  
912 use by visitors, guests, and patrons to the building or use.

913 c. Bicycle parking spaces shall not encroach into the minimum required pedestrian  
914 walkway (See Section 32-201(b)).

915 **Section 32-215. Approval Processes.**

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

918 (1) Development applications in the Hallandale Beach Boulevard zoning district may be  
919 approved administratively if the application:

920 a. Meets all requirements of this code; and

921 b. Does not exceed the base density specified for its Hallandale Beach Boulevard  
922 subdistrict; and

923 c. Does not require any conditional uses, variances, or redevelopment area modifications  
924 (RAM), and

925 d. If within the Hallandale Beach Boulevard West subdistrict, is eight stories or less in  
926 height or if within the Hallandale Beach Boulevard East subdistrict, is ten stories or  
927 less in height.

928 (2) Development applications in the Hallandale Beach Boulevard zoning district may be  
929 approved only by the city commission using the major development review process if the  
930 application:

931 a. Meets all requirements of this code only upon approval of simultaneously requested  
932 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 its Hallandale Beach Boulevard subdistrict;
- c. Is proposing building height taller than eight (8) stories within the Hallandale Beach Boulevard West subdistrict; or
- d. Is proposing building height above the base height of ten (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 meet Section 32-215(a)(1) may be approved administratively, as 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).

**(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 subdistrict.

**(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 are designated planned development overlay (PDO) or have had obtained prior approval for a site-specific “planned development overlay district (PDO)”. 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.
3. Properties designated planned development overlay (PDO) as of the effective date of this ordinance, shall retain the existing PDO designation and shall be subject to entering into a development agreement as provided in section 32-186, except that, this process cannot be used to increase density levels above the maximum specified by the city’s comprehensive plan.

c. *Future overlays.* Additional mapped or planned development overlays may not be approved in the Hallandale Beach Boulevard zoning district, subject to the following restrictions:

1. On sites in the Hallandale Beach Boulevard zoning district with two (2) 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 one contiguous acre 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.
  - 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.



1015 3. Under either exception, the following additional standards shall apply:

1016 i. Development must be consistent with the city's comprehensive plan.

1017 ii. Allowable uses and all development regulations and requirements, including  
1018 height and density shall be as specified for the Hallandale Beach Boulevard  
1019 subdistrict, except where modifications were specifically requested and explicitly  
1020 approved in the Planned Development Overlay and development agreement for  
1021 the period of six months from the time the land was rezoned to the Hallandale  
1022 Beach Boulevard zoning district.

1023 **(2) *Expansions, contractions, and subdistrict adjustments.*** The boundary of the Hallandale  
1024 Beach Boulevard zoning district and the boundaries of its subdistricts may be expanded or  
1025 contracted by the city commission by amending the regulating plan in section 32-192.  
1026 Landowners desiring boundary changes to the regulating plan must request an amendment  
1027 to the zoning and land development code instead of using the rezoning process. Requests for  
1028 amendments to the regulating plan shall be advertised, posted and noticed in conformity with  
1029 the requirements of section 32-1004 as to rezonings in addition to requirements for zoning  
1030 code text amendments. Such applications shall be reviewed utilizing criteria per Section 32-  
1031 963. New mapped or planned development overlays cannot be used in the Hallandale Beach  
1032 Boulevard zoning district except as provided in Section 32-215(e)(1)(c).

1033 (f) Transitional Period. For applications submitted prior to the effective date of Ordinance No.  
1034 2020, staff may present an analysis of the measurable parameters of development under both  
1035 regulations.

1036 **Sec. 32-216. - Density allocation standards.**

1037 (a) *Base density and maximum density.* Each Hallandale Beach Boulevard subdistrict defines  
1038 a base density and a maximum density, expressed as the number of dwelling units allowed  
1039 per net acre.

1040 (1) Development up to the base density is permitted by right.

1041 (2) Development between the base density and the maximum density requires residential  
1042 unit density allocation as described below in subsection (b).

1043 (3) Development above the maximum density cannot be approved.

1044 (b) *Residential Unit density allocation.* The Hallandale Beach Comprehensive Plan and the  
1045 Broward County Land Use Plan limit the total number of flexibility dwelling units that may be  
1046 assigned to a parcel. The city commission has established the following density allocation  
1047 procedures to ensure the equitable allocation of the remaining dwelling units in accordance  
1048 with both plans.

1049 (1) These procedures must be followed for development applications that would exceed the  
1050 base density in a Hallandale Beach subdistrict. Individual subdistricts provide  
1051 performance criteria that must also be met to qualify for density levels above the  
1052 specified base density.

1053 (2) Residential flexibility units up to the base density permitted in the subdistrict may be  
1054 approved administratively by the development services director.

1055 (3) Residential flexibility units above the base density shall be allocated at the time of  
1056 development plan approval by the city commission. Upon expiration of a development

plan, as provided in section 32-790, the allocation of residential flexibility units shall terminate, and such units shall be made available for future development.

- (4) The allocation of residential flexibility units shall be subject to all provisions of the zoning and land development code applicable at the time of development plan approval and subject to any special conditions imposed by the city commission on a development approval.

- (5) Proposed density shall not exceed the maximum density permitted by the city's comprehensive plan. Any residential development on sites designated commercial in the city's land use plan above the base is subject to allocation by the city commission of residential flexibility units and execution of a restrictive covenant or agreement in a form acceptable to the City Attorney as to the number and any restrictions on the residential units. It is further provided that the density of any such development shall be subject to availability and assignment of flexibility units by the city commission in accordance with the Broward County flexibility rules contained in the administrative rules document of the county land use plan. The city commission shall not be required to allot flexibility units to permit the maximum density permitted by the city comprehensive plan.

**SECTION 4. Conflict.** All ordinances or portions of the Code of Ordinances of the City of Hallandale Beach in conflict with the provisions of this ordinance shall be repealed to the extent of such conflict.

**SECTION 5. Severability.** Should any provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

**SECTION 6. Codification.** It is the intention of the Mayor and City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to affect such intention the words "ordinance" or "section" may be changed to other appropriate words.

**SECTION 7. Effective Date.** This Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED on 1st reading on February 17, 2021.

PASSED AND ADOPTED on 2nd reading on \_\_\_\_\_, 2021.

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JOY F. COOPER  
MAYOR

1096 SPONSORED BY: CITY ADMINISTRATION

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1098 ATTEST:

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1102 JENORGEN GUILLEN

1103 CITY CLERK

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1106 APPROVED AS TO LEGAL SUFFICIENCY and FORM

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1111 JENNIFER MERINO

1112 CITY ATTORNEY