

EXHIBIT 1

ORDINANCE NO. 2025-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE TO REVISE PROVISIONS RELATED TO DUPLEX AND MULTI-FAMILY DWELLINGS; SPECIFICALLY AMENDING ARTICLE I. "GENERAL PROVISIONS" SECTION 32-8 "DEFINITIONS" TO REVISE DEFINITIONS FOR DUPLEX AND MULTI-FAMILY DWELLINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

Section 1

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE I. – GENERAL PROVISIONS

DIVISION 1. – GENERALLY

Sec. 32-8 – Definitions

Dwelling means a single unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

- 1. Dwelling, single-family, means a building containing only one residential dwelling unit.*
- 2. Dwelling, two-family (duplex), means a building or property containing two residential dwelling units.*
- 3. Dwelling, multi-family, means a building or property containing three or more residential dwelling units.*
- 4. Dwelling, townhouse, means the same as "Townhouse."*
- ~~5. Dwelling, live/work, means the same as "Live/work unit."~~*
- 6. Dwelling, work/live, means the same as "Work/live unit."*

~~Live/work unit means a single dwelling unit in a detached building, or in a multifamily or mixed-use building, that also accommodates limited commercial uses within the dwelling unit. The predominate use of a live/work unit is residential, and commercial activity is a secondary use. See section 32-370.~~
