

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE SECTION 32-144 - RD-12 RESIDENTIAL TWO-FAMILY (DUPLEX) DISTRICT; AMENDING SECTION 32-145 - RM-18 RESIDENTIAL MULTI-FAMILY (MEDIUM-DENSITY) DISTRICT; AMENDING SECTION 32-146 - RM-25 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY) DISTRICT; AMENDING SECTION 32-147 - RM-HD-2 RESIDENTIAL MULTI-FAMILY (HIGH-DENSITY-2) DISTRICT; AMENDING SECTION 32-149. - B-L BUSINESS LIMITED DISTRICT; AMENDING DIVISION 5 SECTION 32-311. – DENSITY LIMITS; AMENDING SECTION 32-455. - MINIMUM PARKING SPACE REQUIREMENTS RELATING TO MINIMUM UNIT SIZES, SITE DEVELOPMENT STANDARDS AND MINIMUM PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE III. – ZONING

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

- (a) *Purpose and intent.* The purpose and intent of the RD-12 residential two-family (duplex) district is to provide suitable sizes for the development of two-family (duplex) residential dwellings and multi-family residential dwellings in areas consistent with the city's comprehensive land use plan.
- (b) *Uses permitted.* Uses permitted are as follows:
 - (1) Two-family (duplex) residential dwellings. The maximum density permitted shall be limited by the future land use designation.
 - (2) Multi-Family Residential Dwellings. The maximum density permitted shall be limited by the future land use designation.
 - (23) Single-family residential dwellings, subject to RS-7 regulations.
 - (34) Residential accessory uses.
 - (45) Public parks and playgrounds.
 - (56) Public utility substations, transformers and transmission facilities.
 - (6) ~~Reserved.~~
 - (7) ~~Townhouse residential dwellings, provided that any such use shall comply with the regulations and site development standards set forth in section 32-731.~~

- (d) *Site development standards.*

(4) Minimum yard setbacks are as follows:

Yard		Setback (Feet)
a.	Front	<u>25-20</u>
b.	Rear	
	1. Rear—Principal building	<u>30-20</u>
	2. Rear—Canopies or roof extensions over patios (7)*	<u>15-10</u>
c.	Side:	
	1. Interior	<u>7½-5</u>
	2. Corner	<u>15-10</u>
d.	Accessory structures	<u>7½-5</u>

(5) Minimum floor area is as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Single Family Residential Dwelling— 1,000</u>	-
<u>Two-Family Residential Dwelling - 750</u>	-
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

- a. Dwelling units with a minimum floor area of 500 sq. ft. or less may be counted as 0.5 dwelling units for residential density calculations.
- b. For multi-family residential developments which provide at least 15% of the units as affordable housing, the minimum unit size may be reduced to 400 sq. ft.
- c. When affordable housing units are provided, such units shall be proportionately distributed amongst unit types and sizes throughout the building(s) and site.
- d. The minimum average floor area may be reduced to 500 sq. ft. for the following developments:
 - 1. Minor Developments on platted development sites that are less than or equal to 7,500 sq. ft.
 - 2. Developments where all residential units are made affordable to very-low-income persons as defined in the Florida Statutes and maintained for a period of at least 30 years guaranteed through a restrictive covenant in a form acceptable to the city attorney.

- a. ~~For a two-family dwelling:~~
 - 1. ~~One bedroom, 850 square feet per unit.~~
 - 2. ~~Two bedrooms, 1,000 square feet per unit.~~
 - 3. ~~Three or more bedrooms, 1,150 square feet per unit.~~
- b. ~~For a single family dwelling, 1,000 square feet per unit.~~

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

(d) *Site development standards.*

(7) Minimum floor area is as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

- a. For multi-family residential developments which provide at least 15% of the units as affordable housing, the minimum unit size may be reduced to 400 sq. ft.
- b. When affordable housing units are provided, such units shall be proportionately distributed amongst unit types and sizes throughout the building(s) and site.
- c. The minimum average floor area may be reduced to 500 sq. ft. for the following developments:
 - 1. Minor Developments on platted development sites that are less than or equal to 7,500 sq. ft.
 - 2. Developments where all residential units are made affordable to very-low-income persons as defined in the Florida Statutes and maintained for a period of at least 30 years guaranteed through a restrictive covenant in a form acceptable to the city attorney.

- ~~a. Efficiencies, 500 square feet per unit.~~
- ~~b. One bedroom, 700 square feet per unit.~~
- ~~c. Two bedrooms, 850 square feet per unit.~~
- ~~d. Three or more bedrooms, 1,050 square feet per unit.~~

Sec. 32-146. RM-25 residential multi-family (high-density) district.

(d) *Site development standards.*

(7) Minimum floor area is as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

- a. For multi-family residential developments which provide at least 15% of the units as affordable housing, the minimum unit size may be reduced to 400 sq. ft.
- b. When affordable housing units are provided, such units shall be proportionately distributed amongst unit types and sizes throughout the building(s) and site.
- c. The minimum average floor area may be reduced to 500 sq. ft. for the following developments:
 - 1. Minor Developments on platted development sites that are less than or equal to 7,500 sq. ft.

2. Developments where all residential units are made affordable to very-low-income persons as defined in the Florida Statutes and maintained for a period of at least 30 years guaranteed through a restrictive covenant in a form acceptable to the city attorney.

- ~~a. Efficiencies, 500 square feet per unit.~~
- ~~b. One bedroom, 700 square feet per unit.~~
- ~~c. Two bedrooms, 850 square feet per unit.~~
- ~~d. Three or more bedrooms, 1,050 square feet per unit.~~

Sec. 32-147. RM-HD-2 residential multi-family (high-density-2) district.

(c) *Site development standards.*

(7) Minimum floor area shall be as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

- a. For multi-family residential developments which provide at least 15% of the units as affordable housing, the minimum unit size may be reduced to 400 sq. ft.
- b. When affordable housing units are provided, such units shall be proportionately distributed amongst unit types and sizes throughout the building(s) and site.
- c. The minimum average floor area may be reduced to 500 sq. ft. for the following developments:
 - 1. Minor Developments on platted development sites that are less than or equal to 7,500 sq. ft.
 - 2. Developments where all residential units are made affordable to very-low-income persons as defined in the Florida Statutes and maintained for a period of at least 30 years guaranteed through a restrictive covenant in a form acceptable to the city attorney.

- ~~a. One bedroom, 1,000 square feet.~~
- ~~b. Two bedrooms, 1,100 square feet.~~
- ~~c. Three or more bedrooms, 1,200 square feet.~~

Sec. 32-149. B-L business limited district.

(e) *Site development standards, residential uses.* The following site development standards shall apply to projects including residential uses permitted under subsection (c)(8) of this section:

(5) Minimum floor area (residential) is as follows:

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Multi-family Residential Dwelling - 450</u>	<u>750</u>

- a. For multi-family residential developments which provide at least 15% of the units as affordable housing, the minimum unit size may be reduced to 400 sq. ft.
- b. When affordable housing units are provided, such units shall be proportionately distributed amongst unit types and sizes throughout the building(s) and site.
- c. The minimum average floor area may be reduced to 500 sq. ft. for the following developments:
 - 1. Minor Developments on platted development sites that are less than or equal to 7,500 sq. ft.
 - 2. Developments where all residential units are made affordable to very-low-income persons as defined in the Florida Statutes and maintained for a period of at least 30 years guaranteed through a restrictive covenant in a form acceptable to the city attorney.

- a. ~~Efficiency, 800 square feet.~~
- b. ~~One bedroom, 850 square feet.~~
- c. ~~Two bedroom, 1,000 square feet.~~
- d. ~~Three bedroom, 1,200 square feet.~~

(6) Minimum landscape area (residential/mixed use) shall be 30 percent.

(7) Maximum permitted density (residential) shall be 18 dwelling units per net acre. Dwelling units with a minimum floor area of 500 sq. ft. or less may be counted as 0.5 dwelling units for residential density calculations.

ARTICLE IV. - DEVELOPMENT STANDARDS

Sec. 32-311. - Limits.

- (a) Density limits are expressed in the maximum number of residential dwelling units permitted per net acre of land.
- (b) Density for the RD and RM multi-family residential district shall be computed as follows:

<u>Dwelling Unit Type</u>		<u>Density Unit Count</u>
(1)	<u>Motel/hotel room</u>	<u>0.5</u>
(2)	<u>Efficiency Residential dwellings 500 sq. ft. or less</u>	<u>0.7-0.5</u>
(3)	<u>One or more bedrooms Residential dwellings greater than 500 sq. ft.</u>	<u>1.0</u>

- (c) No plans may be permitted that allow illegal conversions, that create a greater density than that allowed under the applicable regulations. This includes, without being limited to, allowing two outside entrances and easily partitioned interiors in duplex units, and other similar circumstances.

Sec. 32-455. Minimum parking space requirements.

(b) *Residential uses.*

- (1) Single-family detached and two-family residences: two spaces for every dwelling unit.
- (2) Townhouses: two spaces for every dwelling unit, plus townhouse developments of ten units or more have to provide one-half space per unit for guest parking. Guest parking shall be collectively provided, identified, and centrally located and continuously maintained as guest parking.
- (3) Multi-family: 1.5 spaces per unit, plus an additional ten percent of the total number of required spaces for guest parking, which shall be so posted and collectively located in a convenient area and continuously maintained as guest parking.
 - a. ~~New development. 1.75 spaces for every efficiency unit or one bedroom unit, 2.0 spaces for every two bedroom unit, or one bedroom unit plus a den; 2.5 parking spaces for every three bedroom unit or two bedroom plus a den; and 3.0 parking spaces for over three bedroom unit or three bedroom unit plus a den, plus an additional ten percent of the total number of required spaces for guest parking, which shall be so posted and collectively located in a convenient area and continuously maintained as guest parking.~~
 - b. ~~Existing development. Properties developed prior to December 7, 2011, with nonconforming parking facilities and subject to the requirements of [sub]section 32-452(f) of this division shall provide 1.25 spaces for every efficiency unit, 1.5 spaces for every one bedroom unit, 1.75 spaces for every two bedroom unit, 0.25 spaces for each additional bedroom in excess of two, plus an additional ten percent of the total number of required spaces for guest parking, which shall be so posted and collectively located in a convenient area and continuously maintained as guest parking.~~
- (4) Mobile homes: two spaces for every mobile home unit or space.
