

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32 ZONING AND LAND DEVELOPMENT CODE; ARTICLE III. ZONING, SECTION 32-197 RAC NEIGHBORHOOD SUBDISTRICT STANDARDS, TABLE 32-197(A) – RAC NEIGHBORHOOD SUBDISTRICT DIMENSIONAL REQUIREMENTS TO INCREASE THE PERMITTED HEIGHT, BUILDING PLACEMENT, AND OTHER DIMENSIONAL REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is in the best interest of the City of Hallandale Beach and its residents to amend the present regulations for the RAC Neighborhood subdistrict standards to promote residential redevelopment; and

WHEREAS, the proposed amendments to the land development standards will promote needed flexibility to promote residential developments while ensuring the development and redevelopment respect the adjacent areas, particularly residentially zoned areas; and

WHEREAS, the proposed amendments improve the standards for redevelopment within the Central RAC District; and

WHEREAS, on _____, the Planning and Zoning Board afforded all interested persons an opportunity to be heard at a duly noticed public hearing and recommended approval of the proposed amendments; and

WHEREAS, the Mayor and City Commission have conducted duly noticed public hearings on the proposed amendments to the Zoning and Land Development Code; and

WHEREAS, the Mayor and City Commission have determined that the proposed amendments is in the best interest of the City of Hallandale Beach and its residents.

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

SECTION 1. Chapter 32 Article III of the Zoning and Land Development Code is amended as follows:

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE III. – ZONING

Sec. 32-197. - RAC Neighborhood subdistrict standards.

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Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE III. – ZONING

Sec. 32-197. - RAC Neighborhood subdistrict standards.

Table 32-197(a) - RAC Neighborhood Subdistrict Dimensional Requirements						
Lot Size		House	Duplex	Townhouse	Apartment House	Courtyard Building
Lot Width (min.)		50 ft. ¹	75 ft. ¹	80 ft. ² with alley 200 ft. ² no alley	100 ft./ ¹ 120 ft.	150 ft./ ¹ 300 ft.
Lot Area (min./max.)		5,000 sf./ ¹ 10,000 sf.	6,000 sf./ ¹ 7,500 sf.	8,000 sf. ² / No Max. ⁴	10,000 sf./ ¹ 15,000 <u>45,000</u> sf.	12,500 sf./ ¹ 45,000 sf.
Lot Coverage (max.)		60%	65%	85%	85%	85%
Min. Landscape Area		40%	35%	15%	15%	15%
Building Placement						
A	Front Setback ³ (min./max.)	12 ft./25 ft.	25 ft. min.	12 ft./25 ft.	12 <u>10</u> ft./ 25 <u>15</u> ft.	12 <u>10</u> ft./ 25 <u>15</u> ft.
	<u>Above the 5th Story</u>	=	=	=	<u>20 ft.</u>	<u>20 ft.</u>
B	Side Setback ³	5 ft. min; 15 ft. total	5 ft. min; 15 ft. total	10 ft. min.	5 ft. min.; 15 ft. total.	5 ft. min.; 15 ft. total.
	<u>Above the 5th Story</u> ³	=	=	=	<u>5 ft.</u>	<u>5 ft.</u>
C	Rear Setback (min.)	10 ft.	10 ft.	20 ft. with alley 10 feet no alley	20 <u>5</u> ft. with alley 10 ft. no alley	20 <u>5</u> ft. with alley 10 ft. no alley
	<u>Above the 5th Story</u>	=	=	=	<u>10 ft.</u>	<u>10 ft.</u>
D	Building Frontage	40% - 70%	40% - 70%	70% - 90%	45% - 80%	50% - 90%
Building Height						
Min. Height		1 Story	1 Story	2 Stories	1 Story	1 Story
Max. Base Building Height		3 stories; 5 stories subject to requirements of Sec. 32-197(d)(5)				
<u>Max. Building Height</u> ⁵		<u>5 stories</u> <u>Portions of sites within 250 feet of Central RAC – RAC Corridor subdistrict: 10 stories</u> ⁶				

Table 32-197(a) - RAC Neighborhood Subdistrict Dimensional Requirements					
	House	Duplex	Townhouse	Apartment House	Courtyard Building
Density					
Base Density	18 du/ac				
Max. Density	-		50 du/ac		

1

Smaller lots platted prior to November 21, 1978, shall be permitted at their platted size, and are not subject to the provisions of article VII.

2

These sizes reflect the parcel necessary to redevelop land into a townhouse project.

3

~~Corner lots must meet front setbacks on both streets.~~ Side lot lines facing streets are regulated by front setback requirements.

4

Sites must follow the street and block standards in [section 32-204](#).

5

[Subject to requirements and approval process of Sec. 32-197\(d\)\(5\)](#)

6

[As measured from the nearest RAC Corridor site property line.](#)