

1 EXHIBIT 1

2 ORDINANCE NO. 2023-

3
4 AN ORDINANCE OF THE MAYOR AND CITY COMMISSION
5 OF THE CITY OF HALLANDALE BEACH, FLORIDA,
6 AMENDING CHAPTER 32, ZONING AND LAND
7 DEVELOPMENT CODE; AMENDING DIVISION 1. – SECTION
8 32-8. – DEFINITIONS; AMENDING DIVISION 3. – FORM-
9 BASED ZONING DISTRICTS; SUBDIVISION I. – CENTRAL
10 RAC DISTRICT; AMENDING SECTION 32-193. –
11 ALLOWABLE USES IN THE CENTRAL RAC SUBDISTRICTS;
12 RENAMING THE FASHION ART AND DESIGN SUBDISTRICT
13 TO THE DISTRICT 8 SUBDISTRICT; AMENDING SECTION 32-
14 199. – RELATIVE TO DIMENSIONAL AND PARKING
15 REQUIREMENTS FOR EXISTING AND NEW DEVELOPMENT
16 WITHIN THE DISTRICT 8 SUBDISTRICT; AMENDING
17 REFERENCES TO THE FASHION ART AND DESIGN
18 SUBDISTRICT IN CHAPTER 32, ZONING AND LAND
19 DEVELOPMENT CODE SECTIONS 32-524, SECTION 32-192,
20 SECTION 32-203, SECTION 32-205 AND SECTION 32-201 TO
21 THE NAME “DISTRICT 8” SUBDISTRICT, PROVIDING FOR
22 CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING
23 FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
24 DATE.

25
26 **WHEREAS**, the City of Hallandale Beach desires to incentivize future development
27 and growth within the RAC District corridor by providing the opportunity for the expansion
28 of existing development and newly proposed development without parking constraints;
29 and

30 **WHEREAS**, the City of Hallandale Beach desires to rename the Fashion Art and
31 Design Subdistrict (FADD) to the District 8 Subdistrict; and

32 **WHEREAS**, the City of Hallandale Beach desires to modify its dimensional and
33 parking standards for the District 8 Subdistrict to promote future growth within the corridor
34 through newly proposed parking reductions and parking exemptions based on use; and

35 **WHEREAS**, the City of Hallandale Beach desires to promote certain uses by
36 permitting food truck venues; and

68 **Sec. 32-192. Regulating plan showing Central RAC subdistricts.**
69

70 (a)The locations and boundaries of the Central RAC subdistricts shall be shown on both
71 a map entitled "City of Hallandale Beach Zoning Map" and a map entitled "Hallandale
72 Beach Central RAC Regulating Plan." The Hallandale Beach Central RAC Regulating
73 Plan depicts additional information necessary to apply the standards contained in this
74 section and is hereby officially adopted as an integral part of these regulations. To create
75 the vibrant, diverse character envisioned for the Central RAC, six subdistricts are hereby
76 created and assigned to land, as shown on both a map entitled, "Hallandale Beach Zoning
77 Map" and a map entitled, "Hallandale Beach Central RAC Regulating Plan":

78 (1)RAC Corridor.

79 (2)Transit Core.

80 (3)RAC Neighborhood.

81 (4)Transitional Mixed Use.

82 (5)~~Fashion Art Design (FAD) District 8.~~

83 (6)Greyhound Track.

84
85 (b) The Hallandale Beach Central RAC Regulating Plan depicts additional information
86 necessary to apply the standards contained in this division and is hereby officially
87 adopted as an integral part of these regulations.

88 (1) *Primary and secondary streets.* Primary streets are intended to develop overtime
89 as superior pedestrian environments and, as such, are held to higher standards in the
90 regulations regarding building placement, building frontage, and the location of parking
91 and service uses. Streets not designated as primary streets are considered secondary
92 streets, which will accommodate service functions and vehicular-oriented development
93 needs including parking, loading, and drive-through facilities.

94 (2) *Future connections.* Potential future connections are illustrated on the regulating
95 plan. Future connections are desired new vehicular and/or pedestrian connections to,
96 or extensions of, existing streets or alleys that will improve the overall transportation
97 network. Future connection designations are not precise alignments or specific
98 locations. The appropriateness of and final street designation, alignment, location, and
99 dedication of these intended links of the transportation network will be determined
100 during the development review process by the city commission.

101 (3) *General location of the Tri-Rail Coastal Link Station.* The general location of the
102 planned Tri-Rail Coastal Link station is mapped on the regulating plan. The station
103 area supports the more intense subdistricts of the RAC and parking requirements are
104 adjusted based on the proximity to this transportation resource.

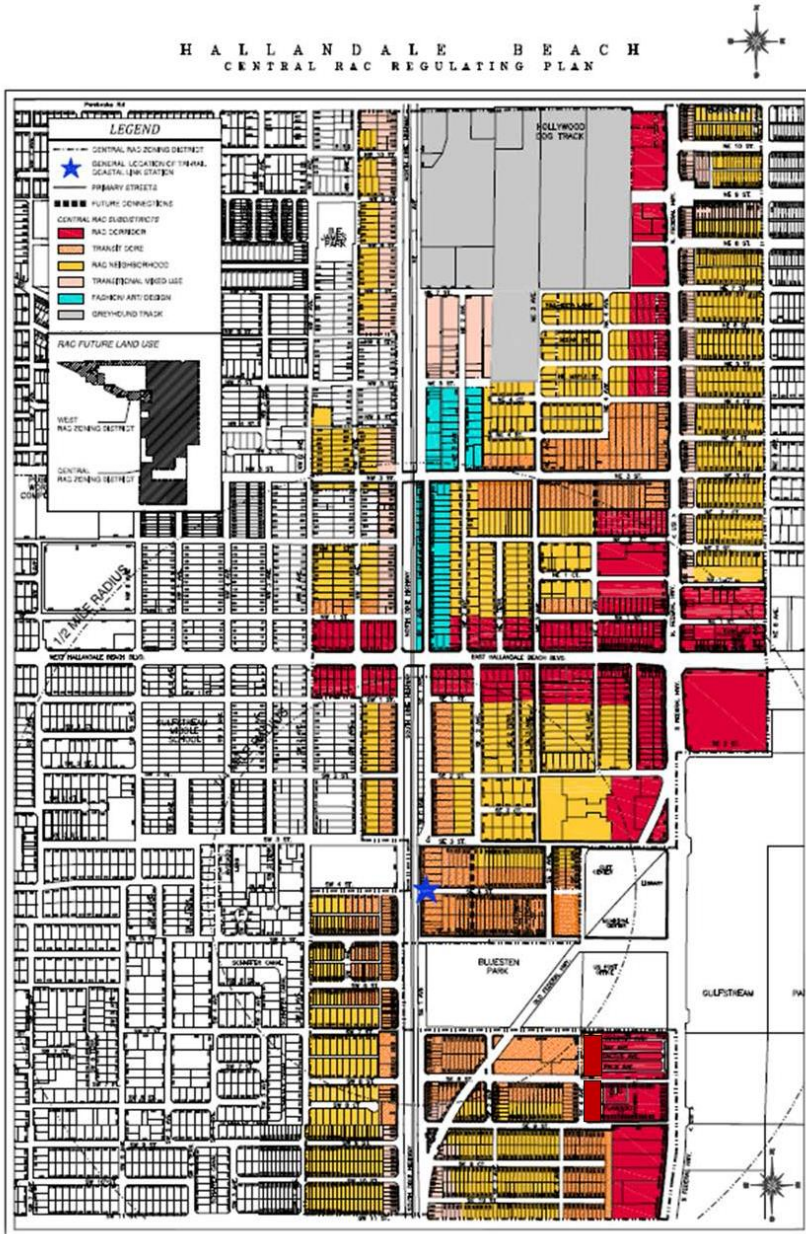
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Figure 32-192(a) - Central RAC Regulating Plan



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Sec. 32-193. Allowable uses.

(a) *Permitted and conditional uses.* Table 32-193(a), allowable uses by subdistrict, identifies uses that are allowed as permitted or conditional uses in each Central RAC subdistrict as well as uses that are not permitted in each subdistrict. Uses identified with a "P" are permitted by right. Uses identified with a "C" are permitted subject to the standards in section 32-964, conditional uses, and additional standards in each subdistrict. Uses identified with a "-" are not permitted in the subdistrict.

121 (b) *Accessory uses.* Each Central RAC subdistrict allows the accessory uses and
 122 structures described in section 32-242(a) and (b), permitted accessory uses. All
 123 accessory uses and structures must comply with the special regulations in section
 124 32-243, special regulations. Unless otherwise directed in section 32-242, permitted
 125 accessory uses, accessory uses and structures shall be located behind the main
 126 building facade and may be placed as close as five feet to rear and side property
 127 lines.
 128

129 **Table 32-193(a) - Allowable Uses by Subdistrict**
 130

	CENTRAL RAC SUBDISTRICTS					
	RAC Corridor	Transit Core	RAC Neigh- borhood	Trans. Mixed Use	Fashion- Art- Design- District 8	Grey- hound Track
RESIDENTIAL						
Single-family dwellings	-	-	P	-	P -	-
Two-family (duplex) dwellings	-	P	P	-	P -	P
Townhouse dwellings	P	P	P	P	P	P
Multi-family dwellings	P	P	P	P	P	P
Live/work units	P	P	C	P	P	P
Work/live units	P	P	-	P	P	P
Assisted living facilities	P	P	C	C	-	P
Nursing homes	P	P	C	C	-	P
Other residential care facilities	See section 32-524					
LODGING						
Bed-and-breakfast inns	P	C	C	P	P	P
Hotels and motels	P	P	-	P	P	P
BUSINESS						
Medical marijuana treatment center dispensing facilities and pharmacies	P	P	-	P	P -	P
Offices, limited	P	P	C	P	P	P
Offices	P	P	-	P	P	P
Stores and services, general	P	P	-	P	P	P
Stores and services, large format	P	P	-	P	-	P
Service station/convenience business	-	-	-	C	-	P
Family entertainment center	P	P	-	P	P	P
Drive-through facilities (for any use)	C	-	-	C	C	C
Contractor and trade operations	P	-	-	P	-	P
Garage, public parking	C	C	-	C	<u>C</u>	P
Parking lot	C	C	-	C	C	P

Parking lot, interim	C	C	-	C	C	C
Alcoholic beverage establishments	P	C	-	P	P	P
Racing and casino complexes	-	-	-	-	-	P
Restaurants	P	P	-	P	P	P
Studio or workshop	P	P	-	P	P	P
Vehicle sales, repair, or service	-	-	-	C	-	P
Warehouse/self-storage facility (1)	-	-	-	-	-	P
<u>Food Truck Venue (2)</u>	-	-	-	-	<u>P</u>	-
CIVIC & EDUCATION						
Civic open spaces	P	P	P	P	P	P
Day care centers	P	P	C	P	-	P
Government uses	P	P	-	P	<u>C</u>	P
Places of worship	P	P	C	P	-	-
Schools, public and private	P	P	C	P	-	-
P = Permitted Use C = Conditional Use - = Use Not Permitted						

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(1) - Permitted only on parcels abutting NE 1 Avenue and/or NE 7 Street.
(2) – Food trucks shall be exempt from dimensional requirements of Table 32-199(a), and parking requirements, however, they shall be subject to site plan review approval by the City Manager. The City Manager reserves the discretion to deny any application for a food truck venue. A site plan which clearly identifies the following is required:

- a. Number and location of each food truck.
- b. Location of restrooms.
- c. Number and location of seats.
- d. Parking, if provided.
- e. Pedestrian and handicap access to the property.
- f. Waste disposal location and operation.

* * *

147 **Sec. 32-199. Fashion/Art/Design District 8 subdistrict standards.**
148 (a) *Purpose and intent.* The Fashion/Art/Design District 8 subdistrict is intended to be a
149 unique, lively arts and commerce area accommodating a wide range of uses
150 including residential, retail, art, culture, and design. ~~and some light industrial uses.~~
151
152 (b) *Lot size and building placement.* Table 32-199(a) provides the dimensional
153 requirements regarding lot size, lot coverage, building setbacks, and building
154 frontage for the Fashion/Art/Design subdistrict. Figure 32-199(a) illustrates the
155 dimensional requirements from the table.

- 156 (1) A minimum of 50 percent of the linear width of the lot along a primary street
 157 shall be occupied by the primary facade of a building, located in accordance
 158 with the minimum and maximum setbacks in Table 32-199(a).
- 159 (2) Secondary streets do not have a required minimum building facade frontage
 160 and buildings shall be located in accordance with the minimum setback in
 161 Table 32-199(a).
- 162 (3) Buildings with more than 250 feet of street frontage shall provide a pedestrian
 163 passageway at least ten feet wide connecting rear parking to a sidewalk in the
 164 public right-of-way;
- 165 (c) *Building size and height.*
- 166 (1) On primary streets, the minimum building height is one story in height.
- 167 (2) Maximum base building height is four stories.
- 168 (d) *Building uses and density.*
- 169 (1) *Specific uses.* Specific uses in the ~~Fashion/Art/Design~~ District 8 subdistrict
 170 shall conform to the regulations in section 32-193.
- 171 (2) *Conditional use standards.* Conditional uses must be approved pursuant to
 172 the provisions in section 32-964. In addition, the following regulations apply:
- 173 a. *Drive-through facilities for any use.* Drive-through facilities for any use shall
 174 have the drive-through window(s) and stacking area located to the rear or
 175 side of buildings.
- 176 b. *Interim parking lots.* Parcels no greater than 25,000 square feet in area may
 177 be approved for interim parking lots serving general business and residential
 178 areas for specific timeframes. Interim parking lots must be maintained with a
 179 dust-free surface and shall have perimeter landscaping comprised of a
 180 continuous maintained hedge three to four feet in height with one tree every
 181 30 feet installed along streets and residential properties, with final details to
 182 be incorporated as conditions of approval. The approval may specify an
 183 annual review process that could result in revocation if these requirements
 184 and any other conditions of approval are not maintained.
- 185 (3) *Base density.* The base density in Table 32-199(a) is the number of dwelling
 186 units allowed per acre.
- 187 (4) *Buildings exceeding maximum height or density.* The maximum building
 188 height is four stories. The maximum density in Table 32-199(a) is the number
 189 of dwelling units allowed per acre based upon the approval processes set
 190 forth in sections 32-205 and 32-206. Buildings which meet all of the following
 191 criteria may build up to eight stories in height and to the maximum density
 192 specified in Table 199(a):
- 193 a. Meet the requirements of the community redevelopment agency (CRA) arts
 194 and culture in public places program upon its implementation. Developments
 195 proposed prior to the implementation of the arts and culture in public places

- 196 program, shall provide on-site installation of artwork which shall be reviewed
 197 by the directors of the CRA and development services department for content
 198 and design. If the proposed design is denied, the applicant may appeal to the
 199 city commission. All arts and culture in public places projects shall be
 200 accessible to the public.
- 201 b. Be located on NE 1st Avenue or NE 3rd Street.
 - 202 c. Meet the city's green building requirement level beyond the base certification.
 - 203 d. Provide only business uses in the first story; upper stories may be
 204 commercial, residential or a combination of permitted uses.
 - 205 e. First floor garage areas fronting on primary streets shall be screened from
 206 view at the sidewalk level by a minimum of 20 feet of habitable space
 207 occupied by retail, office or other commercial uses. Upper level of the garage
 208 shall have architectural treatment to reflect a building façade or screened by
 209 an art installation approved by the CRA and development services directors.
 210 Parking lots on secondary streets shall also be screened from street view by
 211 an art installation approved by the CRA and development services directors.
 - 212 ~~f. Provide street/streetscape improvements consistent with the city's complete
 213 streets efforts, on both sides of adjacent rights-of-way, as determined by the
 214 development services director.~~
 - 215 ~~gf.~~ Provide at least 15 percent of the project's residential units as affordable
 216 housing or contribute to the city's affordable housing fund.
 - 217
 - 218

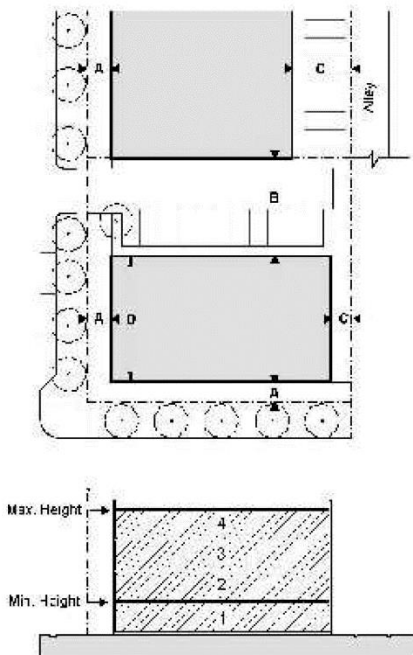
Table 32-199(a) Fashion/Art/Design District 8 Subdistrict Dimensional Requirements		
Lot Size		
Lot Width		50 ft. min.
Lot Area		5000 sf. min./ 100,000 max.
<u>Lot Area-properties west of NE 1st Avenue</u>		<u>2,500 sf</u>
Lot Coverage		95% max.
<u>Lot coverage-properties west of NE 1st Avenue</u>		<u>100%</u>
Minimum Landscape Area		5%
<u>Min. Landscaping Area-properties west of NE 1st Avenue</u>		<u>0%</u>
Building Placement		
A	Primary Street Setback ²	10 ft. min./ 15 ft. max.
	<u>Primary Street Setback-properties west of NE 1st Avenue</u>	<u>0 ft.</u>
	Secondary Street Setback	10 ft. min.
B	Street above the 4 th story	<u>21</u> 0 ft. min.
C	Interior Side Setback ²	0 ft. min. ²

D	Interior side above the 4 th story	<u>21</u> 0 ft. min.
E	Rear Setback	10 ft. min.
F	<u>Rear Setback- properties west of NE 1st Avenue</u>	<u>0</u> ft.
F-G	Rear above the 4 th story	<u>21</u> 0 ft. min.
G-H	Building Frontage on Primary Streets	50% min.
Building Size & Height		
Min. Height Primary Streets		1 Story
Base Building Height		4 Stories
Max. Building Height		8 Stories
Density		
Base Density		25 du/ac
Max. Density		50 du/ac
Civic Open Space Requirement		
Sites Greater than 40,000 sq. ft.		5%
¹ Side lot lines facing streets are regulated by front setback requirements. ² All light and air shafts shall be provided within the lot See subsection 32-194(b)(2)		

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220 **Building Placement & Height**

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222

223 (e) *Frontage standards.*

- 224 (1) The front setback and side setbacks facing streets shall be landscaped and
225 shall have the following characteristics:
- 226 a. One royal palm or shade tree shall be planted in the right-of-way for each
227 20 feet of linear street frontage of a property. In the absence of a pervious
228 swale, and where installation of new sidewalk segments are required by
229 this chapter, street trees shall be planted within the sidewalk utilizing a
230 minimum of nine and a maximum of 16 square feet of unpaved planting
231 area, provided that at least four feet of pedestrian clearance is maintained.
232 All trees shall be planted and maintained in compliance with article IV,
233 division 8 of this chapter
- 234 b. A pedestrian walkway at least eight feet wide shall be accommodated as
235 set forth in section 32-201(b).
- 236 c. Any remaining setback area not used to accommodate a pedestrian
237 walkway shall be landscaped using trees, potted plants in removable
238 planters, or ground planting that does not obstruct views into windows,
239 and may also be used to accommodate merchandise displays or outdoor
240 dining areas.
- 241 d. Except for the required street wall in section 32-194(d)(6), fences and
242 walls are prohibited within the front setback.
- 243 (2) The main entrance(s) to ground story lobbies or commercial space(s) shall be
244 directly from and face a public right-of-way or civic open space. Doors allowing
245 public access shall occur at intervals no greater than 75 feet.
- 246 (3) Building entrances shall use at least one of the following frontage types
247 detailed in section 32-201:
- 248 a. Stoop;
- 249 b. Forecourt;
- 250 c. Bracketed balcony;
- 251 d. Storefront;
- 252 e. Arcade/colonnade.
- 253 (f) *Murals*. In addition to the signs permitted in section 32-605(d), establishments in
254 the Fashion/Arts/Design subdistrict may have murals. Murals are encouraged in the
255 Fashion/Art/Design subdistrict to improve the appearance of buildings through the
256 use of highly visible and tasteful art. Murals shall meet the following criteria and
257 process:
- 258 (1) The content shall be of an aesthetically pleasing nature with artistic value and
259 contain no copy advertising a specific business, service, or product.
- 260 (2) Applicants shall submit an application to development services department
261 containing the names and addresses of persons in control or possession of the
262 real property upon which mural will be located, a drawing or rendering of the
263 proposed design, location, dimensions, colors and materials. If the applicant is

264 not the same person as the person in control or possession of the affected real
265 property, the applicant shall provide appropriate proof of authority to proceed
266 with the application. The application shall be accompanied by an application
267 fee which is on file in the city clerk's office. The application shall be reviewed
268 by the development services director and the CRA director for content and
269 size. If the proposed design is denied, the applicant may appeal to the city
270 commission.

271 (g) *Outdoor display.* Outdoor display of merchandise in the Fashion/Arts/Design
272 subdistrict is permitted and exempt from the provisions of section 32-415. Only
273 retailers may display their items in outdoors and the items may only be displayed in
274 the area immediately fronting the individual store selling the item. Items may not be
275 displayed in parking lots. Retailers displaying their merchandise on sidewalks or
276 walkways must allow for the minimum pedestrian walkway as set forth in section
277 32-201(b).

278 (h) *Parking ~~location and design~~ exemptions, reductions, and design.*

279
280 (1) *Parking exemption for permitted existing uses.* Any change of a permitted
281 business use, ~~or renovations,~~ or expansion of an existing permitted business
282 use existing at the time of the effective date of this provision (date of provision)
283 that results in the addition of no more than ~~50~~ 100 percent of the existing floor
284 area of the building shall be exempt from the minimum number of off-street
285 parking spaces required per use of subsections 32-203, ~~32-455(c)~~ and the
286 ~~administrative parking standards document~~; provided however, that, when in the
287 opinion of the city engineer, there is sufficient right-of-way width which is not
288 otherwise necessary for through traffic, and which can accommodate on-street
289 parking in the adjacent public right-of way, the property owner shall provide on-
290 street parking as may be possible adjacent to the property. The city engineer
291 shall check and approve the plan showing such improvement so as to provide
292 proper drainage and design.

293
294 ~~(2) Substantial expansion, new development or redevelopment. Applicants may not~~
295 ~~divide or phase expansions to avoid being subject to parking requirements for~~
296 ~~expansions larger than 50 percent or for new development or redevelopment. If~~
297 ~~an applicant or successor in interest submits another application for an~~
298 ~~expansion within five years from that approval or a new development on the~~
299 ~~same parcel, then the entire project, together with the previously approved~~
300 ~~expansion shall be subject to the requirements of subsections 32-203, 32-455(c)~~
301 ~~and the administrative parking standards document.~~

302
303 (2) *Nonconforming parking.* Any change of a business use, renovation or expansion
304 of an existing business use ~~that results in no more than 50 percent in floor area~~
305 ~~of the existing floor area of the building~~ with a nonconforming parking lot shall
306 be permitted to maintain the existing layout. In the event the property owner
307 wishes to reconfigure a nonconforming parking layout, the property owner shall
308 be exempt from the requirements of subsection 32-453(i)(2); however, the
309 property owner shall submit a new layout to the department of sustainable

310 development director for consideration. Landscaping associated with the
311 reconfigured parking layout shall be subject to review and approval by the
312 director. The director, with the input of the city engineer, shall review such
313 requests on a case-by-case basis and may approve such requests provided
314 there is no public safety or traffic circulation concerns. ~~The granting of such~~
315 ~~approval shall not vest any right to continue the nonconformity should the~~
316 ~~property owner redevelop, add structures or expand existing structures by more~~
317 ~~than 50 percent in floor area.~~

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320 (3) Parking exemptions for new development. Within the District 8 subdistrict,
321 restaurants, and alcoholic beverage establishments on development sites with
322 up to 20,000 square feet in lot area shall be exempt from parking requirements.

323
324 A covenant running with the land, approved by the city attorney, shall be
325 recorded to ensure that new development with parking exemptions per this
326 subsection is limited to restaurant and alcoholic beverage establishments and no
327 changes in use are permitted on the property unless a parking facility with the
328 number of spaces required by Section 32-203 for such use is provided.

- 329
330 (4) Parking exemptions for development located on the west side of NE 1st Avenue.
331 Within the District 8 subdistrict, all existing or new development shall be exempt
332 from parking requirements.

- 333
334 (5) Parking reductions for new development. Within the District 8 subdistrict, the
335 parking requirements for the following uses shall be reduced by 50% of the
336 required parking specified by code section 32-203.

337 a. Stores & services, general.

338 b. Family entertainment center.

339 c. Restaurants and alcoholic beverage establishments which do not qualify
340 for the parking exemptions in subsection (3).

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342
343 (i) *Other applicable standards.* See section 32-193 and sections 32-201 through 32-204
344 for standards that also apply to the ~~Fashion/Art Design~~ District 8 subdistrict.

345
346 **Sec. 32-201. - Frontage types.**

347
348 The central RAC subdistricts and Hallandale Beach Boulevard subdistrict establish a
349 predictable spatial framework to create a pedestrian-friendly environment supportive of
350 infill redevelopment and multi-modal transportation options. Frontage standards ensure a
351 superior pedestrian environment develops over time that improves the overall visual
352 appearance and use of streets. These standards define architecture and design
353 components for the entrance(s) to buildings and the area between building facades and
354 streets.

356 (a) *Frontage types.* The entrance(s) of every building shall be directly accessible from
 357 and face a public right-of-way or civic open space. Frontage types define architectural
 358 characteristics for the detailing of these building entrances. Six distinct frontage types
 359 have been identified, which are appropriate for different types of buildings and uses.
 360 Table [32-201](#)(a) identifies the frontage types appropriate for each subdistrict by an
 361 "X". Using one or more of frontage types identified is required.
 362

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

RAC Subdistrict	Frontage Types						
	Porch	Stoop	Bracketed Balcony	Forecourt	Storefront	Arcade/Colonnade	L E
RAC corridor		X	X	X	X	X	X
Transit core		X	X	X	X	X	X
RAC neighborhood	X	X		X			X
Transitional mixed use			X	X	X	X	X
Fashion/art/design District 8	X	X	X	X	X	X	X
Greyhound track	X	X	X	X	X	X	X
Hallandale Beach Boulevard Subdistrict							
HBB—West		X	X	X	X	X	X
HBB—East		X	X	X	X	X	X

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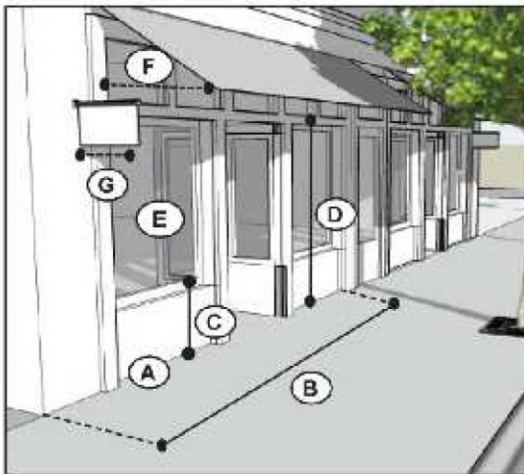
(1) *Porch*. A porch is an open-air structure attached to a building forming a covered entrance large enough for comfortable use as an outdoor room. Porches are generally appropriate for single-family attached or detached houses. The main building facade is typically setback from the property line, creating a private front yard. Table 32-201(b) provides the dimensional requirements and the maximum allowable encroachment permitted by the subdistrict. Figure 32-201(a) illustrates the dimensional requirements from Table 32-201(b) and Figure 32-201(b) provides a character example.

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**Figure 32-201(i)
Storefront Frontage Type**

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[Figure 32-201(i) Storefront Frontage Type is stricken]

Table 32-201(i) Dimensional Requirements for Pedestrian Walkways per Subdistrict		
Subdistrict	Primary Street	Secondary Street
RAC corridor	10 feet	8 feet
Transit core	10 feet	8 feet
RAC neighborhood	5 feet	5 feet
Transitional mixed use	10 feet	8 feet

Table 32-201(i) Dimensional Requirements for Pedestrian Walkways per Subdistrict		
Subdistrict	Primary Street	Secondary Street
Fashion/arts/design District 8	8 feet	8 feet
Greyhound track	8 feet	6 feet
Hallandale Beach Boulevard West	10 feet	6 feet
Hallandale Beach Boulevard East	10 feet	6 feet

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

- 379 (a) *Purpose of revised standards.* This section provides modified regulations for off-
380 street parking, loading zones, and bicycle parking within the central RAC zoning
381 district. These regulations recognize that the RAC is an interconnected area with
382 multimodal transportation options, and that improper placement of parking and
383 mandatory duplication of the parking supply on each building site separates the
384 various land uses from each other. This separation reduces the viability of the
385 mixed-use districts and harms the walkability of the streets in the RAC. These
386 regulations reflect the needs of an urban, mixed use area. When in conflict with the
387 regulations in division 11, this section shall rule.
- 388 (b) *Minimum number of off-street parking spaces.* The minimum number of parking
389 spaces required in section 32-455 "Minimum parking space requirements" is
390 modified by this section for the central RAC zoning district.
- 391 (1) Table 32-203(a) identifies the minimum number of off-street parking spaces
392 required for the use; uses not listed shall provide parking in accordance with
393 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	10% of required parking for units
Lodging	
Hotels/motels	1.0 space for each guest room plus 1.0 space per 300 sq. ft. of ballrooms, meeting rooms, shops, restaurants, and lounges
Business Uses	
Professional office	1 space per 300 sf. of gross floor area (GFA)
Retail, restaurant, and other commercial uses	1 space per 300 sf. of net floor area (GLA)

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395 (2) Once service commences on the Tri-Rail Coastal Link and the Hallandale
396 Beach station is operational, the minimum number of off-street parking
397 required may be multiplied by a factor of .70 for properties located within one-
398 quarter mile of the station, measured along the closest pedestrian route
399 between nearest building entrance and nearest station entrance.

400 (3) Properties located with the ~~fashion/art/design~~ District 8 subdistrict are not
401 required to provide additional parking resulting from a change of use or renovations of
402 a building and any existing nonconforming parking layout is permitted to maintain the
403 existing layout.

404 (4) Properties located within 750 feet of the planned Tri-Rail Coastal Link station
405 (see regulating plan) are not required to provide additional parking resulting
406 from a change in use within an existing building.

407 (c) *Location and access to off-street parking.* Parking and service areas shall be
408 accessed and located at the rear or side of the building(s) whenever possible.

409 (1) *Location.*

410 a. Except for houses and duplexes that do not have a rear alley, parking is
411 not permitted in front setbacks or in side setbacks facing streets, parks, or
412 civic open spaces.

413 b. On primary streets all parking lots shall be located to the rear of buildings.
414 If parking in the rear is inappropriate or impossible and a RAM is
415 requested, the city commission may require special perimeter landscape
416 treatments to protect and improve the pedestrian experience along the
417 street.

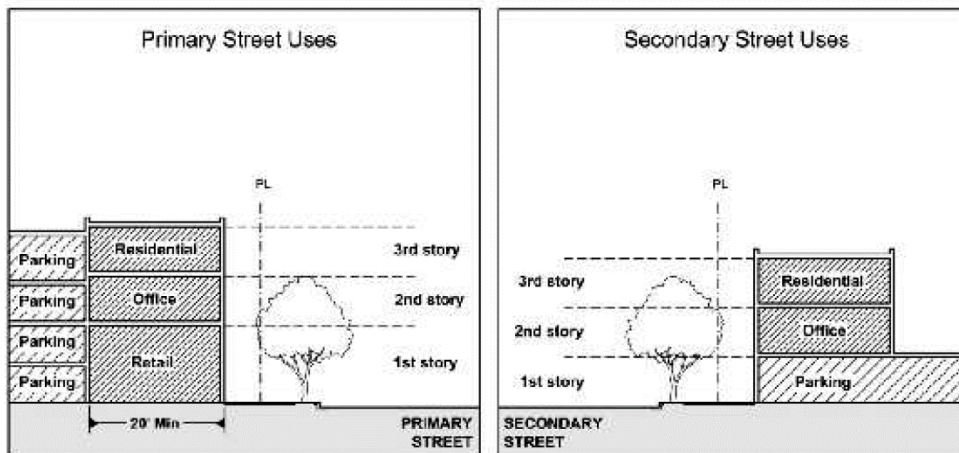
418 c. On secondary streets, parking lots may be located on the side of buildings
419 provided the parking is screened from view of the street by a streetwall
420 (see section 32-194(d)(6)).

421 d. Parking garage design standards.

- 422 1. On primary streets, parking garage levels shall be fully concealed from
 423 view by a story containing active use, such as residential, office, or retail
 424 for at least 20 feet of depth.
 425 2. On secondary streets, parking garage levels not lined by another use shall
 426 be screened by a building facade that meets the architectural
 427 requirements in section 32-194(d).

428

429 **Figure 32-203(a)**
 430 **Parking Garage Design Standards**
 431



432

433 (2) Access.

- 434 a. Except for houses and duplexes that do not have rear alleys, and
 435 properties located within the fashion/art/design subdistrict, parking shall
 436 not be accessed by backing onto public streets.
 437 b. Access drives shall not exceed 24 feet in width.
 438 c. On primary streets, alleys or secondary streets shall be the primary source
 439 of vehicular access to off-street parking, except that access to parking in
 440 the fashion/arts/design subdistrict is not permitted from NE 2nd Avenue for
 441 properties south of NW 3rd Street.
 442 d. When neither alleys nor secondary streets are present, primary vehicular
 443 access may be from a primary street. In the instance that site constraints
 444 necessitate access from a primary street, and the provision of an access
 445 drive precludes meeting the minimum building frontage percentage
 446 required, the development services director may administratively allow a
 447 reduction from the minimum building frontage in order to allow vehicular
 448 access to the site.
 449 e. Alleys may be incorporated into parking lots and garages as standard
 450 drive aisles and vehicles may back out onto alleys. Access to all properties
 451 adjacent to the alley shall be maintained.

- 452 f. When an alley is not present, vehicular access between adjacent parcels
453 across property lines is required, and shall be accommodated within the
454 site layout. The first property owner to develop shall be required to make
455 an irrevocable offer of cross-access to the adjacent parcels prior to
456 issuance of a development order. When adjacent property develops, a
457 reciprocal cross-access agreement is required, and the physical
458 connection shall be completed by both property owners.
- 459 g. Parking lots and structures shall provide pedestrian access directly from a
460 street. In addition, pedestrian access may also be provided directly from a
461 building.
- 462 h. Buildings with more than 250 feet of street frontage on a block face shall
463 provide a pedestrian passageway at least ten feet wide connecting the
464 rear parking to the sidewalk in the public right-of-way that the building
465 faces.
- 466 i. Public sidewalks may not be interrupted or deviated to accommodate back
467 out parking, drop-off or valet parking. The sidewalk shall continue across
468 driveway openings.
- 469 j. Parking lots with no more than 20 spaces and a maximum of ten spaces
470 per corridor are exempt from the requirements of section 32-453(i)(4)
471 requiring vehicular entry/exit in one continuous forward motion.
- 472 (d) *Bicycle parking and facilities.* Bicycle parking and facilities shall be provided within
473 the RAC corridor and transit core subdistricts.
- 474 (1) *Minimum number of bicycle parking spaces.* Bicycle parking shall be
475 provided onsite for all uses. Bicycle parking shall be provided at five
476 percent of total vehicular parking spaces proportionately split between
477 long term bicycle parking for employees or residents and short-term
478 bicycle parking for guest two spaces minimum or whichever is greater.
- 479 (2) *Design and location.* Visitor, employee and resident bicycle parking
480 facilities shall be provided in a location(s) shown on the site plan that
481 meets the following standards:
- 482 a. Long term parking spaces shall be located in secure, weather-protected
483 facilities intended for use as long-term, overnight, and work-day bicycle
484 storage by dwelling unit residents, nonresidential occupants, and
485 employees.
- 486 b. Short term bicycle spaces shall be located in a publicly accessible area
487 with convenient access from the building or structure and street or other
488 bicycle right-of-way. Be clean, highly visible, secure and well-lit, and shall
489 be located within or adjacent to civic and public open space, a building or
490 structure, either on the ground floor, or main level (first floor) in a parking
491 garage intended for transient or short-term use by visitors, guests, and
492 patrons to the building or use.
- 493 c. Provided in a safe, accessible and convenient location.

- 494 d. Does not encroach into the minimum pedestrian walkway (see section 32-
 495 201(b)).
- 496 e. The planning and zoning director shall review the location, design, and
 497 details of the bicycle spaces as part of the site plan review.

498 (e) *Loading zones.* Design of loading zones.

- 499 (1) A "type I" off-street loading zone shall be provided as required in the Table
 500 32-203(b), loading zone requirements per square footage in this section
 501 shall be a minimum of 12 feet by 30 feet. A "type I" off-street loading zone
 502 shall be located in a specifically designated loading area which may be
 503 adjacent to drive aisles, walkways, or attached/detached from building.
 504 Turning geometries utilized in the design of type I loading zone access
 505 shall be sufficient to accommodate a standard single unit truck (AASHTO
 506 "SU" design vehicle).
- 507 (2) A "type II" off-street loading zone shall be provided as required in the
 508 Table 32-203(b), loading zone requirements per square footage shall be a
 509 minimum 12 feet by 50 feet. A type II off-street loading zone shall only be
 510 located in a specifically designated loading area which is marked by
 511 pavement markings and signage on the site. Turning geometries utilized in
 512 the design of type II loading zones shall be sufficient to accommodate a
 513 standard, intermediate-sized semi-trailer vehicle (AASHTO "WB-40"
 514 design vehicle).
- 515 (3) Type I and type II loading zones shall have a minimum vertical clearance
 516 of 14 feet.
- 517 (4) Loading zones may not be placed where they obstruct required fire lanes
 518 and access to hydrants. Loading zones shall be located on a parcel in a
 519 place which insures convenient and safe entry and exit for the users of the
 520 loading zone, and the convenience and safety of pedestrians and
 521 motorists using the parcel.
- 522 (5) No backing into a public right-of-way shall be permitted for loading zones.
 523 Access to and from loading zones shall be clearly indicated on the parking
 524 facility site plan.
- 525 (6) Loading zones are not required for residential uses.

Table 32-203(b)	
Loading Zone Requirements per Square Footage	
Square Footage of Retail, Restaurants and Other Commercial Uses (Sales, Service, or Mixed Use)	Number and Type of Loading Zones Required
Equal to 20,000 sf but not greater than 75,000 sf	1 type II
More than 75,000 sf but less than 150,000 sf	2 type II
More than 150,000 sf but less than 200,000 sf	3 type II
More than 200,000 sf	4 type II

Area of Free-Standing Hotel and Office Use Building	Number and Type of Loading Zones Required
Equal to 20,000 sf but not greater than 150,000 sf	1 type I
More than 150,000 sf	1 type II

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Sec.32-205.- Approval processes

(e)General rules for changes to central RAC zoning district.

(1)Overlays as contained within [section 32-186](#)

- a. *Prior mapped overlays.* Portions of the central RAC zoning district had previously been included in one or more mapped overlays: North Dixie Corridor overlay, South Dixie Highway overlay, ~~fashion-art-and-design~~ District 8 overlay, Pembroke Road overlay, Foster Road Corridor overlay, and redevelopment overlay. Relevant parts of those overlay regulations have been incorporated into the central RAC subdistrict regulations.
- b. *Previously approved planned development overlays.* Some individual properties in the central RAC zoning district had obtained prior approval for a site-specific "planned development district (PDD)" overlay. 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 central RAC zoning district may be used to obtain future development approvals without rescinding the prior "planned development" approval. However, the two methods may not be combined except to the extent that non-conformity with the current code is not furthered.
- c. *Future overlays.* Additional mapped or planned development overlays may be approved in the central RAC zoning district subject to the following restrictions:
 - 1. On sites in the RAC corridor subdistrict with five 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; on sites in the greyhound track subdistrict with five or more contiguous acres in lot area 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 RAC corridor subdistrict with three to five contiguous acres under unified control, a landowner may request a planned development overlay (PDO) and development agreement consistent with the applicable provisions of section 32-186 for a period up to six months after the land was rezoned to the central RAC zoning district.

- 565 i. The request must accompany an official development application that
566 meets the site plan review submission requirements as set forth in article V of
567 the City of Hallandale Beach Zoning and Land Development Code.
568 ii. Development approval for the application must be obtained within six
569 months of the original request for PDO and development agreement. For
570 good cause shown, the city manager may grant an additional six months for
571 the development plan approval.
572 iii. Development approvals granted under this provision are subject to
573 extension provisions as outlined in section 32-790 of the City of Hallandale
574 Beach Zoning and Land Development Code.
575 iv. Should the site plan approval expire, the development agreement shall
576 expire concurrently, and the PDO will be administratively removed via
577 rezoning.

578 3. All sites within a planned development overlay shall be subject to the
579 following additional standards:

- 580 i. Development must be consistent with the city's comprehensive plan.
581 ii. Allowable uses and all development regulations and requirements,
582 including height and density shall be as specified for the RAC corridor
583 subdistrict, except where modifications were specifically requested and
584 explicitly approved in the planned development overlay and development
585 agreement.
586 iii. Allowable uses and all development regulations and requirements,
587 including height and density shall be as specified for the underlying
588 subdistrict, except where modifications are specifically requested and
589 explicitly approved in a planned development overlay and development
590 agreement.
591 iv. Such modifications specifically requested and specifically approved in a
592 planned development overlay and development agreement shall not be
593 required to demonstrate compliance with the development regulations
594 applicable for the underlying subdistrict.

595 (2) *Expansions, contractions, and subdistrict adjustments.* The boundary of the
596 central RAC zoning district and the boundaries of its subdistricts may be
597 expanded or contracted by the city commission by amending the regulating
598 plan in section 32-192. Landowners desiring boundary changes to the
599 regulating plan must request an amendment to the zoning and land
600 development code instead of using the rezoning process. Requests for
601 amendments to the regulating plan shall be advertised, posted and noticed in
602 conformity with the requirements of section 32-1004 as to rezonings in addition
603 to requirements for zoning code text amendments.

604 **Sec. 32-524. Location of facilities.**

605 Residential care facilities are permitted in the zoning districts described on the
 606 following chart provided that no new residential care facility may be located within a
 607 1,000-foot distance from a lawfully existing residential care facility:

Type of Facility	Single Family Zone Group ¹	Two-Family Zone Group ²	Multiple-Family Zone Group ³	Business Office & Institutional Zone Groups ⁴	Industrial Group ⁵
Congregate housing	NP	NP	CU	CU	NP
Foster homes	CU	CU	CU	NP	NP
Group home I-A	CU	CU	CU	NP	NP
Group home I-B	CU	CU	CU	NP	NP
Group home II-A	NP	CU	CU	P	NP
Group home II-B	NP	CU	CU	P	NP
Group home III-A	NP	NP	CU	P	NP
Group home III-B	NP	NP	CU	P	NP
Life care facility	NP	NP	CU	CU	NP

608

609 **Legend**

610 P — Permitted use

611 CU — Conditional use

612 NP — Not permitted

613 ¹ Single-family zone group—All RS districts

614 ² Two-family zone group—RD-12 district; also the Palms Gateway subdistrict
 615 of the West RAC zoning district

616 ³ Multiple-family zone group—RM-18 and RM-25 districts; also the RAC
 617 Neighborhood subdistrict of the Central RAC zoning district

618 ⁴ Institutional, commercial and office zone group—All commercial districts, CR,
 619 B-O, B-L, B-G, B-H and B-I; also these subdistricts of the West RAC zoning district:
 620 Pembroke Road, Foster Road; also these subdistricts of the Central RAC zoning
 621 district: RAC Corridor, Transit Core, Transitional Mixed Use, ~~Fashion/Art/Design~~
 622 District 8, Greyhound Track

623 ⁵ Industrial zone group—I-L district

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

627 **SECTION 5. Codification.** It is the intention of the Mayor and City Commission
 628 that the provisions of this ordinance be incorporated into the Code of Ordinances; to affect

629 such intention the words “ordinance” or “section” may be changed to other appropriate
630 words.

631 **SECTION 6. Severability.** Should any provision of this ordinance be declared by
632 a court of competent jurisdiction to be invalid, the same shall not affect the validity of the
633 ordinance as a whole, or any part thereof, other than the part declared to be invalid.

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

636 PASSED AND ADOPTED ON 1ST reading on _____, 2023.

637 PASSED AND ADOPTED ON 2ND reading on _____, 2023.

638 _____
639 JOY F. COOPER
640 MAYOR
641

642 SPONSORED BY: CITY ADMINISTRATION

643 ATTEST:

644 _____
645 JENORGEN M. GUILLEN, CMC
646 CITY CLERK
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648 APPROVED AS TO LEGAL SUFFICIENCY
649 AND FORM
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651 _____
652 JENNIFER MERINO
653 CITY ATTORNEY
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