

veAN 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 32.160.c PALMS GATEWAY SUBDISTRICT STANDARDS; AMENDING SECTION 32-160.d PEMBROKE ROAD SUBDISTRICT, AMENDING SECTION 32-160.e FOSTER ROAD SUBDISTRICT; AMENDING SECTION 32-194. - CONFIGURATION OF BUILDINGS; AMENDING SECTION 32-203. - CENTRAL RAC PARKING STANDARDS; AMENDING SECTION. 32-214. HALLANDALE BEACH BOULEVARD ZONING DISTRICT STANDARDS RELATING TO MINIMUM UNIT SIZES AND MINIMUM NUMBER OF REQUIRED PARKING SPACES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Chapter 32 – ZONING AND LAND DEVELOPMENT CODE

ARTICLE III. – ZONING

Sec. 32-160.c. - Palms Gateway subdistrict standards.

(c) *Lot size, height, and other dimensional requirements.* Table 32-160.c provides the dimensional requirements regarding lot size, lot coverage, building setbacks, and building frontage for the Palms Gateway subdistrict.

~~(1) *Residential unit size.* Table 32-160.c provides the minimum unit sizes for single family houses, duplexes, townhomes, and multifamily dwellings for the West RAC zoning district.~~

Table 32-160.c Palms Gateway Subdistrict Dimensional Requirements

Lot Size	SFR/Duplex ^{1, 3}	Multi-Family	Townhouse ²
Lot Width (min.)			
1. Interior	50 ft.	50 ft.	-
2. Corner	50 ft.	50 ft.	-
Lot Area (min./max.)			
1. Interior Lot	5,000 sf.	5,000 sf.	10,000 sf.
2. Corner Lot	5,000 sf.	5,000 sf.	10,000 sf.
Building Placement			
A Front Setback (min./max.)	25 ft.	25 ft.	25 ft.
B Side Setbacks			
1. Interior	5 ft.	7.5 ft.	

2. Corner	10 ft.	15 ft.	End unit: 15 ft. Between Units: 20 ft.
C Rear Setback (min.)	20 ft.	25 ft.	20 ft.
Rear Setback (min.)—Canopies or roof extensions over patios	10 ft.	-	-
D Accessory Structure	5 ft.	5 ft.	_2
Min. Landscape Area	40%	40%	40%
Building Height			
Max. Building Height	2 stories or 30 ft.	3 stories or 30 ft.	2 stories or 30 ft.
Density			
Permitted Density	14 du/ac	14 du/ac	14 du/ac
Min. Floor Area			
— Dwelling Unit	1,000 sf.	1,000 sf.	N/A
— Efficiency	-	500 sf. (per unit)	N/A
— 1 bedroom	-	700 sf. (per unit)	850 sf. (per unit)
— 2 bedrooms	-	850 sf. (per unit)	1,000 sf. (per unit)
— 3 bedrooms or more	-	1,050 sf. (per unit)	1,150 sf. (per unit)
Other			
Minimum Individual Unit Width	-	-	20 ft.
Maximum Grouping of Units	-	-	8

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30 (d) Residential unit size. Table 32-160.c(1) provides the minimum residential unit sizes for
 31 dwellings for the Palms Gateway subdistrict.

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Table 32-160.c(1) Minimum Floor Area for Residential Dwelling Units

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>Single Family and Duplex – 1,000</u>	<u>=</u>
<u>Multi-family - 350</u>	<u>750</u>

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(1) 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.

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(2) When affordable housing units are required, such units shall be proportionately distributed amongst unit types and sizes throughout the building(s).

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(3) The minimum average floor area as provided in Table 32-160.c(1) may be reduced to 500 sq. ft. for the following developments:

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a. Minor Developments on platted development sites that are less than or equal to 7,500 sq. ft.

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b. Developments where all residential units are made affordable to very-low-income persons as defined in the Florida Statutes and maintained for a

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43 period of at least 30 years guaranteed through a restrictive covenant in a
 44 form acceptable to the city attorney.

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46 **Sec. 32-160.d. - Pembroke Road subdistrict standards.**

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48 (b) Permitted uses.

49 (1) *Specific uses.* Specific uses in the Pembroke Road subdistrict shall conform to the
 50 regulations in Table 32-160.a.

51 (2) *Conditional use standards.* Conditional uses are noted in Table 32-160.a and must be
 52 approved pursuant to the provisions in section 32-964.

53 ~~(c) *Residential unit size.* Table 32-160.e provides the minimum residential unit sizes for~~
 54 ~~multifamily dwellings within the Pembroke Road subdistrict.~~

55 **Table 32-160.d Pembroke Road Subdistrict Dimensional Requirements**

Lot Size	Non-residential	Multi-family and Mixed Use
Lot Width (min.)		
All lots	50 ft.	50 ft.
Lot Area (min.)		
All lots	5,000 sf.	10,000 sf.
Building Placement		
A. Front Setback ¹ (min./max.)	Min. 10 ft. Max. 15 ft.	Min. 10 ft. Max. 15 ft.
B. Side Interior Setbacks (min.)	0 ft.	0 ft.
C. Rear Setbacks		
1. Rear setback (min.)	10 ft. 20 ft. adjacent to residential district	10 ft. 20 ft. adjacent to residential district
2. Rear setback above the 5 th floor (min.)	30 ft.	30 ft.
D. Accessory Structure Setback (min.)	10 ft.	10 ft.
E. Minimum Building Frontage - Pembroke Road	60%	60%
F. Minimum Landscape Area	10% of lot area	5% of lot area
Building Height		
Minimum Building Height	1 story or 20 ft.	2 stories
Base Building Height	3 stories	3 stories
Maximum Building Height ²	10 stories ²	10 stories ²
Density		
Base Density	-	40 du/ac
Maximum Density ²	-	80 du/ac ²
Minimum Floor Area		

— Non-residential	Where applicable, see Table 32-160.a	Where applicable, see Table 32-160.a
— Efficiency	-	500 sf. (per unit)
— 1 bedroom	-	700 sf. (per unit)
— 2 bedrooms	-	850 sf. (per unit)
— 3 bedrooms or more	-	1,050 sf. (per unit)

- 56 ¹ All lot lines facing streets are regulated by front yard setback requirements.
- 57 ² Maximum density allocation shall be subject to the performance criteria in section 32-
- 58 160.d.(d)(4) and approval by the city commission, pursuant to sections 32-160.b.(i) and 32-
- 59 206.

60 (c) Residential unit size. Table 32-160.d(1) provides the minimum residential unit sizes for

61 dwelling for the Pembroke Road subdistrict.

62 **Table 32-160.d(1) Minimum Floor Area for Residential Dwelling Units**

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>350</u>	<u>750</u>

- 63 (1) Dwelling units with a minimum floor area of 500 sq. ft. or less may be counted as 0.5
- 64 dwelling units for residential density calculations.
- 65 (2) When affordable housing units are required, such units shall be proportionately
- 66 distributed amongst unit types and sizes throughout the building(s).
- 67 (3) The minimum average floor area as provided in Table 32-160.d(1) may be reduced
- 68 to 500 sq. ft. for the following developments:
- 69 a. Minor Developments on platted development sites that are less than or equal
- 70 to 7,500 sq. ft.
- 71 b. Developments where all residential units are made affordable to very-low-
- 72 income persons as defined in the Florida Statutes and maintained for a
- 73 period of at least 30 years guaranteed through a restrictive covenant in a
- 74 form acceptable to the city attorney.

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76 **Sec. 32-160.e. - Foster Road subdistrict standards.**

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79 (b) Permitted uses.

80 (1) *Specific uses.* Specific uses in the Foster Road subdistrict shall conform to the

81 regulations in Table 32-160.a.

82 (2) *Conditional use standards.* Conditional uses are noted in Table 32-160.a and must be

83 approved pursuant to the provisions in section 32-964.

84 ~~(c) Residential unit size. Table 32-160.e provides the minimum residential unit sizes for~~

85 ~~multifamily dwellings within the Foster Road subdistrict.~~

86 **Table 32-160.e Foster Road Subdistrict Dimensional Requirements**

Lot Size	Non-residential	Multi-family and Mixed Use
Lot Width (min.)		
All lots	50 ft.	50 ft
2. Corner	50 ft.	75 ft. ²
Lot Area (min.)		
All lots	5,000 sf.	5,000 ¹ sf.
Building Placement		
A. Front Setback ² (min./max)	Min. 2 ft. Max. 10 ft.	Min. 2 ft. Max. 10 ft.
B. Side Interior Setbacks	0 ft.	0 ft.
C. Rear Setback		
1. Rear Setback (min.)	10 ft. 20 ft. adjacent to residential districts	10 ft. 20 ft. adjacent to residential districts
2. Rear setback above the 5 th floor – Lots East of 4 th Avenue (min).	30 ft.	30 ft.
D. Accessory Structure Setback (min.)	10 ft.	10 ft.
E. Minimum Building Frontage - Foster Road or North Dixie Highway	60% of lot width	60% of lot width
F. Minimum Landscape Area		
1. Minimum Landscape Area	10% of lot area	10% of lot area
2. Minimum Landscaping Area - Lots East of NW 4 th Avenue	5% of lot area	5% of lot area
Building Height		
Minimum Building Height	1 story, 20 ft.	2 Stories
Base Building Height	3 Stories	3 Stories
Maximum Building Height ³	5 stories ²	5 stories ³
Maximum Building Height - Lots East of 4 th Avenue. ³	12 Stories ³	12 Stories ³
Density		
Base Density	-	30 du/ac
Maximum Density ³	-	60 du/ac ³
Maximum Density - Lots East of 4 th Avenue. ³	-	120 du/ac ³
Minimum Floor Area		
Non-residential	Where applicable, see Table 32-160.a	Where applicable, see Table 32-160.a

Efficiency	-	500 sf. (per unit)
1 bedroom	-	700 sf. (per unit)
2 bedrooms	-	850 sf. (per unit)
3 bedrooms or more	-	1,050 sf. (per unit)

87 ¹ Smaller lots platted prior to November 21, 1978, shall be permitted at their platted size, and are
88 not subject to the provisions of article VII.

89 ² All lot lines facing streets are regulated by front yard setback requirements.

90 ³ Maximum density allocation and building height shall be subject to the performance criteria in
91 section 32-160.e.(d)(4) and approval by the city commission, pursuant to sections 32-
92 160.b.(i) and 32-206.

93 (c) Residential unit size. Table 32-160.e(1) provides the minimum residential unit sizes for
94 dwelling for the Foster Road subdistrict.

95 **Table 32-160.e(1) Minimum Floor Area for Residential Dwelling Units**

<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>350</u>	<u>750</u>

96 (1) Dwelling units with a minimum floor area of 500 sq. ft. or less may be counted as 0.5
97 dwelling units for residential density calculations.

98 (2) When affordable housing units are required, such units shall be proportionately
99 distributed amongst unit types and sizes throughout the building(s).

100 (3) The minimum average floor area as provided in Table 32-160.e(1) may be reduced
101 to 500 sq. ft. for the following developments:

102 a. Minor Developments on platted development sites that are less than or equal
103 to 7,500 sq. ft.

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

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

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111 (e) *Minimum floor area for units.* Minimum floor area for multifamily residential dwelling units
112 shall be as shown in Table 32-194(b).

<p><u>Table 32-194(b)</u> <u>Minimum Floor Area for Multi-Family Dwelling Units</u></p>
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<u>Minimum Per Unit (sq. ft.)</u>	<u>Minimum Average (sq. ft.)</u>
<u>350</u>	<u>750</u>

- 113 (1) Dwelling units with a minimum floor area of 500 sq. ft. or less may be counted as 0.5
114 dwelling units for residential density calculations.
115 (2) When affordable housing units are required, such units shall be proportionately
116 distributed amongst unit types and sizes throughout the building(s).
117 (3) The minimum average floor area as provided in Table 32-194(b) may be reduced to
118 500 sq. ft. for the following developments:
119 a. Minor Developments on platted development sites that are less than or equal
120 to 7,500 sq. ft.
121 b. Developments where all residential units are made affordable to very-low-
122 income persons as defined in the Florida Statutes and maintained for a
123 period of at least 30 years guaranteed through a restrictive covenant in a
124 form acceptable to the city attorney.
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Table 32-194(b) Minimum Multi-Family Dwelling Unit Sizes	
Unit Type	Unit Size (Sq. ft.)
Efficiency	500
1 Bedroom	700
2 Bedroom	850
3 Bedroom	1,050

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

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128 (b) *Minimum number of off-street parking spaces.* The minimum number of parking spaces
129 required in section 32-455 "Minimum parking space requirements" is modified by this section
130 for the central RAC zoning district.
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133 (1) Table 32-203(a) identifies the minimum number of off-street parking spaces required
134 for the use; uses not listed shall provide parking in accordance with the amount required
135 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
Multi-family Dwelling Unit - 500 sq. ft. or less	0.75 space per unit
Multi-family Dwelling Unit - 501 sq. ft. or greater	1.25 spaces per unit
Guest parking cumulatively	10% of required parking for units
Lodging	
Hotels/motels	0.51-0 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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Sec. 32-214. - Parking standards.

139 (b) *Minimum number of off-street parking spaces.* The minimum number of parking spaces
140 required in section 32-455 "minimum parking space requirements" is modified by this section
141 for the Hallandale Beach Boulevard zoning district.

142 (1) Table 32-214(a) identifies the minimum number of off-street parking spaces required for
143 the use; uses not listed shall provide parking in accordance with the amount required
144 in section 32-455.

Table 32-214(a)	
Minimum Number of Off-Street Parking Spaces Required per Use	
Residential Uses	
Townhouse	2 spaces per unit
Live/work and work/live units	2 spaces per unit
Multi-family Dwelling Unit - 500 sq. ft. or less	0.75 space per unit
Multi-family Dwelling Unit - 501 sq. ft. or greater	1.25 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

Guest Parking for All Residential Uses	
Guest parking cumulatively	10% of required parking for units
Lodging	
Hotels/motels	<u>0.5-1.0</u> 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 (GFA) floor area
Retail, restaurant and other commercial	1 space per 300 sf. of net (GLA) floor area

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