



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-5.32 through Section 47-5.38, Table of dimensional requirements; Section 47-18.9 Single Family Dwelling, Attached: Cluster

CASE NUMBER	UDP-T23001	
APPLICANT	City of Fort Lauderdale	
GENERAL LOCATION	City-Wide	
ULDR SECTIONS	47-5.32, Table of Dimensional Requirements - RD-15 and RDs-15	
	47-5.33, Table of Dimensional Requirements - RC-15 and RCs-15	
	47-5.34, Table of Dimensional requirements - RM-15 and RMs-15	
	47-5.35, Table of Dimensional Requirements for the RML-25	
	47-5.36, Table of Dimensional Requirements - RMM-25	
	47-5.37, Table of Dimensional Requirements - RMH-25	
	47-5.38, Table of Dimensional Requirements - RMH-60	
	47-18.9, Single Family Dwelling, Attached: Cluster	
NOTIFICATION REQUIREMENTS	10-day legal ad	
ACTION REQUIRED	Recommend approval or denial to City Commission	
PROJECT PLANNER	Yvonne Redding, Urban Planner III	YMR <i>CP</i>

BACKGROUND

The proposed Unified Land Development Regulations (ULDR) amendments are intended to clarify the approval process for the specific use requirements section and align the terminology used to describe "Single Family Dwelling, Attached: Cluster". The amendments will also eliminate inconsistencies within the tables of dimensional requirements. The proposed amendments are attached as **Exhibit 1**.

ULDR AMENDMENTS:

Below is a detailed summary of each proposed ULDR amendment section including a description of section content.

Section 47-5.32 through 47-5.38, Tables of Dimensional Requirements

Intent: Add existing regulations to the dimensional requirements tables for Single family dwelling, attached: Cluster.

Description: The current table does not reference the correct setbacks for Single family dwelling, attached: Cluster. The current table does not include the minimum distance required between buildings.

Section 47-18.9 Single Family Dwelling, Attached: Cluster

Intent: Add existing regulations to the Specific Use Requirements code section for Single family dwelling, attached: Cluster.

Description: Provide the approval process for Single family dwelling, attached: Cluster, include lot requirement information, add the word "unobstructed" as it relates to the required easements, and added language regarding refuse container locations.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's

Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

EXHIBITS:

1. Proposed ULDR Amendments

SECTION 47-5. - RESIDENTIAL ZONING DISTRICTS AND RESIDENTIAL OFFICE ZONING DISTRICTS

...

Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster
Maximum density (du/net acre)	15	15	15	15
Minimum lot size (sq. ft.)	6,000	6,000 3,000 each du	4,000	3,000 each du
Maximum structure height (ft.)	35	35	35	35
Maximum structure length (ft.)	None	None	None	None
Minimum lot width (ft.)	50	50	40	See Section 47-18.9
Minimum floor area (sq. ft.)	700	700 each du	1,000	750 each du
Minimum front yard (ft.)	25	25	25	25 15
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. <u>See Section 47-18.9</u> 25 ft. when abutting a waterway
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height	Same as for single-family requirement 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	See Section 47-18.9 <u>Same as for single-family requirement</u>

	25 ft. when abutting a waterway			25 ft. when abutting a waterway
Minimum rear yard (ft.)	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	See Section 47-18.9 <u>Same as for single-family requirement</u> 25 ft. when abutting a waterway
Minimum distance between buildings (ft.)	None	None	None	None <u>10</u>

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-27, § 4, 5-4-99; Ord. No. [C-17-47](#), § 14, 1-3-18)

Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster	Single Family Dwelling Attached: Townhouses
Maximum density (du/net acre)	15	15	15	15	15
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500
Maximum structure height (ft.)	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200

Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50
Minimum floor area (sq. ft.)	750 each du	400 each du	1,000	750 each du	750 each du
Minimum front yard (ft.)	25	25	25	25 15	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. <u>Same as for single-family requirement</u> 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height for one or two story buildings Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional foot per foot of additional height 20 ft. when abutting a waterway	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 <u>Same as single family requirement</u> 20 ft. when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway
Minimum rear yard (ft.)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 <u>Same as single family requirement</u> 20 ft. when abutting a waterway	20
Minimum distance between buildings (ft.)	None	None	None	None 10	None

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-27, § 4, 5-4-99; Ord. No. [C-17-47](#), § 15, 1-3-18)

Sec. 47-5.34. - Table of dimensional requirements for the RM-15 and RMs-15 districts. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster	Single Family Dwelling, Attached: Townhouses	Multifamily Dwelling	Bed and Breakfast Dwelling	Other Uses
--------------	------------------------	---	---------------------------------------	---	--	----------------------	----------------------------	------------

Maximum density (du/net acre)	15	15	15	15	15	15	30 sleeping rooms per net acre (maximum 9 sleeping rooms maximum per dwelling)	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	7,500	5,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200	200 (Note B)	None	200 (Note B)
Minimum lot width	50	50	40	See Section 47-18.9	50	50	50	100
Minimum floor area (sq. ft.)	1,000	750 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic designation = None	None
Minimum front yard (ft.)	25	25	25	25 15	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. <u>See Section 47-18.9</u> 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. 20 ft. when abutting a waterway	25
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height for one or two story buildings Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 <u>Same as single family requirement</u> 20 ft. when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway	10 20 ft. when abutting a waterway	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height 20 ft. when abutting a waterway	20
Minimum rear yard (ft.)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 <u>Same as single family requirement</u> 20 ft. when abutting a waterway	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None 10	None	10	None	10

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-25, Development Review Criteria.

Note B: May be increased to 300 feet subject to criteria provided in Section 47-23.13.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-21, § 1, 3-16-99; Ord. No. C-99-27, § 4, 5-4-99; Ord. No. [C-17-47](#), § 16, 1-3-18)

Sec. 47-5.35. - Table of dimensional requirements for the RML-25 district. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling, Attached: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster	Single Family Dwelling, Attached: Townhouses	Multifamily Dwelling	Bed and Breakfast Dwelling	Hotel	Other Uses
Maximum density (du/net acre) (Density bonus—See Section 47-23.12.)	25	25	25	25	25	25	30 sleeping rooms per net acre (maximum 9 per dwelling)	30 sleeping rooms per net acre	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200	200 (Note B)	None	None	None
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50	50	50	None	100
Minimum floor area (sq. ft.)	750	400 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic designation = None	120 per sleeping room	None
Minimum front yard (ft.)	25	25	25	25 15	25	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. See Section 47-18.9 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height	Same as for single family requirement	See Section 47-18.38 20 ft. when	See Section 47-18.9	See Section 47-18.33 20 ft. when	10 20 ft. when	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height	20	20

	that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height 20 ft. when abutting a waterway	20 ft. when abutting a waterway	abutting a waterway	<u>Same as for single family requirement</u> 20 ft. when abutting a waterway	abutting a waterway	abutting a waterway	that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height 20 ft. when abutting a waterway		
Minimum rear yard (ft.)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 <u>Same as for single family requirement</u> 20 ft. when abutting a waterway	20	20	20	20	20
Minimum distance between buildings	None	None	None	None <u>10</u>	None	10 ft. or 20% of tallest building (whichever is greater)	None	10 ft. or 20% of tallest building (whichever is greater)	10 ft. or 20% of tallest building (whichever is greater)

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Note B: May be increased to 300 feet, subject to criteria provided in Section 47-23.13.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-21, § 1, 3-16-99; Ord. No. [C-17-47](#), § 17, 1-3-18)

Sec. 47-5.36. - Table of dimensional requirements for the RMM-25 district. (Note A)

<i>Requirements</i>	<i>Single Family Dwelling</i>	<i>Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling</i>	<i>Single Family Dwelling: Zero-Lot-Line</i>	<i>Single Family Dwelling, Attached: Cluster</i>	<i>Single Family Dwelling, Attached: Townhouses</i>	<i>Multifamily Dwelling</i>	<i>Bed and Breakfast Dwelling</i>	<i>Hotel</i>	<i>Other Uses</i>
Maximum density (du/net acre) (Density bonus— See Section 47-23.12.)	25	25	25	25	25	25	30 sleeping rooms per net acre (9 sleeping rooms maximum per dwelling)	30 hotel sleeping rooms per net acre	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	55	35	55	55

Maximum structure length (ft.)	None	None	None	None	200	200 (Note C)	None	200 (Note C)	200 (Note C)
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50	50	50	100	100
Minimum floor area (sq. ft.)	750	400 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic designation = None	120 per sleeping room	None
Minimum front yard (ft.)(Note B)	25	25	25	25-15	25	25	25	25	25
Minimum corner yard (ft.) (Note B)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. <u>See Section 47-18.9</u> 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25
Minimum side yard (ft.) (Note B)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	Same as for single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 <u>Same as for single family requirement</u> 20 ft. when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway	10	10 ft. - up to 22 feet in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	20	20
Minimum rear yard (ft.) (Note B)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 <u>Same as for single family requirement</u> 20 ft. when abutting a waterway	20	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None-10	None	10 ft. or 20% of tallest building (whichever is greater)	None	10 ft. or 20% of tallest building (whichever is greater)	0

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Note B: Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater

than the above specified yard minimums. Modification of required yards may be permitted subject to the requirements of Modification of Yards, Section 47-23.11.

Note C: May be increased to 300 feet subject to criteria provided in Section 47-23.13.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-21, § 1, 3-16-99; Ord. No. [C-17-47](#), § 18, 1-3-18)

Sec. 47-5.37. - Table of dimensional requirements for the RMH-25 district. (Note A)

<i>Requirements</i>	<i>Single Family Dwelling</i>	<i>Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling</i>	<i>Single Family Dwelling: Zero-Lot-Line</i>	<i>Single Family Dwelling, Attached: Cluster</i>	<i>Single Family Dwelling, Attached: Townhouses</i>	<i>Multifamily Dwelling</i>	<i>Bed and Breakfast Dwelling</i>	<i>Hotel</i>	<i>Other Uses</i>
Maximum density (du/net acre) (Density bonus—See Section 47-23.12.)	25	25	25	25	25	25	30 sleeping rooms per net acre (maximum 9 sleeping rooms per dwelling)	30 hotel rooms per net acre	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	100	35	100	100
Maximum structure length (ft.)	None	None	None	None	200	200 (Note C)	None	200 (Note C)	200 (Note C)
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50	50	50	100	100
Minimum floor area (sq. ft.)	1,000	400 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room	120 per sleeping room	None
Minimum front yard (ft.) (Note B)	25	25	25	25 15	25	25	25	25	25
Minimum corner yard (ft.) (Note B)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. <u>See Section 47-18.9</u>	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 feet when abutting a waterway	25	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25

				20 feet when abutting a waterway					
Minimum side yard (ft.) (Note B)	5 ft. - up to 22 ft. in height When a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	Same as for single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 <u>Same as for single family requirement</u> 20 feet when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway	10 20 ft. when abutting a waterway	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	20	20
Minimum rear yard (ft.) (Note B)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 <u>Same as for single family requirement</u> 20 feet when abutting a waterway	20 20	20 20	20 20	20	20
Minimum distance between buildings (ft.)	None	None	None	None 10	None	10 ft. or 20% of tallest building (whichever is greater)	None	10 ft. or 20% of tallest building (whichever is greater)	10 ft. or 20% of tallest building (whichever is greater)

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Note B: Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater than the above specified yard minimums. Modification of required yards may be permitted subject to the requirements of modification of yards, Section 47-23.11.

Note C: May be increased to 300 feet subject to criteria provided in Section 47-23.13.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-21, § 1, 3-16-99; Ord. No. [C-17-47](#), § 19, 1-3-18)

Sec. 47-5.38. - Table of dimensional requirements for the RMH-60 district. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two (2) Family Dwelling	Single Family Dwelling; Zero-Lot-Line	Single Family Dwelling, Attached: Cluster See Section 47-18.9	Single Family Dwelling, Attached: Townhouses	Single Family Dwelling, Attached: Rowhouse: See Section 47-18.28	Multi-Family Dwelling	Bed and Breakfast Dwelling	Hotel	Other Uses
Maximum density (du/net acre)	60	60	60	60	60	60	60 Note D	87 sleeping rooms per net acre (maximum 9 sleeping rooms per dwelling)	87 hotel rooms per net acre, up to 120 sleeping rooms per net acre**	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500—avg. 2,500 per unit	2,000 per unit	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	55	150 Note D *Up to 300 ft.	35	150 Note D *Up to 300 ft.	150 Note D *Up to 300 ft.
Maximum structure length (ft.)	None	None	None	None	200	400	200 (Note C)	None	None	None
Minimum lot width (ft.)	50	50	40	See Sec. 47-18.9	50	20	50	50	100	100
Minimum floor area (sq. ft.)	750	400 each du	1,000	750 each du	750 each du	750 per du	400 each du	120 per sleeping room Historic designation = None	120 per sleeping room	None
Minimum front yard (ft.) (Note B)	25	25	25	25 15	25	5 ft. minimum 10 ft. maximum	25	25	25	25
Minimum corner yard (ft.) (Note B)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 feet when abutting a waterway	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. See Section 47-18.9 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	5 20 ft. when abutting a waterway	25	25	25	25

Minimum side yard (ft.) (Note B)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 <u>Same as single family requirement</u> 20 ft. when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway	0 or 10 20 ft. when abutting a waterway	10 20 ft. when abutting a waterway	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height, that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height 20 ft. when abutting a waterway	20	20
Minimum rear yard (ft.) (Note B)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 <u>Same as single family requirement</u> 20 ft. when abutting a waterway	20	15 20 ft. when abutting a waterway	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None 10	None	10 20 ft. maximum when on a public street	10 ft. or 20% of tallest building (whichever is greater)	None	10 ft. or 20% of tallest building (whichever is greater)	10 ft. or 20% of tallest building (whichever is greater)

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

Note B: Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater than the above specified yard minimums. Modification of required yards may be permitted subject to the requirements of Section 47-23.11, Specific Location Requirements.

Note C: May be increased to 300 feet subject to criteria in Section 47-23.13.

Note D: East of the Intracoastal Waterway, maximum height is one hundred twenty (120) feet, and may be increased to two hundred forty (240) feet subject to a conditional use permit and density is forty-eight (48) dwelling units per acre.

*Requires conditional use permit for heights greater than one hundred fifty (150) feet, up to 300 feet.

**Site plan level III approval for hotel sleeping rooms greater than eighty-seven (87) sleeping rooms up to one hundred twenty (120) sleeping rooms per net acre, see Section 47-24.2.

...

Sec. 47-18.9. Single family dwelling, attached: Cluster.

- A. For the purposes of this section, a cluster development shall include one (1) or more cluster buildings located on the same development site and land there under owned in fee simple. The site plan application process shall be the same as required for a site plan level III approval, as provided in Section 47-24.2. Permits and Procedures.
- B. A cluster building shall include a single residential structure containing two (2), three (3), or four (4) dwelling units.
- C. *Site design criteria.* A single family dwelling: cluster, herein referred to as cluster development, shall meet the following design criteria:
1. *Lot requirements.* The minimum lot size for a cluster development shall be as required by the zoning district where it is located. The parcel upon which the group is located shall contain a minimum area as required by the regulations applicable to the zoning district where the property is located, including driveways and areas held in common ownership.
 2. *Density.* The density is determined by the regulations governing the zoning district where the cluster development is located.
 3. *Access to cluster developments shall meet the following requirements:*
 - a. Dwelling units within cluster buildings shall have access from a shared driveway or from individual driveways fronting an alley.
 - b. Parking facilities and garages for cluster buildings with a facade facing a right-of-way, other than an alley, shall be provided in the side or rear of the cluster building.
 - c. Each dwelling unit shall have vehicular access to an alley, paved driveway or parking area serving the group. Private driveways shall be provided in accordance with Section 47-20.5.D. Provisions satisfactory to the city attorney shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group.
 - d. Those cluster developments located on a corner lot may have one (1) garage with an opening facing toward the right-of-way abutting each corner side yard. The garage facing the right-of-way shall be subject to the following requirements:
 - i. The garage shall be limited to a width equivalent to a maximum of fifty (50) percent of the width of the dwelling unit. The width shall be measured as the linear dimension of the garage that is visible from the street, such as the garage door; and,
 - ii. The garage shall be set back an additional two (2) feet from the principal facade of the building or eighteen (18) feet from the property line, whichever is greater.
 4. *Yard requirements.* Yard requirements shall be measured from the property lines of the development site, as established in Section 47-2.2, unless otherwise noted.
 - a. *Front yard.* The front yard ~~of a~~ cluster building abutting a public right-of-way shall be a minimum of fifteen (15) feet. A five-foot (5) foot unobstructed easement along the front property line of the cluster building is required when a fee simple lot within the cluster development does not directly abut the public right-of way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the front property line of the cluster building for use by the owners of the units.
 - b. *Corner yards.* A cluster building abutting two (2) or more public rights-of-way shall provide a minimum corner yard of fifteen (15) feet. A five (5) foot unobstructed easement shall be required along the corner property line of the cluster development when a fee simple lot within the

- cluster development does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the corner property line of the cluster building for use by the owners of the units.
- c. *Side yards.* The minimum side yard shall be the same as required by the zoning district where the cluster building is located. A five (5) foot unobstructed easement shall be granted along the side property line of the cluster development.
 - d. *Rear yard.* The minimum rear yard shall be as required by the zoning district where the cluster building is located. A five (5) foot unobstructed easement is required to be granted along the rear property line of the cluster development. Provisions satisfactory to the city attorney shall be made for a five (5) foot recordable easement along the rear property line of the cluster building for use by the owners of the dwelling units in that building.
 - e. *Interior separations.* Buildings within the development shall be separated by a minimum of ten (10) feet from each other.
 - f. *Additional setbacks.*
 - i. A minimum of twenty-five (25) percent of the front facade shall be set back a minimum of an additional five (5) feet from the rest of the front facade.
 - ii. A minimum of twenty-five (25) percent of the rear facade shall be set back a minimum of an additional five (5) feet from the rest of the rear facade.
 - iii. A minimum of twenty-five (25) percent of any portion of the facade area abutting a waterway shall be set back a minimum of an additional five (5) feet from the rest of the facade facing the waterway.
 - iv. A minimum of twenty-five (25) percent of an interior facade must be recessed at least two (2) feet.
 - v. When any portion of a cluster building abutting the side yard for the development site exceeds twenty-two (22) feet in height, that portion of the structure shall be set back an additional one (1) foot for each foot of height above twenty-two (22) feet.
5. *Architectural elements.*
- a. A cluster building shall be designed to provide a minimum of twenty-five (25) percent of the area of the front facade in the form of transparent glass.
 - b. When abutting a waterway, the facade of the cluster building facing the waterway shall provide additional architectural elements such as, but not limited to, unenclosed balconies, variation of rooflines between each unit.
6. *Entrance requirements.* Each dwelling unit facing a public right-of-way, other than an alley, must have its own principal entrance visible from and facing the right-of-way and shall include the following:
- a. A roofed concrete landing and;
 - b. An architectural design and material similar to and integral with the principal structure and;
 - c. A minimum of four (4) linear feet shall be provided between principal entrances and;
 - d. The roofed landing may encroach into the front yard an additional three (3) feet and;
 - e. For individual dwelling units facing more than one (1) right-of-way, only one (1) entrance will be required.

7. *Minimum floor area.* Each individual dwelling unit shall have a minimum floor area of seven hundred fifty (750) square feet.
8. *Height.* The maximum height shall not exceed thirty-five (35) feet. See Section 47-2, Measurements.
9. *Fence and wall requirements.*
 - a. Seventy-five (75) percent of all fences or walls within the front yard setback must be of non-opaque materials such as, but not limited to, vertical bars or picket fence.
 - b. A wall or fence shall be installed between the development site and any neighboring residential property abutting the development site subject to the requirements of Section 47-19.5 unless this requirement is waived by approval of the planning and zoning board as part of the site plan review process.
10. *Maintenance agreement.* A cluster development shall have a recorded maintenance agreement for all common areas and any required guest parking spaces.
11. *Sidewalk requirements.* A cluster development shall provide the following:
 - a. A minimum five (5) foot wide sidewalk along each public street abutting the property along the full length of the front property line.
 - b. A minimum three (3) foot wide sidewalk shall connect the front entrances with the sidewalk along the right-of-way unless an alternative pedestrian access to the public sidewalk is approved by the department.
12. *Street tree requirements.* Street trees shall be planted and maintained along the public right-of-way abutting the property to provide a canopy effect. The type of street trees may include shade, flowering and palm trees and shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on building and site design, separation distance, utility infrastructure and the proposed plan's compatibility to surrounding properties.
13. *Landscape requirements.* As required by the zoning district where located, pursuant to Section 47-21-13, Landscape requirements for all zoned districts.
14. *Solid waste, yard waste, and recycling requirements.* Each cluster unit shall have incorporated into the design a designated area to locate containers that meet the requirements of Chapter 24 of the city's Code of Ordinances. The designated container area cannot infringe upon a designated parking space. The size of the containers and alternatives to these requirements may be permitted subject to approval of the public works department, sanitation division.

(Ord. No. C-97-19, § 1(47-18.8), 6-18-97; Ord. No. C-17-02, § 1, 3-7-17; Ord. No. C-17-47, § 21, 1-3-18)