

ORDINANCE NO. C-13-

AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING SECTION 47-5.60, RESIDENTIAL OFFICE ZONING DISTRICTS REVISING THE DEVELOPMENT REVIEW AND APPROVAL PROCESS, REVISING REQUIREMENTS FOR BUFFERYARD, AND ALLOWING ALTERNATIVES TO STANDARD WALL REQUIREMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That Section 47-5.60, Residential office zoning districts of the Unified Land Development Regulations (hereinafter referred to as "ULDR") of the City of Fort Lauderdale, Florida, is hereby amended to read as follows:

Sec. 47-5.60. Residential office zoning districts.

...

C. Compatibility Requirements.

1. All non-residential uses in the Residential Office (RO), Limited Residential Office (ROA) and Planned Residential Office (ROC) Zoning Districts are permitted to allow vehicular use areas to encroach into the bufferyard requirements subject to the standard setback requirements for the zoning district in which it is located Section 47-21.9, Landscape requirements for vehicular use areas, and may provide a fence in lieu of a wall as indicated in section 47-25.3.A.3.d., Bufferyard Requirements, of Sec. 47-25.3, Neighborhood Compatibility Requirements of the Unified Land Development Regulations.

G.

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions; words, symbols, and letters double underlined are additions added after Planning and Zoning Board review; words, symbols and letters ~~double-stricken~~ are deletions from the version presented at the Planning and Zoning Board.

D. Residential Office (RO) District.

...

~~D.~~

E. *Limited Residential Office (ROA) District.*

...

~~E.~~

F. *Planned Residential Office (ROC) District.*

...

2. *Uses permitted.* ~~No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than any use hereinafter set out. Any use permitted in RO, if approved by the planning and zoning board.~~ Uses shall be consistent with those uses as permitted or prohibited in the Residential Office (RO) zoning district.

...

9. *Approval of development plan.* No building or structure, or part thereof, shall be erected, or used, or land or water used, or any change of use consummated, nor shall any building permit be issued therefor, unless a development plan for such building, structure or use has been reviewed in accordance with Sec. 47-24.21., Table 1, development permits and procedures and ~~approved by the planning and zoning board, site plan level III,~~ as provided in Sec. 47-24.2, Site Plan Development Permit.

SECTION 2. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

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SECTION 3. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 4. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the _____ day of _____, 2013.
PASSED SECOND READING this the _____ day of _____, 2013.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH

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