

## **Northwest Regional Activity Center-Mixed Use (NWRAC-MU) Draft Amendments**

### **Sec. 47-13.1.3. List of Districts – Northwest Regional Activity Center**

- A. Northwest Regional Activity Center – Mixed Use (NWRAC-MU)
  - 1. Northwest Regional Activity Center – Mixed Use northeast (NWRAC-MU<sub>ne</sub>)
  - 2. Northwest Regional Activity Center – Mixed Use east (NWRAC-MU<sub>e</sub>)
  - 3. Northwest Regional Activity Center – Mixed Use west (NWRAC-MU<sub>w</sub>)

### **Sec. 47-13.2.1. - Intent and purpose of each district.**

- A. *Downtown Regional Activity Center (RAC)*. This land use designation applies to the geographic area containing a mixture of large scale business, cultural, educational, governmental and residential uses which are in close proximity to mass transit resources (airport, port, rail and bus terminal). The purpose is to foster an active downtown within which one can work, live, entertain and shop without commuting to other districts in the city. The various RAC districts are described below.
  - 1. *RAC-CC City Center District* is the city's high-intensity downtown zoning district, and is intended to be applied to the central downtown core area as a means of accommodating a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses. The RAC-CC zoning district will permit mixed use development including high intensity commercial uses, as well as downtown residential housing. Commercial retail uses will be required on the ground floor of buildings on those streets where pedestrian activity is encouraged. In order to ensure that development along the boundaries of the RAC-CC district will be compatible with adjacent zoning districts, properties abutting the edges of the RAC-CC district will be subject to regulations that provide a transition from the very intense and dense uses found within the central urban core.
  - 2. *RAC-AS Arts and Sciences District* is the city's downtown arts and sciences cultural district. It is located in those areas where cultural, civic entertainment, institutional and other complementary high-activity land uses draw patrons from the surrounding region.
  - 3. *RAC-UV Urban Village District* is intended to support the RAC-CC district by providing a mix of uses including institutional, office, commercial and residential. This area will encourage housing for the Downtown RAC. The RAC-UV regulations require ground floor retail, service and arts activity on the main street where pedestrians are encouraged. Also, residential uses will be permitted above business uses and encouraged to be located abutting the public street/sidewalk to promote an urban character.

4. *RAC-RPO Residential and Professional Office District* is intended to promote the preservation and enhancement of existing low-density residential neighborhoods south of the downtown area while providing for the continued development of neighborhood-serving commercial land uses, and professional and office uses similar to those which typically complement nearby governmental, judicial and medical centers.
5. *RAC-TMU Transitional Mixed-Use District* is intended to provide three transition areas between the high intensity RAC-CC, district and the lower intensity residential neighborhoods which abut the RAC. The area is intended to support the city center by allowing a wide range of employment, shopping, service, cultural and higher density residential neighborhoods. This area includes the expansion area where the downtown's urban core was expanded so as to provide a transition area surrounding the central urban core in order to protect the adjacent areas. There are three (3) TMU areas identified along the perimeter of the higher intensity RAC districts.
  - a. The *East Mixed Use (EMU)* is located east of the RAC-CC district, and includes residential areas on either side of Las Olas Boulevard and commercial business uses along Federal Highway and Las Olas Boulevard. Regulations within the EMU are designed to provide for a transition from intense uses permitted within the RAC-CC district to those established neighborhoods east of the EMU.
  - b. The *West Mixed Use (WMU)* is located north of the RAC-AS district and encompasses portions of the Sailboat Bend neighborhood fronting on NW 7 Avenue. Regulations within the WMU are designed to blend with adjacent neighborhoods such as City View, Dorsey Riverbend and Regal Trace and promote mixed use development to support the RAC-CC district, as well as create a "gateway" to the RAC-CC district.
  - c. The *Southwest Mixed Use (SMU)* is located south of the RAC-AS district, along the New River to S.W. 7th Street. Development in this area is intended to preserve marine related uses, as well as promote mixed use development to support the RAC-CC district while blending with the Tarpon River community.

B. *South Regional Activity Center (SRAC).*

1. *South Regional Activity Center (SRAC).* This land use designation applies to the geographical area containing a mixture of professional office, small to medium scale businesses, cultural and residential uses. The purpose is to foster an active pedestrian friendly environment while maintaining the established eclectic atmosphere of the area.
  - a. SRAC-SA is intended to promote an active urban environment with a mix of uses characteristic of the traditional character of the South Andrews neighborhood. To this end, the district will allow residential and mixed-use development to create a true urban area complete with both daytime and

evening activity. This will be accomplished by requiring the following: high quality buildings with minimal setbacks and oriented to provide light and air at the street level, active occupied spaces at the ground floor and enhanced streetscape consisting of tree-lined streets encouraging an active and comfortable pedestrian environment. Landscaping should be consolidated into useable park-like areas consisting of plazas and open space. On-site parking will be designed in such a way that the vehicle will be as imperceptible as possible and interference with pedestrian pathways minimized. Crime Prevention through Environmental Design (CPTED) principles shall be incorporated in the design of the streets, parking areas and public areas in a manner that makes the area less attractive to criminal activities. SRAC-SA has been further refined to distinguish between SRAC-SA east (SRAC-SAe) and SRAC-SA west (SRAC-SAw) zoning district.

- i. The SRAC-SAw zoning district is intended to be an area of more intensive uses consisting of heavy non-residential business uses, wholesale, warehousing, storage operations and establishments conducting activities of the same general character as well as those uses intended to meet the shopping and service needs of the community. Residential uses are permitted and encouraged to promote a diverse character. The SRAC-SAw zoning district is located west of those properties abutting SW 1st Avenue and follows the zoning line of the previous Heavy Commercial/Light Industrial Business District (B-3) zoning district of the area to the east portion of the FEC corridor.
- ii. The SRAC-SAe zoning district is intended to meet the shopping and service needs of the community as well as limited wholesale uses. Residential uses are permitted and encouraged to promote a diverse character. The SRAC-SAe zoning district is generally located within the same zoning boundaries of the previous Community Business District (CB) zoning district of the area.

C. Northwest Regional Activity Center (NWRAC). *Northwest Regional Activity Center (NWRAC)*. This land use designation applies to the geographical area containing a mixture of small to medium scale businesses, cultural and residential uses. The purpose is to foster an active pedestrian friendly environment while maintaining the established historic and eclectic atmosphere and cultural diversity of the area through long-term sustainable redevelopment and adaptive reuse.

1. *NWRAC-MU Northwest Regional Activity Center Mixed Use* is intended to promote and enhance the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities through allowing a mix of residential and non-residential uses. These areas include higher densities along the corridors transitioning to the lower densities and intensities of the surrounding zoning districts subject to adopted regulations.

Sec. 47-13.10.

List of permitted and conditional uses, Regional Activity Center-City Center (RAC-CC); Regional Activity Center-Arts and Science (RAC-AS); Regional Activity Center-Urban Village (RAC-UV); Regional Activity Center-Residential Professional Office (RAC-RPO); Regional Activity Center-Transitional Mixed Use (RAC-TMU); South Regional Activity Center-South Andrews east (SRAC-SAe); South Regional Activity Center-South Andrews west (SRAC-SAw); Northwest Regional Activity Center-Mixed Use northeast (NWRAC-MU<sub>ne</sub>), Northwest Regional Activity Center-Mixed Use east (NWRAC-MU<sub>e</sub>) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MU<sub>w</sub>) collectively known as NWRAC-MU.

Use Type	Zoning District								
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	<u>NWRAC-MU<sub>e</sub> and NWRAC-MU<sub>w</sub></u>	<u>NWRAC-MU<sub>ne</sub></u>
<b>Key:</b>									
<b>P - Permitted</b>									
<b>C - Conditional</b>									
<b>Automotive</b>									
Automotive Parts & Supplies Store, including installation in wholly enclosed buildings, permitting wholesale sales								P	
Automotive Parts & Supplies Store (installation in wholly enclosed buildings including wholesale sales in the SRAC-SAw, NWRAC-MU <sub>ne</sub> , NWRAC-MU <sub>e</sub> and NWRAC-MU <sub>w</sub> zoning districts)	P		P	P	P	P		<u>P</u>	<u>P</u>
Automotive Repair Shop, Major Repair, see Section 47-18.4								P	<u>P</u>
Automotive Repair Shop, Minor Repair, see Section 47-18.4	P								<u>P</u>
Automotive Sales, Rental, new or used vehicles, see Section 47-18.3, abutting Federal Highway only	<u>P</u>		<u>P</u>		<u>P</u>				
Automotive Sales, Rental, new or used vehicles, see Section 47-18.3 (only permitted when abutting Federal Highway in the RAC-CC, RAC-UV and RAC-TMU zoning districts)	<u>P</u>		<u>P</u>		<u>P</u>			P	<u>P</u>
Automotive Service Station, see Section 47-18.5, abutting Federal Highway and Broward Boulevard only					P				
Automotive Service Station, see Section 47-18.5, abutting Federal Highway and Andrews Avenue only				P					
Automotive Service Station, see Section 47-18.5, abutting Federal Highway only	P		P						

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw	NWRAC-MUe	
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Automotive Service Station, see Section 47-18.5 (only permitted when abutting Federal Highway and Broward Boulevard in RAC-TMU; abutting Federal Highway and Andrews Ave in RAC-RPO; abutting Federal Highway in RAC-CC and RAC-UV zoning districts)	P		P	P	P	P	P	P	P	P
Car Wash, Automatic, see Section 47-18.7 (Car Wash, Outdoor Hand-wash permitted as conditional use in SRAC-SAw and NWRAC-MUe, NWRAC-MUe and NWRAC-MUw zoning districts)	P							P	C	C
Motorcycle/Moped Sale, wholesale sales permitted								P		P
Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see Section 47-18.27								P		
Taxi Lot/Operations								P		
Tire sales, including Retreading and Service (wholesale sales permitted in SRAC-Saw )	P				P			P		P
<b>Boats, Watercraft and Marinas</b>										
Charter and Sightseeing Boat, see Section 47-23.8	P	C			C			C	C	C
Hotel Marina, see Section 47-23.8	P	C			C			C		
Marina, see Section 47-23.8	P	C		C	C	C	C	C	C	C
Marine Parts and Supplies Store	P	P	P	P	P	P	P	P	P	P
Marine Service Station, see Section 47-18.20	P	C			C			C		
Sailmaking								P		
Shipyard								C		
Watercraft Repair, major repair, see Section 47-18.37								P		
Watercraft Repair, minor repair, see Section 47-18.37 (only allowed within the NWRAC-MUe)									C	C
Watercraft Sales and Rental, new or used, see Section 47-18.36 (restricted to S.W. 7th Avenue and accessory uses in RAC-AS), (only allowed within the NWRAC-MUe and NWRAC-MUe)	P	P						P	C	C
<b>Commercial Recreation</b>										
Amphitheater		C							P	P

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw	NWRAC-MUe	
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Billiard Parlor	P		P				P	P	<u>P</u>	<u>P</u>
Bingo Hall								P	<u>P</u>	<u>P</u>
Bowling Alley					P			P	<u>P</u>	<u>P</u>
Indoor Firearms Range, see Section 47-18.18								C		
Indoor Motion Picture Theater (fewer than 5 screens in RAC-UV; and SRAC-SAe and NWRAC-MUe, NWRAC-MUe and NWRAC-MUw zoning districts)	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Performing Arts Theater, less than 300 seats (unlimited seating permitted in SRAC-SAw zoning district)	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Professional Sports Clubs, including facilities such as arenas, stadiums, athletic fields and skating centers	P									
<b>Food and Beverage Sales and Service</b>										
Bakery Store	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Bar, Cocktail Lounge, Nightclub	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Cafeteria	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Candy, Nuts Store	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Catering Service	P		P		P		P		<u>P</u>	<u>P</u>
Delicatessen	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Food and Beverage, Drive-Thru and Carryout (no Drive-Thru permitted in the RAC-CC zoning district) (no Carryout permitted RAC-UV zoning district)	P		P	P	P	P	P	P	<u>P</u>	<u>P</u>
Fruit and Produce Store	P		P	P	P	P	P	P	<u>P</u>	<u>P</u>
Grocery/Food Store ( <u>Convenience Store prohibited in the NWRAC-MUe, NWRAC-MUe and NWRAC-MUw zoning districts</u> )	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Ice Cream/Yogurt Store	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Liquor Store	P		P	P	P	P	P			
Meat and Poultry Store	P		P	P	P	P	P	P	<u>P</u>	<u>P</u>
Restaurant	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Seafood Store	P		P	P	P	P	P	P	<u>P</u>	<u>P</u>
Supermarket	P		P	P	P	P	P	P	<u>P</u>	<u>P</u>
<u>Wine Specialty Store</u>									<u>P</u>	<u>P</u>
<b>Light Manufacturing</b>										
Apparel, Textile, Canvas and related uses								P		

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	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw	NWRAC-MUe	
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Contractor's yards							P			
Processing and assembly of previously prepared materials							P			
<b>Lodging</b>										
Bed and Breakfast Dwelling, see Section 47-18.6	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	
Hotel, see Section 47-18.16	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	
<b>Manufacturing*</b>										
<b>*Permitted only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way in the RAC-CC, RAC-AS, RAC-UV, RAC-RPO, &amp; RAC-TMU zoning districts.</b>										
Apparel, Textile, Canvas and related uses	P		P	P	P		P			
Contractor's yards	P		P	P	P		P			
Industrial Machinery and Equipment	P		P	P	P					
Processing and assembly of previously prepared materials	P		P	P	P		P			
<b>Public Purpose Facilities</b>										
Active and Passive Park	P		P							
Bus Terminal, Railroad Station, Transportation Terminal	P						P			
Civic and Private Club Facility	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	
College, University	C		P					<u>P</u>	<u>P</u>	
Communication Towers, Structures, and Stations, see Section 47-18.11							C	<u>C</u>	<u>C</u>	
Conservation Area	P		P							
Courthouse	P							<u>P</u>	<u>P</u>	
Cultural, Educational and Civic Facility	P				P			<u>P</u>	<u>P</u>	
Detention Center, Jail	C									
Fire Facility	P									
Government Facility	P		P	P	P	P	P	<u>P</u>	<u>P</u>	
Helistop, see Section 47-18.14	C									
Hospital, Medical and Public Health Clinic	C					C	P	<u>C</u>	<u>C</u>	
House of Worship	P		P	P	P	P	P			
Indoor Firearms Range, see Section 47-18.18	C									
Indoor and Outdoor Recreational Facility	P									
Library	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	
Museum and Art Gallery	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	

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	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw	NWRAC-MUe	
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Police and Fire Substation	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Post Office Branch/Substation	P		P	P	P	P	P	P	<u>P</u>	<u>P</u>
Public Maintenance and Storage Facility	P									
Public/Private Meeting Rooms	P								<u>P</u>	<u>P</u>
Public/Private Recreation		P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Railroad Freight							P			
Radio Station (digital)/Broadcast									<u>P</u>	<u>P</u>
School, including <u>trade/business school (trade school not permitted in RAC-CC and RAC-TMU) (permitted in RAC-UV only when contiguous to or separated by on more than a 60-foot public right-of-way from a railroad right-of-way)</u>	P		P	P	P	P	P	P	<u>P</u>	<u>P</u>
Social Service Facilities, see Section 47-18.31	C	C	C	C	C			C		
Social Service Residential Facility, see Section 47-18.32	C	C	C	C	C	C	C	C	<u>C</u>	<u>C</u>
<b>Residential Uses</b>										
Single-Family Dwelling, Standard			P	P	P	P	P	P		
Cluster Dwellings, see Section 47-18.9			P	P	P	P	P	P		
Coach Homes, see Section 47-18.10	P	P	P	P	P	P	P	P		
Multi-family Dwelling	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Rowhouse, see Section 47-18.28	P	P	P	P	P	P	P	P		
Townhouse, see Section 47-18.33			P	P	P	P	P	P	<u>P</u>	<u>P</u>
Two-Family/Duplex Dwellings			P	P	P	P	P	P		
Zero Lot Line Dwelling, see Section 47-18.38			P	P	P	P	P	P		
<b>Retail Sales (*Including Wholesale Sales)</b>										
Antiques Store	P	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Apparel/Clothing, Accessories Store	P	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Apothecary		P								
Art Galleries, Art Studio, Dealer	P	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Arts & Crafts Supplies Store	P	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Bait and Tackle Store	P	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Bicycle Shop	P	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Book Store	P	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>



Use Type	Zoning District								
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw	NWRAC-MUe
<b>Key:</b>									
<b>P - Permitted</b>									
<b>C - Conditional</b>									
Building Supplies, Materials and Equipment with Outdoor Storage, see Section 47-19.9 (In the RAC-CC this use is only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	P								
Camera, Photographic Supplies Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Candle Shop		P						<u>P</u>	<u>P</u>
Card & Stationery Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Cigar, Tobacco Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Computer/Software Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Consignment, Thrift Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Cosmetics, Sundries Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Department Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
<del>Pharmacy</del>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>*P</u>		
Fabric, Needlework, Yarn Shop	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Firearms Store (In the SRAC-SAw zoning district this use is only permitted as Wholesale Sales.)							P		
Flooring Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Florist Shop	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Furniture Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Gasoline Sales on restored premises originally designed for this purpose		P							
General Store in character with historic district		P							
Gifts, Novelties, Souvenirs Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Glassware, China, Pottery Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Hardware Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Hobby Items, Toys, Games Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Holiday Merchandise, Outdoor Sales, see Section 47-18.15	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Home Improvement Center (abutting railroad track only in RAC-CC zoning district)	P				P		*P		
Household Appliances Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Jewelry Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>

Use Type	Zoning District								
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw	NWRAC-MUe
<b>Key:</b>									
<b>P - Permitted</b>									
<b>C - Conditional</b>									
Lawn and Garden Center, Outdoor Display (abutting railroad track only in RAC-CC zoning district)	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Linen, Bath, Bedding Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Luggage, Handbags, Leather Goods Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Lumber Yards							*P		
Medical Supplies Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Mobile Vendor, see Section 47-18.22	P		P				P	<u>P</u>	<u>P</u>
Music, Musical Instruments Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Newspapers, Magazines Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Nursery, Plants, Flowers							*P	<u>P</u>	<u>P</u>
Office Supplies, Equipment Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Optical Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Paint, Wallpaper Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Party Supply Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Pawn Shop							*P		
Pet Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Pharmacy	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>*P</u>	<u>P</u>	<u>P</u>
Plumbing Equipment Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P								
Pump and Well Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P								
Restaurant and Hotel Equipment Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P								
Security Systems			P	P		P	P	<u>P</u>	<u>P</u>
Shoe Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Shopping Center				P	P	P	*P	<u>P</u>	<u>P</u>
Silversmith		P							

Use Type	Zoning District								
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw	NWRAC-MUe
<b>Key:</b>									
<b>P - Permitted</b>									
<b>C - Conditional</b>									
Sign Sales (Only permitted as Wholesale Sales permitted and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P								
Sporting Goods Store	P		P	P	P	P	*P	<u>P</u>	<u>P</u>
Swimming Pools, Hot Tubs & Spas, supplies and service (In the RAC-CC this use is permitted as Wholesale Sales when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P				P		*P		
Tapes, Videos, Music CD's Store	P	P	P	P	P	P	*P	<u>P</u>	<u>P</u>
Woodcraft		P							
<b>Services/Office Facilities (*Including Wholesale Service)</b>									
Auction House		P	*P		P		*P		
Check Cashing Store	P		*P	P	P	*P	*P		
Child Day Care Facilities, Corporate/Employee Sponsors, see Section 47-18.8							*P	<u>P</u>	<u>P</u>
Child Day Care Facilities, Large, see Section 47-18.8	P		P	P	P		*C	<u>C</u>	<u>C</u>
Contractors			*P				*P	<u>P</u>	<u>P</u>
Copy Center	P		*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Dry Cleaner, see Section 47-18.12 (laundering plant permitted only in RAC-UV, SRAC-SAw zoning districts)	P		* <u>P</u>	P	P	*P	*P	<u>P</u>	<u>P</u>
<del>Dry Cleaning, Laundering Plant</del>			<del>*P</del>				<del>*P</del>		
Equipment Rental							*P		
Film Processing Store	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Financial Institution, including Drive-Thru Banks	P		*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Formal Wear, Rental	P		*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Fortunetellers and Psychic Readers							*P		
Funeral Home			*P				*P	<u>P</u>	<u>P</u>
Hair Salon	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Health and Fitness Center	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Helistop, see Section 47-18.14	C								

Use Type	Zoning District								
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw	NWRAC-MUe
<b>Key:</b>									
<b>P - Permitted</b>									
<b>C - Conditional</b>									
Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Interior Decorator	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Laundromat, see Section 47-18.19	P		*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Mail, Postage, Fax Service	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Massage Therapist	P		*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Medical/Dental Office/Clinic	P		*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Mover, Moving Van Service							*P		
Nail Salon	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Nursing Home, see Section 47-18.23	P				P	*C	*C	<u>C</u>	<u>C</u>
Parking Facility, see Section 47-20	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Personnel Services, including Labor Pools	P		*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Pest Control			*P				*P		
Pet Boarding Facility, Domestic Animals Only							*P		
Photographic Studio	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Professional Office	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Publishing Plant			*P				*P	<u>P</u>	<u>P</u>
Security Systems	P		*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Senior Citizen Center, see Section 47-18.30	P		*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Shoe Repair, Shoe Shine	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Tailor, Dressmaking Store, Direct to the Customer	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Tanning Salon	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Tattoo Artist	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Taxidermist			*P				*P		
<del>Trade/Business School</del>	<del>P</del>		<del>*P</del>	<del>P</del>	<del>P</del>	<del>*P</del>	<del>*P</del>		
Travel Agency	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Veterinary Clinic, see Section 47-18.35			*P	P	P	*P	*P	<u>P</u>	<u>P</u>
Warehouse Facility			*P						
Watch and Jewelry Repair	P	P	*P	P	P	*P	*P	<u>P</u>	<u>P</u>
<b>Storage Facilities</b>									
<b>*Permitted only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way in the RAC-CC, RAC-AS, RAC-UV, RAC-RPO, &amp; RAC-TMU zoning districts.</b>									
Automotive Wrecking and Salvage Yards, Junk Yards, see Outdoor Storage of good and materials, see Section 47-19.9	*P								
Self Storage Facility, see Section 47-18.29	*C						P		

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw	NWRAC-MUe	
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Warehouse Facility	*P		*P				P			
<b>Accessory Uses, Buildings and Structures (See Section 47-19)</b>										
Accessory uses to Hotels, see Section 47-19.8	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	
Catering Services (accessory to restaurant, bakery or performing arts theatre in RAC-CC zoning district)	P	P					P	P	<u>P</u>	<u>P</u>
Child Day Care - Corporate/Employee Sponsors when accessory to professional office, see Section 47-18.8	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Concessions, accessory to parks, including refreshment stands, pro shops, souvenir shops	P								<u>P</u>	<u>P</u>
Electronic Installation, when accessory to electronic sales, only in wholly enclosed building	P				P				<u>P</u>	<u>P</u>
Film Processing, when accessory to a permitted use (when accessory to a pharmacy or copy center in RAC-TMU zoning district)					P	P	P		<u>P</u>	<u>P</u>
Outdoor Dining and Sidewalk Cafés, see Section 47-19.9	P	P	P	P	P	P	P		<u>P</u>	<u>P</u>
Outdoor storage, see Section 47-19.9							P			
Parks Maintenance and Administrative Facility	P									
Public Restrooms, when accessory to a park	P									
Utility Facilities incidental to other uses	P									
Video Games Arcade, when accessory to a shopping center	P				P		P		<u>P</u>	<u>P</u>
Warehouse Facilities							P			
Watercraft Rental Facility, see Chapter 8, Article V, Division 3 of Volume I of this Code, and Section 47-23.7	P									
Watercraft Sales and Rental, new or used when accessory to a Marina		P							<u>C</u>	<u>C</u>
<b>Urban Agriculture See Section 47-18.41</b>										

Secs. 47-13.22 – 47-13.28, 29. Reserved

**Sec. 47-13.29. Design Standard Applicability.**

EXHIBIT 5  
CASE #s T14012 ULDR Text Amendment and 3Z13 Rezoning

A. Sections 47-13.30 through 47-13.60 shall be read in conjunction with the following adopted design standards. Should a conflict between the requirements of the ULDR and the adopted design standards be found, the design standards shall take precedence.

1. SRAC-SA Illustrations of Design Standards

2. NWRAC-MU Illustrations of Design Standards

B. Development shall be subject to, but shall not be limited by the following to meet the intent of the design standards as indicated in Section 47-13.29 above:

1. Development shall be required to meet all design standards including but not limited to the following:

Building orientation,  
Architectural requirements,  
Open Space,  
Vehicular and pedestrian access,  
Building materials,  
Active ground floor uses,  
Façade.

2. *Parking Facilities.*

a. Off-street parking regulations are as provided in Section 47-20, Parking and Loading Requirements.

b. *Parking garage.* The minimum design standards for a parking garage are:

i. Sloped garage ramps facing public right-of-ways shall have ornamental grating or other architectural features which screen the sloped ramp from view of the right-of-way.

ii. Parked vehicles shall be screened from view from abutting public rights-of-way, excluding alleys. Screening may be provided by intervening buildings, architectural detailing such as ornamental grating, or landscaping.

iii. Pedestrian walkways shall be provided between a parking garage and any principal or accessory building it serves and to abutting public rights-of-ways and public spaces.

iv. When a parking garage is provided for a principal structure on the same plot, the design of the parking garage shall complement and contain architectural features consistent with the principal structure.

3. *Landscaping.* Development shall meet the following landscape requirements:

- a. VUA landscaping: Surface parking lots shall meet the landscape requirements for vehicular use areas as provided in Section 47-21, Landscaping and Tree Preservation Requirements.
- b. Location of Street Trees. The requirements for street trees, as provided herein, may be located within the public rights-of-way, as provided by the entity with jurisdiction over the abutting right-of-way.
- c. All other landscape requirements in accordance with the SRAC-SA Design Standards and the NWRAC-MU Design Standards.

4. Signage.

- a. Development shall be required to meet the signage requirement applicable in the Community Business (CB) zoning district as provided in Section 47-22, Sign Requirements.

5. Streetscape.

- a. Streetscape improvements are required to be made as a part of a development. The required streetscape improvements shall be required to be made to that portion of the right-of-way abutting the proposed development site. If a development is located on two Primary Streets or a Primary Street and a Secondary Street, street improvements shall be required to be made to both rights-of-way. These streetscape improvements may include but are not limited to the following:

- i. Street Trees.
- ii. Sidewalk.
- iii. Parking.
- iv. Medians.
- v. Curb and gutter.
- vi. Landscaping.
- vii. Street furniture.
- viii. Transit Stop.
- ix. Traffic control devices.

- b. Each applicant shall be responsible for making the streetscape improvements in accordance with the adopted design standards and the applicable to the abutting right-of-way.

If a right-of-way is not under City of Fort Lauderdale jurisdiction and the authority with jurisdiction will not permit the improvement, or if, as determined by the City Manager, the streetscape improvement cannot reasonably be made at the time the development is constructed, the department shall estimate the cost of the streetscape improvement and the sum shall be paid by the applicant to the City to be held and earmarked for such streetscape improvement to be made in the future. If the streetscape improvement is unable to be made within 5 years of

development approval, the sum shall be refunded to the applicant including interest accrued at a rate accrued on similar City funds.

c. Modification to the required streetscape improvements may be permitted based on the preservation of natural barriers, avoidance of interference with overhead lines or other obstructions as approved by the City's Landscape Planner or may be modified based on an alternative design found to achieve the underlying intent of the streetscape design as indicated in the adopted design standards.

d. Applicant shall be required to execute maintenance agreement providing for the repair, replacement and maintenance of required off-site improvements in form approved by the City Engineer, to be recorded in the public records of Broward County at applicant's expense. The City Engineer is authorized to execute said agreement on behalf of City.

6. Accessory structures.

a. Fencing. Chain-link fencing shall not be permitted abutting any Primary or Secondary street. In all other areas of the RAC, all chain-link fencing shall be black vinyl coated. Temporary fencing may be permitted pursuant to Section 47-19.5.B.

**Sec. 47-13.30. - Table of Dimensional Requirements for the SRAC Districts.**

REQUIREMENTS	SRAC-SAe & SRAC-SAw	
<b>Max. Height</b> (Note A)	110 ft (10 stories) max.	
<b>Min. Lot Size</b>	None	
<b>Min. Lot Width</b>		
<b>Max. FAR</b>		
<b>Density</b>	50 du/acre	
	<b>Primary Street</b>	<b>Secondary Street</b>
<b>Front &amp; Corner Yard Build-to Line</b>	0 ft max.	5 ft min. - 10 ft max.
<b>Side &amp; Rear Yard Setback</b>		
When abutting existing residential zone or use	10 ft min.	10 ft min.
All others	None	None
<b>(*) Shoulder Height</b>	25 ft (2 stories) min.	25 ft (2 stories) min.
	75 ft (6 stories) max.	75 ft (6 stories) max.
<b>(*) Front &amp; Corner Stepback</b> (Note B)	12 ft min.	15 ft min.
<b>(*) Tower Design Standards</b>	<b>Floorplate Max.</b>	<b>Side/Rear Stepback</b>
<b>Residential</b>	≤8,000 sf	20 ft min.
	8,001 sf—10,000 sf	25 ft min.
	10,001—12,000 sf	30 ft min.
<b>Non-Residential</b>	≤16,000 sf	20 ft min.
	16,001 sf—20,000 sf	25 ft min.
	20,001—32,000 sf	30 ft min.



**Note A:** Subject to Site Plan Level II permit, with City Commission approval, for heights greater than one hundred ten (110) feet, up to one hundred fifty (150) feet, and proposed tower(s) cannot exceed the following standards:

<b>Max. Floorplate:</b>	<b>Min. Tower Separation:</b>
Commercial 20,000 sf	25 ft side and rear setback
Residential 10,000 sf	25 ft side and rear setback

**Note B:** Any portion of a structure over 7-stories (75-feet in height) shall meet the minimum step back requirements. Structures located on Andrews Avenue or at the corner of Andrews Avenue and any other Street are exempt from the step back requirements along those street frontages.

(\*) May be modified if alternative design is found to achieve the underlying intent of the design standard as provided in the SRAC-SA Design Standards

**Sec. 47-13.31. Table of Dimensional Requirements for the NWRAC-MU District**

REQUIREMENTS (Note A)	NWRAC-MUe and NWRAC-MUe	NWRAC-MUw
<b>Max. Height</b> (Note B)	65 ft 110 ft (10 Stories) max	45 ft 65 ft (5 Stories) max
<b>Min Lot Size</b>	None	
<b>Min. Lot Width</b>		
<b>Max FAR</b>		
<b>Density</b>	None	
<b>Yard Requirements (Note B &amp; C)</b>	(*) 0 ft (Primary Street) 5 ft (Secondary Street & NW 7 <sup>th</sup> Ave)	
<b>When abutting residential</b>	15 ft	15 ft
<b>(**) Min. Shoulder Height</b>	25 ft (2 Stories) min	
<b>(**) Max. Shoulder Height</b>	65 ft (5 Stories) max	
<b>When abutting residential</b>	45 ft max	
<b>(**) Tower Stepback</b>		
<b>(**) Tower Floorplate/Separation</b>	Floorplate Max	Side/Rear Stepback Min
<b>Non-Residential</b>	≤16,000 sf	20 ft min
	16,001 – 20,000 sf	25 ft min
	20,001 – 32,000 sf	30 ft min
<b>Residential</b>	≤ 8,000 sf	20 ft min
	8,001 – 10,000 sf	25 ft min
	10,001 – 12,000 sf	30 ft min
	10,001 – 12,000 sf	30 ft min

**Note A:** Dimensional requirements are subject to the intent of the NWRAC-MU Illustration of Design Standards. In the event of a conflict the NWRAC-MU Illustration of Design Standards shall take precedence.

**Note B:** Subject to Site Plan Level II permit, with City Commission approval, for heights greater than sixty-five (65) feet in the NWRAC-MUe and NWRAC-MUe up to one hundred ten (110) feet and heights greater than forty-five (45) feet in the NWRAC-MUw up to sixty-five (65) feet subject to towers meeting all other dimensional requirements.

**Note C:** A side yard is not required unless abutting residential property

(\*) Yard setback is based on the adopted street cross-sections and shall correspond to those as indicated in the NW-RAC Illustrations of Design Standards

(\*\*) May be modified if alternative design is found to achieve the underlying intent of the standards as provided in the NWRAC-MU Illustration of Design Standards

**Sec. 47-13.31. – SRAC special regulations applicable to all SRAC zoning districts.**

A. ~~Applicability. The following regulations shall apply to development permitted within a SRAC zoning district as shown on the List of Permitted and Conditional Uses – Section 47-13.10~~

~~B. *Density.* Density within the entire SRAC is limited in accordance with the number of units as provided in the adopted Comprehensive Plan.~~

- ~~1. Density within the entire SRAC may be increased as provided in the Comprehensive Plan.~~
- ~~2. Dwelling units are allocated at the time of development plan approval. Upon expiration of a development plan the allocation of dwelling units shall terminate and such units shall be made available for future development.~~
- ~~3. The allocation of dwelling units shall be subject to all provisions of the ULDR applicable at the time of development permit approval when the dwelling units are allocated and subject to any conditions imposed by Broward County on the approval of the land use plan amendment that permits additional dwelling units including but not limited to conditions requiring affordable housing, student station fees or any other fees required to be collected as a condition of the allocation of dwelling units.~~
- ~~4. The dwelling units that are allocated to the SRAC as provided in the City's Comprehensive Plan are available in accordance with the ULDR applicable at the time a development plan application is submitted on a first come, first serve basis.~~
- ~~5. Dwelling units shall be allocated in the SRAC land use district in accordance with regulations adopted by City for the dwelling units allocated and no development shall be permitted unless and until the City adopts a zoning regulation addressing the allocation of the dwelling units identified in the City's Plan.~~

~~C. *Streetscape Regulations and Classification.*~~

- ~~1. The purpose of the streetscape regulations is to create a safe, comfortable and visually interesting experience for the pedestrian, thereby encouraging more street level activity by creating a well landscaped street corridor defined by a consistent streetwall.~~

~~The regulations are intended to accomplish streetscape goals by requiring or encouraging the following:~~

- ~~a. Delineation of a streetwall through the limitation of space between buildings along the street.~~
- ~~b. Enhancing pedestrian and vehicular safety through traffic calming measures and regulation of sidewalk width and quality as well as vehicular crossings and the location of off-site parking;~~
- ~~c. Providing sufficient light and air through stepback regulations, while providing weather protection from rain and sunshine through the use of natural shade trees, canopies and awnings;~~

- d. ~~Sidewalks that are safe to travel by regulating the width and quality of sidewalk and vehicular crossings, and the location of off-site parking;~~
  - e. ~~The provision of an interesting experience for pedestrian activity by locating non-residential, active uses on the first floor, principal building access to be oriented toward the street, requiring transparent glazing, architectural features or both on the first floor fronting of a building to front toward the street, and encouraging consolidated open areas along the street front along with street furniture.~~
  - f. ~~Permitting a mix of housing, retail and business uses that will create an active urban environment.~~
  - g. ~~Light and view to those occupying a building above the 6th floor or 75 feet by requiring stepbacks at this height.~~
2. ~~*Street Classifications.* In the SRAC all streets are classified as primary or secondary. This classification is made according to various functional characteristics of the street such as width, traffic volume, and suitability for human-scale, pedestrian-friendly street life. The form of development that occurs on any given street is in part determined by the street classification. The regulations for development arising from street classifications encourage development of both sides of the street in a consistent manner.~~
- a. ~~*Primary Streets:* Primary streets are characterized by active commercial and retail frontage at the ground floor, taller and more intensive buildings fronting the street, and a consistent streetwall. Primary Streets typically feature a full complement of pedestrian amenities, including wide sidewalks, on street parking, and a well-developed streetscape, which may include open space for public use. Primary Streets are the principal urban streets and are intended to be well used by vehicles and pedestrians and to be the primary transit routes. In the SRAC, the Primary streets are:
    - i. ~~South Andrew's Avenue.~~
    - ii. ~~Davie Boulevard.~~
    - iii. ~~South East 17th Street.~~~~
  - b. ~~*Secondary Streets:* Secondary streets are more residential in nature, and have smaller scale non-residential uses transitioning between the more urban areas and the existing residential and commercial neighborhoods. Secondary streets offer a combination of a mix of uses, but at less intensity and with less vehicular traffic while maintaining a pedestrian friendly environment. Secondary streets are streets other than Primary Streets listed in subsection (a) above.~~
3. ~~The SRAC establishes development provisions intended to reinforce the qualities described for primary and secondary streets. For each street type, the right-of-~~

~~way width and particular street section may vary depending on available space and other existing constraints.~~

**Secs. 47-13.32 – 47-13.42. Reserved**

**47-13.43. General Regulations**

A. The following regulations shall apply to all development permitted within the zoning districts as indicated herein and as specified in Section 47-13.10, List of Permitted and Conditional Uses:

1. South Regional Activity Center-South Andrews east (SRAC-S Ae)
2. South Regional Activity Center-South Andrews west (SRAC-S Aw)
3. Northwest Regional Activity Center-Mixed Use (NWRAC-MU)

B. Definitions

1. *Floorplate*: The gross square footage (GSF) for any floor of a tower. This does not include balconies that are open on three sides.
2. *NWRAC-MU Design Standards*: NWRAC-MU Illustrations of Design Standards as part of the creation of the NWRAC zoning districts adopted as part of this ordinance on mm/dd/yyyy incorporated as if fully set out herein and on file with the Department.
3. *Pedestal*: The portion of a building extending from the ground to the shoulder.
4. *Shoulder*: The portion of a building below the horizontal setback between a tower and a pedestal.
5. *SRAC-SA*: The overall area comprised of both the SRAC-S Aw and SRAC-S Ae zoning districts.
6. *SRAC-SA Design Standards*: SRAC-SA Illustrations of Design Standards as part of the creation of the SRAC-SA zoning districts adopted as part of this ordinance on January 4, 2011, incorporated as if fully set out herein and on file with the Department.
7. *Setback*: The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal.
8. *Streetscape*: Exterior public space beginning at the face of a building extending into the adjacent right-of-way, which includes travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians. Streetscape may also include, but not be limited to, landscaped medians and plantings, street trees, benches, and streetlights as well as fences, yards, porches, and awnings.

9. Streetwall: The building façade adjacent to the street, along or parallel to the lot-line.
10. Story: The complete horizontal section of a building, having one continuous or practically continuous floor.
11. Tower: The portion of a building extending upward from the pedestal.

C. Density. Density within the applicable zoning districts is limited in accordance with the number of units as provided in the adopted Comprehensive Plan.

1. Density may be increased as provided in the Comprehensive Plan.
2. Dwelling units are allocated at the time of development plan approval. Upon expiration of a development plan the allocation of dwelling units shall terminate and such units shall be made available for future development.
3. The allocation of dwelling units shall be subject to all provisions of the ULDR applicable at the time of development permit approval when the dwelling units are allocated.
4. The dwelling units allocated as provided in the City's Comprehensive Plan are available in accordance with the ULDR applicable at the time a development plan application is submitted on a first come, first serve basis.
5. Dwelling units shall be allocated in accordance with regulations adopted by City for the dwelling units allocated and no development shall be permitted unless and until the City adopts a zoning regulation addressing the allocation of the dwelling units identified in the City's Plan.

D. Streetscape Regulations and Classification.

2. The purpose of the streetscape regulations is to create a safe, comfortable and visually interesting experience for the pedestrian, thereby encouraging more street level activity by creating a well landscaped street corridor defined by a consistent streetwall.

The regulations are intended to accomplish streetscape goals by requiring or encouraging the following:

- a. Delineation of a streetwall through the limitation of space between buildings along the street.
- b. Enhancing pedestrian and vehicular safety through traffic calming measures and regulation of sidewalk width and quality as well as vehicular crossings and the location of off-site parking;

- c. Providing sufficient light and air through stepback regulations, while providing weather protection from rain and sunshine through the use of natural shade trees, canopies and awnings;
- d. Sidewalks that are safe to travel by regulating the width and quality of sidewalk and vehicular crossings, and the location of off-site parking;
- e. The provision of an interesting experience for pedestrian activity by locating non-residential, active uses on the first floor, principal building access to be oriented toward the street, requiring transparent glazing, architectural features or both on the first floor of a building fronting toward the street, and encouraging consolidated open areas along the street front along with street furniture.
- f. Permitting a mix of housing, retail and business uses that will create an active urban environment.
- g. Light and view to those occupying a building above a specified height by requiring stepbacks at this height.

**Secs. 47-13.44 – 47-13.50. Reserved.**

**Sec. 47-13.4651. - SRAC-SA special regulations.**

A. *Applicability.* In addition to the regulations provided for in Section 47-13.43, General Regulations ~~development in SRAC zoning districts~~, the following additional regulations shall apply to all development permitted within the SRAC-SA<sub>w</sub> and SRAC-SA<sub>e</sub> zoning districts as shown on the List of Permitted and Conditional Uses, Section 47-13.10.6. As used herein, the SRAC-SA Design Standards shall refer to the SRAC-SA: Illustrations of Design Standards on file with the Department and incorporated herein as if fully set out in those sections of the ULDR that refer to the SRAC-SA Design Standards.

1. *Street Classifications.* All streets are classified as primary or secondary. This classification is made according to various functional characteristics of the street such as width, traffic volume, and suitability for human-scale, pedestrian-friendly street life. The form of development that occurs on any given street is in part determined by the street classification. The regulations for development arising from street classifications encourage development of both sides of the street in a consistent manner. The SRAC-SA Design Standards establishes development provisions intended to reinforce the qualities described for primary and secondary streets. For each street type, the right-of-way width and particular street section may vary depending on available space and other existing constraints.

a. *Primary Streets:* Primary streets are characterized by active commercial and retail frontage at the ground floor, taller and more intensive buildings fronting the street, and a consistent streetwall. Primary Streets typically feature a full complement of pedestrian amenities, including wide sidewalks, on street parking, and a well-developed streetscape, which

may include open space for public use. Primary Streets are the principal urban streets and are intended to be well used by vehicles and pedestrians and to be the primary transit routes. In the SRAC, the Primary streets are:

- i. South Andrews Avenue.
- ii. Davie Boulevard.
- iii. South East 17th Street.

b. *Secondary Streets:* Secondary streets are more residential in nature, and have smaller scale non-residential uses transitioning between the more urban areas and the existing residential and commercial neighborhoods. Secondary streets offer a combination of a mix of uses, but at less intensity and with less vehicular traffic while maintaining a pedestrian friendly environment. Secondary streets are streets other than Primary Streets listed in subsection (a) above.

~~B. *Definitions.* For the purpose of sections 47-13.30 through 47-13.47, the following terms are defined as follows:~~

- ~~1. *Floorplate:* The gross square footage (GSF) for any floor of a tower. Does not include balconies that are open on three sides.~~
- ~~2. *Pedestal:* The portion of a building extending from the ground to the shoulder.~~
- ~~3. *Shoulder:* The portion of a building below the horizontal setback between a tower and a pedestal.~~
- ~~4. *SRAC-SA:* The overall area comprised of both the SRAC SAw and SRAC SAe zoning districts.~~
- ~~5. *SRAC-SA Design Standards:* The Illustrations of Design Standards as part of the creation of the SRAC-SA zoning districts adopted as part of this ordinance on January 4, 2011 and incorporated as if fully set out herein.~~
- ~~6. *Setback:* The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal.~~
- ~~7. *Streetscape:* Exterior public space beginning at the face of a building extending into the adjacent right-of-way, which includes travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians. Streetscape may also include, but not be limited to, landscaped medians and plantings, street trees, benches, and streetlights as well as fences, yards, porches, and awnings.~~
- ~~8. *Streetwall:* The building façade adjacent to the street, along or parallel to the lot line.~~
- ~~9. *Story:* The complete horizontal section of a building, having one continuous or practically continuous floor.~~

~~10. Tower: The portion of a building extending upward from the pedestal.~~

~~C. All dimensional requirements shall be as follows provided in Section 47-13.30~~

~~D. A development shall be required to meet all other standards provided in the SRAC-SA Plan including but not limited to the following:~~

~~Building orientation,  
Architectural requirements,  
Open Space,  
Vehicular and pedestrian access,  
Building materials,  
Active ground floor uses,  
Façade.~~

~~E. Parking Facilities:~~

~~1. Off street parking regulations are as provided in Section 47-20, Parking and Loading Requirements, except as provided herein:~~

~~a. SRAC-SAe and SRAC-SAw district parking and loading requirements are as provided in Table 3, Section 47-20, Parking and Loading Requirements. For residential uses, the general parking requirement shall apply. For non-residential uses, the parking and loading requirements for Transition Mixed Use Districts for the Downtown RAC shall apply.~~

~~2. Parking garage. The minimum design standards for a parking garage are:~~

~~a. Sloped garage ramps facing public right-of-ways shall have ornamental grating or other architectural features which screen the sloped ramp from view of the right-of-way.~~

~~b. Parked vehicles shall be screened from view from abutting public rights-of-way, excluding alleys. Screening may be provided by intervening buildings, architectural detailing such as ornamental grating, or landscaping.~~

~~c. Pedestrian walkways shall be provided between a parking garage and any principal or accessory building it serves and to abutting public rights-of-ways and public spaces.~~

~~d. When a parking garage is provided for a principal structure on the same plot, the design of the parking garage shall complement and contain architectural features consistent with the principal structure.~~

~~F. Landscaping. Development within the SRAC-SAe and SRAC-SAw districts shall meet the following landscape requirements:~~



- ~~1. *VUA landscaping:* Surface parking lots within the SRAC-SAe and SRAC-SAw districts shall meet the landscape requirements for vehicular use areas as provided in Section 47-21, Landscaping and Tree Preservation Requirements.~~
- ~~2. *Location of Street Trees.* The requirements for street trees, as provided herein, may be located within the public rights-of-way, as provided by the entity with jurisdiction over the abutting right-of-way.~~
- ~~3. All other landscape requirements in accordance with the Plan.~~

~~G. *Signage.*~~

- ~~1. Development shall be required to meet the signage requirement applicable in the Community Business (CB) zoning district as provided in Section 47-22, Sign Requirements.~~

~~H. *Streetscape.*~~

- ~~1. Streetscape improvements as described in the SRAC-SA Plan are required to be made as a part of a development within the SRAC-SA districts. The required streetscape improvements shall be required to be made to that portion of the right-of-way abutting the proposed development site. If a development is located on two Primary Streets or a Primary Street and a Secondary Street, street improvements shall be required to be made to both rights-of-way. These streetscape improvements may include but are not limited to the following:~~

- ~~a. Street Trees.~~
- ~~b. Sidewalk.~~
- ~~c. Parking.~~
- ~~d. Medians.~~
- ~~e. Curb and gutter.~~
- ~~f. Landscaping.~~
- ~~g. Street furniture.~~
- ~~h. Transit Stop.~~
- ~~i. Traffic control devices.~~

- ~~2. Each applicant shall be responsible for making the streetscape improvements in accordance with the SRAC-SA Design Standards applicable to the abutting right-of-way based on the right-of-way's width and the median as described in the Plan.~~

~~If a right-of-way is not under City of Fort Lauderdale jurisdiction and the authority with jurisdiction will not permit the improvement, or if, as determined by the City Manager, the streetscape improvement cannot reasonably be made at the time the development is constructed, the department shall estimate the cost of the streetscape improvement and the sum shall be paid by the applicant to the City to be held and earmarked for such streetscape improvement to be made in the future. If the streetscape improvement is unable to be made within 5 years of~~

~~development approval, the sum shall be refunded to the applicant including interest accrued at a rate accrued on similar City funds.~~

- ~~3. Modification to the required streetscape improvements may be permitted based on the preservation of natural barriers, avoidance of interference with overhead lines or other obstructions as approved by the City's Landscape Planner or may be modified based on an alternative design found to achieve the underlying intent of the design standard as provided in the SRAC-SA Design Standards.~~
- ~~4. Applicant shall be required to execute maintenance agreement providing for the repair, replacement and maintenance of required off-site improvements in form approved by the City Engineer, to be recorded in the public records of Broward County at applicant's expense. The City Engineer is authorized to execute said agreement on behalf of City.~~

~~I. Accessory structures.~~

- ~~1. Fencing. Chain-link fencing shall not be permitted abutting any Primary or Secondary street. In all other areas of the RAC, all chain-link fencing shall be black vinyl coated. Temporary fencing may be permitted pursuant to Section 47-19.5.B.~~

**Sec. 47-13.52. - NWRAC-MU special regulations.**

~~A. Applicability. In addition to the provided for in Section 47-13.43 General Regulations, the following additional regulations shall apply to all development permitted within the NWRAC-MU zoning districts as shown on the List of Permitted and Conditional Uses, Section 47-13.10.6. As used herein, the NWRAC-MU Design Standards shall refer to the NW-RAC: Illustrations of Design Standards on file with the Department and incorporated herein as if fully set out in those sections of the ULDR that refer to the NWRAC-MU Design Standards.~~

~~1. Street Classifications. In the NWRAC-MU all streets are classified as primary or secondary. This classification is made according to various functional characteristics of the street such as width, traffic volume, and suitability for human-scale, pedestrian-friendly street life. The form of development that occurs on any given street is in part determined by the street classification. The regulations for development arising from street classifications encourage development of both sides of the street in a consistent manner and in character with the established residential areas of the NWRAC-MU or development that is compatible with zoning districts outside of the NWRAC-MU. The NWRAC-MU Design Standards establishes development provisions intended to reinforce the qualities described for primary and secondary streets. For each street type, the right-of-way width and particular street section may vary depending on available space and other existing constraints.~~

~~a. Primary Streets: Primary streets are characterized by an active commercial ground floor, which includes walk-up residential, commercial and retail uses with taller and more intensive buildings fronting the street~~

creating a consistent streetwall. Primary Streets typically feature a full complement of pedestrian amenities, including wide sidewalks, on street parking, and a well-developed streetscape, which may include open space for public use. Primary Streets are the principal urban streets and are intended to be well used by vehicles and pedestrians and to be the primary transit routes. In the NWRAC, the Primary streets are:

- i. 7<sup>th</sup> Avenue.
- ii. 6<sup>th</sup> Street (Sistrunk Boulevard).
- iii. Sunrise Boulevard.
- iv. Broward Boulevard.
- v. Andrews Avenue.
- vi. Progresso Drive.

b. *Secondary Streets:* Secondary streets are more residential in nature, and have smaller scale compatible non-residential uses transitioning from the higher intensity primary streets that are more urban in nature to the existing residential and commercial neighborhoods, which are lower in scale and intensity. Secondary streets offer a combination of a mix of uses, but at less intensity and with less vehicular traffic while maintaining a pedestrian friendly environment. Secondary streets are: streets other than Primary Streets listed in subsection (a) above.

2. All dimensional requirements shall be as provided in Section 47-13.32

3 Dumpsters shall be located to allow access from existing alleys and away from existing residential property to the greatest extent possible.

B. Performance standards and criteria for additional height bonus.

In addition to the criteria outline herein, the following performance standards and criteria shall apply for developments requesting heights greater than than sixty-five (65) feet in the NWRAC-MUe and NWRAC-MUe up to one hundred ten (110) feet and heights greater than forty-five (45) feet in the NWRAC-MUw up to sixty-five (65) feet:

1. The purpose of Affordable Housing height incentive is to maintain a balanced community that provides housing for people of all income levels and to ensure the opportunity of affordable housing for employees of businesses that are located or will located in the community.

a. Definitions: As used in this section, the following words and terms shall have the meanings specified herein:

b. Affordable housing: Housing with a sales price or rental amount within the means of a household that may occupy moderate- and low-income housing. In the case of dwelling units for sale, affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than [30] percent of such gross annual household income for a household of the size that may occupy the unit in

question. In the case of dwelling units for rent, affordable means housing for which the rent and utilities constitute no more than [30] percent of such gross annual household income for a household of the size that may occupy the unit in question.

- i. Affordable housing development: Housing subsidized by the federal or state government, or any housing development in which at least [20] percent of the housing units are affordable dwelling units.
  - ii. Affordable housing development agreement: A written agreement between an applicant for a development and the [city or county] containing specific requirements to ensure the continuing affordability of housing included in the development.
  - iii. Affordable housing development plan: A plan prepared by an applicant for an affordable housing development under this section that outlines and specifies the development's compliance with the applicable requirements in this section.
  - iv. Affordable housing dwelling unit: A dwelling unit subject to covenants or restrictions requiring such dwelling units to be sold or rented at prices preserving them as affordable housing in perpetuity by deed restriction.
  - v. Affordable housing unit. A dwelling unit subsidized by the federal or state government or an affordable dwelling unit.
  - vi. Conversion: A change of a residential rental development or a mixed use development that includes rental dwelling units to a development that contains only owner-occupied individual dwelling units, or a change of a development that contains owner-occupied individual units to a residential rental development or mixed use development.
  - vii. Low-income housing. According to the U.S. Department of Housing and Urban Development, housing that is affordable, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that does not exceed 50 percent of the median gross household income for households of the same size within Broward County in which the housing is located.
  - viii. Median gross household income: The median income level for the Broward County, as established and defined in the annual schedule published by the secretary of the U.S. Department of Housing and Urban Development, adjusted for household size.
  - ix. Moderate-income housing. According to the U.S. Department of Housing and Urban Development, housing that is affordable, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 50 percent to 100% percent of the median gross household income for households of the same size within the Broward County in which the housing is located.
2. Any development requesting additional height pursuant to section 47.13.52.B above shall include at least 10 percent of all units in a development as affordable housing.

3. Application and Affordable Housing Development Plan:

- a. For all developments in which affordable housing is required to be provided or in which the applicant proposes to include affordable housing, the applicant shall complete and file an application on a form required by the City with the Department of Sustainable Development (“DSD”), Urban Design & Planning Division (“UD&P”). The application shall require, and the applicant shall provide, among other things, general information on the nature and the scope of the development as the City may determine is necessary to properly evaluate the proposed development.
- b. As part of the application required under subsection 2 above, the applicant shall provide to the City an affordable housing development plan. The plan shall be subject to approval by the DSD/UD&P Division and shall be incorporated into the affordable housing development agreement pursuant to subsection d. below. The affordable housing development plan shall contain, at a minimum, the following information concerning the development:
  - i. A general description of the development, including whether the development will contain units for rent or for sale;
  - ii. The total number of market-rate units and affordable housing units;
  - iii. The number of bedrooms in each market-rate unit and each affordable unit;
  - iv. The square footage of each market-rate unit and of each affordable unit measured from the interior walls of the unit and including air-conditioned and non-air-conditioned areas;
  - v. The location in the development of each market-rate and affordable housing unit;
  - vi. If construction of dwelling units is to be phased, a phasing plan stating the number of market-rate and affordable housing units in each phase;
  - vii. The estimated sale price or monthly rent of each market-rate unit and each affordable housing unit;
  - viii. Documentation and plans regarding the exterior appearances, materials, and finishes of the affordable housing development and each of its individual units; and
  - ix. A proposed marketing plan to promote the sale or rental of the affordable units within the development to eligible households.
- c. Criteria for Location, Integration, Character of Affordable Housing Units:

An affordable housing development shall comply with the following criteria:

  - i. Affordable housing units in an affordable housing development shall be mixed with, and not clustered together or segregated in any way from market-rate units.
  - ii. If the affordable housing development plan contains a phasing plan, the phasing plan shall provide for the development of affordable housing units concurrently with the market-rate units. No phasing plan shall provide that the affordable housing units built are the last units in an affordable housing development.

iii. The exterior appearance of affordable housing units in an affordable housing development shall be made similar to market-rate units by the provision of exterior building materials and finishes substantially the same in type and quality.

d. Affordable Housing Development Agreement:

i. Prior to the issuance of a building permit for any units in a development in which an affordable unit is required pursuant to the criteria of subsection B, the applicant shall have entered into an affordable housing development agreement with the City. The development agreement shall set forth the commitments and obligations of the City and the applicant, and shall incorporate among other things, the affordable housing development plan.

ii. The applicant shall execute any and all documents deemed necessary by the City in a form to be established by the City Attorney's Office, including, without limitation, restrictive covenants, deed restrictions, and related instruments (including requirements for income qualification for tenants of for-rent units) to ensure the continued affordability of the affordable housing units in accordance with this section.

iii. Restrictive covenants or deed restrictions required for affordable units shall specify that the title to the subject property shall be transferred only with prior written approval by the City.

e. Enforcement of Affordable Housing Development Agreement; Affordability Controls:

i. The DSD Director or designee shall promulgate rules as necessary to implement this section. On an annual basis, the director shall publish or make available copies of the U.S. Department of Housing and Urban Development household income limits and rental limits applicable to affordable units within the local government's jurisdiction, and determine an inflation factor to establish a resale price of an affordable unit.

ii. The resale price of any affordable unit shall not exceed the purchase price paid by the owner of that unit with the following exceptions:

(a) Customary closing costs and costs of sale;

(b) Costs of real estate commissions paid by the seller if a licensed real estate salesperson is employed;

(c) Consideration of permanent capital improvements installed by the seller; or

(d) An inflation factor to be applied to the original sale price of a for sale unit pursuant to rules established herein.

iii. The applicant or his or her agent shall manage and operate affordable units and shall submit an annual report to the City identifying, which units are affordable units in an affordable housing development, the monthly rent for each unit, vacancy information for each year for the prior year, monthly income for tenants of each affordable unit, and other information as required by the City, while ensuring the privacy of the tenants. The annual report shall contain information sufficient to

determine whether tenants of for-rent units qualify as low- or moderate-income households.

iv. For all sales of for-sale affordable housing units, the parties to the transaction shall execute and record such documentation as required by the affordable housing development agreement. Such documentation shall include the provisions of this ordinance and shall provide, at a minimum, each of the following:

(a) The affordable housing unit shall be sold to and occupied by eligible households in perpetuity by deed restriction from the date of the initial certificate of occupancy.

(b) The affordable housing unit shall be conveyed subject to restrictions that shall maintain the affordability of such affordable housing units for eligible households.

v. In the case of for-rent affordable housing units, the owner of the affordable housing development shall execute and record such document as required by the affordable housing development agreement. Such documentation shall include the provisions of this ordinance and shall provide, at a minimum, each of the following:

(a) The affordable housing units shall be leased to and occupied by eligible households.

(b) The affordable housing units shall be leased at rent levels affordable to eligible households and occupied by eligible households in perpetuity by deed restriction from the date of the initial certificate of occupancy.

(c) Subleasing of affordable housing units shall not be permitted without the express written consent of the DSD Director or designee.

4. Additional Height Criteria:

In addition to the performance standards outlined herein, the following additional criteria shall apply:

a. Land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties;

b. Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures; effective transition between higher and lower density uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional zoning approach; and,

c. Street and alley vacations shall not be considered unless the applicant demonstrates no decrease to the pedestrian and functional connectivity previously provided and increases options for pedestrian and/or multimodal connectivity;

5. Development that demonstrates substantial, significant and recognizable improvements and long-term beneficial effect to the community and city. Such as:

- a. Preservation/adaptive-reuse of historically significant structures not otherwise protected;
- b. Superior architectural design, placement and orientation of buildings and attainment of Leadership in Energy and Environmental Design - Neighborhood Development (“LEED ND”) certification for the development or LEED certification of individual buildings and/or other similar state, national or city-recognized programs;
- c. Provision of public facilities and public usable open space such as plazas, parks, provision for waterfront public access, greenway features, etc. and may include amenities such as playgrounds, special event space, etc. where the quality and programming of the space shall be emphasized over quantity;
- d. Landscaping shall be provided in a manner which maximizes tree canopy, emphasizes native vegetation, improves the aesthetic appearance, and provides opportunities for storm water infiltration, including innovative design usage such as Low Impact Development (“LID”), which is an ecologically-based stormwater management approach favoring soft engineering to manage rainfall on site through a vegetated treatment network; and,
- e. Preservation or restoration of environmental or natural resources that would not otherwise be protected, including environmental remediation/brownfield redevelopment.

**Sec. 47-13.53 – 47-13.59. Reserved.**

**Sec. 47-13.4760. - Permit approval.**

A. ~~Review process. SRAC-SA zoning districts:~~ Except as provided in Section 47-13.30 and Section 47-24, Table 1. Development Permits and Procedures, development within the following SRAC-SAe and SRAC-SAw zoning districts shall be reviewed as a Site Plan Level II permit. In addition to any other notice of consideration of an application for development permit in the SRAC-SAe and SRAC-SAw zoning districts pursuant to Section 47-27 of the ULDR, posting of a sign notice as provided in Section 47-27.4.A.3. shall be required prior to DRC review of an application for Site Plan Level II permit.

1. SRAC-SA zoning districts.

- a. In addition to any other notice of consideration of an application for development permit in the SRAC-SAe and SRAC-SAw zoning districts pursuant to Section 47-27 of the ULDR, posting of a sign notice as provided in Section 47-27.4.A.3. shall be required prior to DRC review of an application for Site Plan Level II permit.

2. NWRAC-MU zoning district.

B. *Criteria.* An application for a development permit ~~in the SRAC-SA zoning district~~ within the zoning districts specified in Section 47-13.60.A shall be reviewed for compliance with the criteria applicable to the proposed development as provided in the ULDR. The development shall also be reviewed to determine whether it is consistent with the principals and standards provided in the SRAC-Plan adopted design standards as



indicated in Section 47-13.29. In the event compliance with the ULDR would not permit consistency with the ~~SRAC-Plan~~ adopted design standards, the ~~SRAC-Plan~~ adopted design standards shall govern.

- C. *Effect of other ULDR provisions.* Unless otherwise provided in the provisions applicable to development within the zoning districts specified in Section 47-13.60.A ~~in the SRAC-SA district~~, the provisions of the ULDR with general applicability to development within the City shall apply as requirements for the development of property ~~within the SRAC-SA district~~ and shall not be modified unless specifically provided herein.
- D. *Effective Date of Approval.* Approval of a Site Plan Level II development within the zoning districts specified in Section 47-13.60.A ~~within the SRAC-SA~~ shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is approved by the City Commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR.
- E. *Appeal.* An appeal of a denial of an a SRAC-SA development application within the zoning districts specified in Section 47-13.60.A shall be to the Planning and Zoning Board pursuant to Section 47-26.B.

**Section 47-20.2 Table 3**

**TABLE 3. PARKING AND LOADING ZONE REQUIREMENTS – RAC AND CENTRAL BEACH DISTRICTS**

Northwest Regional Activity Center—NWRAC-MU Districts

<u>Use</u>	<u>Standard Requirements</u>	
	<u>Parking Space Requirements</u>	<u>Loading Zone Requirements</u>
<u>Residential Use</u>	See Parking requirements for uses as provided in Table 1.  Bicycle Parking – 1 per 10 dwelling units	N/A
<u>Nonresidential Use</u>	Exempt for development between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the parking space requirements for uses as provided in Table 1.  Bicycle Parking – 1 per 20 parking spaces provided	See Loading requirements for uses as provided in Table 2.

**SECTION 47-24. - DEVELOPMENT PERMITS AND PROCEDURES**

Sec. 47-24.1. - Generally.

**TABLE 1. DEVELOPMENT PERMITS AND PROCEDURES**

TABLE 1. DEVELOPMENT PERMITS AND PROCEDURES

Permit	Department	Development Review Committee	Planning & Zoning Board (Local Planning Agency)	Historic Preservation Board	City Commission	Board of Adjustment	Criteria for Review
CENTRAL BEACH AREA DISTRICTS - see Section 47-12 and other regulations provided in this Table 1.	—	—	—	—	—	—	1. Adequacy Review Sec. 47-25.2 2. Neighborhood Compatibility Review Sec. 47-25.3
<b>SITE PLAN—LEVEL I DEPARTMENT</b>							
1. Sidewalk cafe	DP		A		CRR/PZ		1. Adequacy Review Sec. 47-25.2 2. Outdoor Uses, Sidewalk Cafe Sec. 47-19.9;
2. Mobile vendor	DP		A		CRR/PZ		1. Adequacy Review Sec. 47-25.2 2. Mobile Vendor, Sec. 47-18.22;
3.a Residential —less than 5 units	DP		A		CRR/PZ		Adequacy Review Sec. 47-25.2
3.b In SRAC-SA zoning districts Less than 5 units and equal to or less than	DP		A		CRR/PZ		1. Adequacy Review 47-25.2 2. SRAC-SA Design Standards;

	110 ft. in height.							
4.a	New nonresidential construction—5,000 square feet or less	DP		A		CRR/PZ		Adequacy Review Sec. 47-25.2
4.b	In SRAC-SA zoning districts equal to or less than 5,000 square feet and equal to or less than 110 feet in height	DP		A		CRR/PZ		1. Adequacy Review 47-25.2 2. SRAC-SA Design Standards;
5.	Modification of waterway lot widths in RS-4.4 & RS-8 Districts	DP		A		CRR/PZ		1. Adequacy Review Sec. 47-25.2 2. Modification of Lot Width, Sec. 47-23.10;
6.	Change of use—different operation but does not involve development which requires a Site Plan Level II or higher permit—See Sec. 47-3.5.B.a	DP		A		CRR/PZ or Dept.		Nonconforming Uses, Section 47-3
7.	Reuse of nonconformi	DP		A		CRR/PZ or Dept.		1. Adequacy Review Sec.

	ng structure							47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3 3. Nonconforming Uses, Section 47-3;
8.	Continuation of nonconforming status	DP		A		CRR/PZ or Dept.		Nonconforming Uses, Section 47-3
9.	Approval of off-site parking	DP		A		CRR/PZ or Dept.		Parking and Loading Sec. 47-20.18
10.	Construction staging area	DP				CRR/A		Section 47-19.2 FF.
SITE PLAN—LEVEL II DEVELOPMENT REVIEW COMMITTEE								
11.	New nonresidential construction—greater than 5,000 sq. ft.	R	DP	A		CRR/PZ		Adequacy Review Sec. 47-25.2
12.	a. When communications towers are permitted	R	DP	A		CRR/PZ		Adequacy Review Sec. 47-25.2 & 47-18.11
	b. When communications towers are condition	R	R	DP		CRR/A		Adequacy Review Sec. 47-25.2 & 47-18.11

	al							
13.	Nonresidential use within 100 feet of residential property	R	DP	A		CRR/PZ		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3;
14.	Residential —5 units or more	R	DP	A		CRR/PZ		Adequacy Review Sec. 47-25.2
15.	Multifamily residential development at a higher density than the density of any abutting existing residential property or vacant residentially zoned property that is outside of the Multifamily Residential Zoning District	R	DP	A		CRR/PZ		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3;
16.	Redevelopment proposals if existing and proposed improvements together meet the criteria of	R	DP	A		CRR/PZ		Adequacy Review Sec. 47-25.2

	<p>site plan level II review if proposed as new development and includes one (1) or more of the following:</p>							
	<p>a. A modification which alters the site improvements by more than twenty-five percent (25%) of the area of the development site.</p>							
	<p>b. A new drive or relocation of an existing drive giving vehicular access from a public road to the development site.</p>							

	<p>c. An addition which exceeds twenty-five percent (25%) of the gross floor area of the existing structure (s) on the development site.</p>							
	<p>d. A change in group occupancy category as defined by the Florida Building Code, Broward County Edition which increases traffic generation by more than fifty percent (50%) of the traffic generated by the existing use</p>							

	based on Broward County traffic generation rates.							
17.	Allocation of reserve units (maximum of 2 dwelling units)	R	DP	A		CRR/PZ		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3, and 3. Flexibility Rules, Section 47-28;
18.	Change in use—See Sec. 47-3.5.B.b - Site Plan Level II threshold is met.	R	DP	A		CRR/PZ or DRC		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3 3. Nonconforming Use, Section 47-3;
19.	For any use in the Downtown RAC which is within 100 feet of residential property outside of the RAC, or within the RAC-TMU(EMU,SMU,W MU)	R	DP	A		CRR/PZ		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3 3. Nonconforming Use, Section 47-3;



	except on the New River waterfront as provided in 32, or on the New River waterfront corridor within RAC-CC and RAC-AS as provided in 33, below							
20.	All development within the RAC-TMU (EMU, SMU, WMU), except as otherwise provided in 20 and 32, below	R	DP	A		CRR/PZ		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3 3. RAC Requirement, Section 47-13;
21.	All development within the RAC-TMU (EMU, SMU, WMU) that is greater in density than 25 dwelling units per net acre	R	DP	A		CRR/PZ		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3 3. RAC Requirement, Section 47-13;
22.a.	Any use within the downtown RAC which is	R	DP	A		CRR/PZ		1. Adequacy Review Sec. 47-25.2, and 2.

	contiguous to residential property outside of the RAC							Neighborhood Compatibility Review Sec. 47-25.3 3. RAC Requirement, Section 47-13;
b.	Any Site Plan Level II development within Downtown RAC which has previously been approved by or subject of an agreement with the City Commission (See Sec. 47-13.20.M.1)	R	DP	A		CRR/PZ or DRC		1. RAC Requirement, Sec. 47-13 2. Adequacy Review, Sec. 47-25.2 3. Neighborhood Compatibility review Sec. 47-25.3 when applicable.;
c.	Any Site Plan Level II development within Downtown RAC where one or more requirements of the ULDR or City's Comprehensive Plan misapplied or failed to apply. See Sec. 47-13.20.M.2.	R	DP	A		CRR/PZ or DRC		1. RAC Requirement, Sec. 47-13 2. Adequacy Review, Sec. 47-25.2 3. Neighborhood Compatibility review Sec. 47-25.3 when applicable.;
d.	Allocation of	R	DP	A		CRR/PZ or		1. RAC

	flexibility units within Downtown RAC					DRC		Requirement, Sec. 47-13 2. Adequacy Review, Sec. 47-25.2 3. Neighborhood Compatibility review Sec. 47-25.3 when applicable. Flexibility Rules, Sec. 47-28
23.a	Residential development 5 units or more and nonresidential development greater than 5,000 square feet within the SRAC-SA zoning districts less than or equal to one hundred and ten (110) feet in height.	R	DP	A		CRR		1. Adequacy Review 47-25.2 2. SRAC-SA Design Standards;
23.b	Residential development 5 units or more and nonresidential development greater than 5,000 square feet	R	R			DP		1. Adequacy Review 47-25.2 2. SRAC-SA Design Standards;

	within the SRAC-SA zoning districts greater than one hundred ten (110) feet in height up to one hundred fifty (150) feet in height							
<u>24.a.</u>	<u>Residential development five (5) units or less and nonresidential development less than five thousand (5,000) square feet within the NWRAC-MUe &amp; NWRAC-MUone zoning districts less than or equal to sixty five (65) feet in height and within NWRAC-MUw zoning district less than or equal to forty five (45) feet in</u>	<u>DP</u>		<u>A</u>		<u>CRR/PZ</u>		

	height.							
<u>24.b.</u>	<u>Residential development five (5) units or more and nonresidential development greater than five thousand (5,000) square feet within the NWRAC-MUe &amp; NWRAC-MUe zoning districts less than or equal to sixty five (65) feet in height and within NWRAC-MUw zoning district less than or equal to forty five (45) feet in height.</u>	<u>R</u>	<u>DP</u>	<u>A</u>		<u>CRR</u>		
<u>24.c.</u>	<u>Development within the NWRAC-MUe &amp; NWRAC-MUe zoning districts greater than sixty five</u>	<u>R</u>	<u>R</u>			<u>DP</u>		

	(65) feet in height and within NWRAC-MUw zoning district greater than forty five (45) in height.							
SITE PLAN—LEVEL III								
2425.a	Parking reduction	R	R	DP		CRR or A		1. Adequacy Review Sec. 47-25.2
b.	Parking Reduction in Northwest-Progresso-Flagler Heights Community Redevelopment Area	R	DP	A		CRR/PZ or DRC		2. Parking and Loading Requirements , Section 47-20;
2526.	Modification of yards in RMM-25, RMH-25 and RMH-60 Districts	R	R	DP		CRR or A		1. Adequacy Review Sec. 47-25.2 2. See Modification of Yards, Sec. 47-23.11;
2627.	Any use within the CF, CF-H, CF-S, CH-HS, P, T and U districts which is greater in height, FAR, gross floor area of the maximum within the specific	R	R	DP		CRR or A		1. Adequacy Review, Sec. 47-25.2 2. Neighborhood Compatibility Review, Sec. 47-25.3;

	zoning district (except for the T district when located within an airport boundary at which time the height of any use shall be regulated by FAA standards)							
<u>2728.</u>	Waterway uses, except for uses in the RAC-CC, RAC-UV, RAC-AS, RAC-TMU and all Central Beach Districts	R	R	DP		CRR or A		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review, Sec. 47-25.3, and 3. Waterway Use, Sec. 47-23.8;
<u>2829.</u>	Allocation of flexibility units to residential land use to allow bonus density for affordable housing on residential land use parcels or for special residential facilities	R	R	DP		CRR or A		1. Adequacy Review Sec. 47-25.2 2. Flexibility Rules, Section 47-28;
<u>2930.</u>	Any use within the Community	R	R	DP		CRR or A		1. Adequacy Review Sec. 47-25.2, and

	Business (CB) District which is greater than 10,000 square feet in gross floor area							2. Neighborhood Compatibility Review Sec. 47-25.3;
<del>3031.</del>	Within the RMH-60 District, a hotel with greater than 87 sleeping rooms per net acre, up to a maximum of 120 sleeping rooms per net acre	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3;
<del>3132.</del>	Density bonus in RML-25, RMM-25, RMH-25 Districts	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3 3. Density Bonus Requirements, Sec. 47-23.12;
<del>3233.</del>	Zero lot line and cluster residential development	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3 3. Cluster



								Dwellings, Sec. 47-18.9 4. Zero Lot Line Dwellings, Sec. 47-18.38;
<u>3334.</u>	Within the RS-4.4 and RS-8 Districts— for greater FAR or lot coverage than as limited by Section 47-5	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3;
<u>3435.</u>	Any use within the RAC-TMU (EMU, SMU, WMU) on land abutting the New River	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3 3. RAC Requirement, Section 47- 13;
<u>3536.</u>	Any use within the RAC-CC or RAC-AS on the New River which deviates from the New River Corridor Requirements, as provided in Section 47- 13, Downtown	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3 3. RAC Requirement, Section [47- 13];

	RAC districts							
3637.	All development within the SRAC-SA zoning districts greater than one hundred and ten (110) feet in height up to one hundred and fifty feet (150) feet in height.	R	R			DP		1. Adequacy Review 47-25.2 2. SRAC-SA Design Standards;

Permit	Department	Development Review Committee	Planning & Zoning Board (Local Planning Agency)	Historic Preservation Board	City Commission	Board of Adjustment	Criteria for Review
EXEMPTION FROM ZONING FOR PUBLIC PURPOSE USES	R	R	R		DP		Public Purpose Use Requirements, Sec. 47-18.26
CONDITIONAL USES a. Any use listed as a conditional use within a zoning district. b. Within the RS-4.4 and RS-8 districts, any single family lot which is twice the minimum lot size, or	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and 2. Neighborhood Compatibility Review Sec. 47-25.3, and 3. Conditional Use Permit Sec. 47-24.3 4. For Industrial Uses—Section

<p>greater.</p> <p>c. Within the RMH-60 zoning district, any use which is greater than 150 feet in height, up to 300 feet in height.</p> <p>d. Any industrial use which is within 300 feet of residential property.</p>							47-7;
<p>REZONING</p> <p>a. Change in zoning designation or change to text of the ULDR.</p> <p>*b. Allocation of commercial uses on residential land use parcel.</p> <p>*c. Allocation of commercial uses on industrial or employment center land use parcel.</p> <p>*d. X-Use District.</p>	R	*R	R/Approval DP/Denial		DP/A		<ol style="list-style-type: none"> <li>1. Adequacy Review Sec. 47-25.2, and</li> <li>2. Rezoning Criteria, Sec. 47-24.4, and</li> <li>3. For Flex Commercial Acreage Section 47-28</li> <li>4. For X-Exclusive Use district Section 47-9;</li> </ol>
<p>SUBDIVISION APPROVAL/PLAT REQUIREMENTS</p>	R	R	R		DP		<ol style="list-style-type: none"> <li>1. Adequacy Review Sec. 47-25.2, and</li> <li>2. Plat/Subdivision Criteria</li> </ol>

							Sec. 47-24.5;
VACATION OF RIGHTS-OF-WAY	R	R	R		DP		1. Adequacy Review Sec. 47-25.2, and 2. Vacation of ROW Requirements, Sec. 47-24.6;
VACATION OF EASEMENTS	R	R			DP		1. Adequacy Review Sec. 47-25.2, and 2. Vacation of Easements Requirements, Sec. 47-24.7;

Permit	Department	Development Review Committee	Planning & Zoning Board (Local Planning Agency)	Historic Preservation Board	City Commission	Board of Adjustment	Criteria for Review
<p>COMPREHENSIVE PLAN AMENDMENTS</p> <p>a. Text or map amendments to the City's adopted comprehensive plan.</p> <p>b. Increase of residential density on residential land use parcel.</p> <p>c. Allocation of residential units on commercial or office park land use and employment</p>	R	R	R		DP		1. Adequacy Review Sec. 47-24.2, and 2. Comprehensive Plan Amendments Criteria, F.S. ch. 163 and F.A.C. Rule 9J-5;

center.							
CONCURRENCY FINDING OF ADEQUACY	R	DP					1. Adequacy Review Sec. 47-25.2 2. Concurrency Finding of Adequacy Requirements, Sec. 47-24.9;
DEVELOPMENT OF REGIONAL IMPACT (DRI)	R	R	R		DP		1. Adequacy Review Sec. 47-25.2, and 2. Development of Regional Impact Review Criteria, F.S. ch. 380;
HISTORIC DESIGNATION (OF A DISTRICT)	R		R	R	DP		1. Adequacy Review Sec. 47-25.2, and 2. Historic Designation Requirements, Sec. 47-24.11;
HISTORIC DESIGNATION (OF A LANDMARK SITE, BUILDING OR STRUCTURE)	R			R	DP		1. Adequacy Review Sec. 47-25.2, and 2. Historic Designation Requirements, Sec. 47-24.11;
CERTIFICATE OF APPROPRIATENESS (GENERAL)	R			DP	A		Historic Designation/Certificate of Appropriateness Requirements, Sec. 47-24.11
SAILBOAT BEND HISTORIC DISTRICT—	DP			HPBR/DP	CRR/A		Sailboat Bend Historic District,

CERTIFICATE OF APPROPRIATENESS							Section 47-17
SAILBOAT BEND HISTORIC DISTRICT— MODIFICATION OF YARDS	R			DP	A		Sailboat Bend Historic District, Section 47-17
VARIANCE/SPECIAL EXCEPTION	R					DP	1. Adequacy Review Sec. 47-25.2, and 2. Variance/Special Exception Requirements, Sec. 47-24.12;
INTERPRETATION OF ULDR	DP					A	1. Adequacy Review Sec. 47-25.2, and 2. Interpretation of ULDR Requirements, Sec. 47-24.12;

LEGEND:	
DRC	Development Review Committee
PZ	Planning and Zoning Board
Dept.	Department
DP	Development Permit issued
R	Review and recommendation requirement
A	Appeal by applicant of a denial
CRR	City commission request for review
CRR/PZ	City commission request for review of planning and zoning board action
CRR/PZ or Dept.	City commission request for review of planning and zoning board action or of department action
CRR/PZ or DRC	City commission request for review of planning and zoning board action or of Development Review Committee action