

PDD BUILDING HEIGHT ANALYSIS				
ZONING DISTRICT		MAXIMUM BUILDING HEIGHT (feet)	BUILDING HEIGHT INCREASED BY 125% (feet)	NOTES
RS-4.4	Residential Single Family/Low Density	35	78	Height varies depending on use
RS-8	Residential Single Family/Low Medium Density	35	78	
RD-15	Residential Single Family and Duplex/Medium Density	35	78	
RDs-15	Residential Single Family/Medium Density	35	78	
RC-15	Residential Single Family and Cluster/Medium Density	35	78	
RCs-15	Residential Single Family/Medium Density	35	78	
RM-15	Residential Multifamily Low Rise/Medium Density	35	78	
RMs-15	Residential Low Rise Multifamily/Medium Density	35	78	
RML-25	Residential Multifamily Low Rise/Medium High Density	35	78	
RMM-25	Residential Multifamily Mid Rise/Medium High Density	55	123	Height varies depending on use
RMH-25	Residential Multifamily High Rise/Medium High Density	100	225	Height varies depending on use
RMH-60	Residential Multifamily High Rise/High Density	150	337	Conditional Use maximum height
		300	675	
MHP	Mobile Home Park	30	67	
RO	Residential Office	55	123	
ROA	Limited Residential Office	55	123	
ROC	Planned Residential Office	55	123	
CB	Community Business	150	337	East of the Intracoastal maximum height
		120	270	
B-1	Boulevard Business	150	337	East of the Intracoastal maximum height
		120	270	
B-2	General Business	150	337	East of the Intracoastal maximum height
		120	270	
B-3	Heavy Commercial/Light Industrial Business	150	337	East of the Intracoastal maximum height
		120	270	
PCC	Planned Commerce Center	150	337	
I	General Industrial	150	337	
CF	Community Facility	60	135	
CF-H	Community Facility: House of Worship	35	78	
CF-HS	Community Facility: House of Worship and School	35	78	
CF-S	Community Facility: School	35	78	
P	Parks, Recreation and Open Space	60	135	
T	Transportation	60	135	
U	Utility	60	135	
X-P	Exclusive Use Parking Lot	n/a	n/a	
X-P-R	Exclusive Use Parking Lot/Residential	n/a	n/a	X-Exclusive Districts do not have maximum building height except for parking garage.
X-G	Exclusive Use Parking Garage	n/a	n/a	
X-G-R	Exclusive Use Parking Garage/Residential	n/a	n/a	
X-B	Exclusive Use Business	n/a	n/a	
X-P-OR	Exclusive Use Parking Lot/Optional Residential	n/a	n/a	
X-G-OR	Exclusive Use Parking Garage/Optional Residential	n/a	n/a	
X-B-OR	Exclusive Use Business/Optional Residential	n/a	n/a	
CC	Commerce Center District	150	337	
CR	Commercial Recreation District	n/a	n/a	
PRD	Planned Resort Development District	200	450	
ABA	A-1-A Beachfront Area District	200	450	
SLA	Sunrise Lane Area District	120	270	
IOA	Intracoastal Overlook Area District	120	270	
NBRA	North Beach Residential Area District	120	270	
SBMHA	South Beach Marina and Hotel Area District	120	270	
RAC-CC	City Center District (DMP Character Area: Downtown Core)	49	110	Downtown height is regulated by the Downtown Master Plan (DMP). DMP regulates height by character area. Height is indicated as floors. Therefore, the increase has been given in floors.
RAC-AS	Arts and Sciences District (DMP Character Area: Near Downtown)	30	67	
RAC-UV	Urban Village District (DMP Character Area: Near Downtown)	30	67	
RAC-RPO	Residential and Professional Office District (DMP Character Area: Urban Neighborhood)	6 and 12	13 and 27	
RAC-EMU	East Mixed Use District (DMP Character Area: Near Downtown)	30	67	
RAC-WMU	West Mixed Use District (DMP Character Area: Near Downtown)	30	67	
RAC-SMU	Southwest Mixed Use District (DMP Character Area: Near Downtown)	30	67	
NWRAC-MUe	Northwest Regional Activity Center -Mixed Use northeast	120	270	
NWRAC-MUe	Northwest Regional Activity Center -Mixed Use east	65	146	
NWRAC-MUw	Northwest Regional Activity Center -Mixed Use west	45	101	
SRAC-S Ae	South Regional Activity Center -South Andrews east	110	247	
SRAC-S Aw	South Regional Activity Center -South Andrews west	110	247	
GAA	General Aviation Airport District	FAA Regulated	FAA Regulated	
AIP	Airport Industrial Park District	FAA Regulated	FAA Regulated	
PEDD	Port Everglades Development District	FAA Regulated	FAA Regulated	

Completed by: Urban Design and Planning, 2019