

3	ZONING REGULATIONS AND AREA REQUIREMENTS - FOR ZONING B3			
ZONING DESIGNATION		ALLOWED / REQUIRED		PROVIDED
CITY OF POMPANO BEACH		MUNICODE		
ZONING MAP		APPENDIX A		
EXISTING ZONING DISTRICT: B-3 (GENERAL BUSINESS) THE GENERAL BUSINESS (B-3) DISTRICT IS ESTABLISHED AND INTENDED TO ACCOMMODATE A DIVERSE RANGE OF MODERATE-INTENSITY RETAIL, SERVICE, OFFICE, RECREATION/ENTERTAINMENT, VISITOR ACCOMMODATION, AND INSTITUTIONAL USES THAT SERVE THE RESIDENTS AND BUSINESSES IN THE COMMUNITY AT LARGE (E.G., MOST RETAIL SALES AND SERVICE USES, RESTAURANTS, OFFICES, BANKS, RESTAURANTS, GASOLINE FILLING STATIONS, MARINAS, AUTO, AND BOAT SALES AND SERVICE USES, THEATERS, HOTELS, CHILD CARE FACILITIES, VOCATIONAL OR TRADE SCHOOLS, HEALTH CARE FACILITIES, PLACES OF WORSHIP). IT ALSO ACCOMMODATES COMPLEMENTARY RESIDENTIAL USES (E.G., LOW-MID AND UPPER-MID DENSITY) AND MODERATE- TO HIGH-DENSITY MULTIFAMILY DEVELOPMENT (OTHER THAN STAND-ALONE OR MIXED WITH COMMERCIAL DEVELOPMENT), COMMUNITY REQUIREMENTS, AND RECOVERY COMMUNITIES.		B-3 (GENERAL BUSINESS)		B-3 (GENERAL BUSINESS)
FUTURE LAND USE: C (COMMERCIAL)				

PERMITTED USES		ALLOWED / REQUIRED		PROVIDED
CITY OF POMPANO BEACH		MUNICODE		
APPENDIX A		DOWELLING, MIXED-USE		DOWELLING, MIXED-USE (RESIDENTIAL + COMMERCIAL)
SEE APPENDIX A FOR COMPLETE CONSOLIDATED USE TABLE				

SITE DIMENSION REQUIREMENTS		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.5304		
SITE WIDTH		SITE DEPTH		SITE AREA		
LOT AREA SHALL BE DETERMINED BY MEASURING THE TOTAL HORIZONTAL LAND AREA (IN SQUARE FEET) WITHIN THE LOT LINES OF THE LOT – EXCLUDING ANY AREA WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHTS-OF-WAY OR PRIVATE STREET EASEMENTS.		100'-0"		MIN 10,000 SF MAX 5 AC		
LOT WIDTH SHALL BE DETERMINED BY CALCULATING THE MEAN HORIZONTAL DISTANCE BETWEEN THE INTERIOR SIDE LINES OF A LOT, OR FOR CORNER LOTS, BETWEEN A STREET SIDE LOT LINE AND THE OPPOSITE INTERIOR SIDE LOT LINE, AS MEASURED ALONG A LINE RUNNING ALONG THE MIDPOINTS BETWEEN THE INTERIOR SIDE LOT LINES, OR BETWEEN THE STREET SIDE LOT LINE AND THE OPPOSITE INTERIOR SIDE LOT LINE, AS APPROPRIATE.		330'-0"		305'-0"		102,519 SF
TOTAL		TOTAL		TOTAL		

LOT COVERAGE (MAXIMUM)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTIONS 155.5304 & 155.4202.A.1		
LOT COVERAGE (EXPRESSED AS A PERCENTAGE OF LOT AREA) SHALL BE DETERMINED BY MEASURING THE TOTAL HORIZONTAL LAND AREA (IN SQUARE FEET) COVERED BY ALL PRINCIPAL AND ACCESSORY STRUCTURES ON THE LOT, DIVIDING THAT COVERAGE AREA BY THE TOTAL LOT AREA (SEE SUBSECTION A ABOVE), AND MULTIPLYING THE RESULT BY 100.		MAX. 80% OF SITE AREA (MAY INCREASE BY UP TO 20%)		EXISTING OFFICE BUILDING 8,074 SF (7.88%)		
MULTIFAMILY AND MIXED-USE DEVELOPMENT THAT INCORPORATES RESIDENTIAL MAY INCREASE LOT COVERAGE BY UP TO 20%.		0.6 * 102,519 SF = 61,511.4 SF (BASED ON NET AREA)		PROPOSED 1-STORY PARKING GARAGE 13,154 SF (12.83%) + PROPOSED MIXED-USE BUILDING 28,319 SF (27.62%)		
TOTAL		TOTAL		TOTAL		

DENSITY (MAXIMUM)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTIONS 155.5304 & 155.4202.A.1		
DENSITY (EXPRESSED AS DWELLING UNITS PER ACRE) SHALL BE DETERMINED BY DIVIDING THE TOTAL NUMBER OF DWELLING UNITS LOCATED OR PROPOSED ON A LOT BY THE AREA OF THE LOT AREA (SEE SUBSECTION A ABOVE) AND MULTIPLYING THE RESULT BY 43,560. FOR PURPOSES OF DETERMINING MAXIMUM DENSITY, AN ACCESSORY DWELLING UNIT SHALL BE CONSIDERED TO BE A HALF DWELLING UNIT.		48 DU / AC 69 DU / AC (WITH BONUS)		48 DU / AC 69 DU / AC (WITH BONUS)		
ALL DEVELOPMENT PROJECTS IN A COMMERCIAL LAND USE CATEGORY THAT UTILIZE BROWARD COUNTY POLICY 2.3.6 OR 2.3.6.4 SHALL RECEIVE UP TO A 50% ZONING DENSITY BONUS. THEY MAY ALSO APPLY FOR MINOR VARIATIONS, OR ADJUSTMENTS, TO CERTAIN DIMENSIONAL OR NUMERICAL STANDARDS OF THIS CODE BASED ON SPECIFIC CRITERIA AS DETAILED IN SECTION 155.2421, ADMINISTRATIVE ADJUSTMENT.		48 DU / AC 108 UNITS 69 DU / AC 162 UNITS (WITH BONUS)		132 UNITS		

BUILDING HEIGHT IN FEET (MAXIMUM)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.5304		
THE VERTICAL DISTANCE BETWEEN THE AVERAGE ELEVATION OF THE EXISTING OR PROPOSED FINISHED GRADE AT THE FRONT OF A STRUCTURE TO THE HIGHEST POINT OF A FLAT ROOF, TO THE DECK LINE OF A MANICARD ROOF, OR TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE OF A GABLE, HIP, COR, GAMBIEL, OR SHED ROOF.		100'-0"		100'-0"		

UNIT SIZE (MINIMUM)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.4202.A.1		
SEE TABLE 155.4202.A.1.a.iii: FLOOR AREA PER DWELLING UNIT, MINIMUM (SQUARE FEET)		EFFICIENCY / STUDIO		450 SF		
		1 BEDROOM UNIT		575 SF		
		2 BEDROOMS UNIT		750 SF		
		3 BEDROOMS UNIT		850 SF		
		ADDITIONAL BEDROOM		100 SF		
		ADDITIONAL BEDROOM		N/A		

BUILD-TO-ZONE BUILDING PERCENTAGE		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.4202.A.1		
BUILD-TO-ZONE IS THE AREA ON A LOT LOCATED BETWEEN THE MINIMUM AND MAXIMUM SETBACK THAT MUST CONTAIN A PRINCIPAL STRUCTURE, A COURTYARD, PLAZA, OR FORECOURT MAY OCCUPY OR OTHERWISE REQUIRED BUILD-TO-ZONE, IF THE SPACE IS PUBLICLY ACCESSIBLE, PROVIDING BUILDING ACCESS AND A PEDESTRIAN CONNECTION TO THE EXISTING CITY STREET GRID. FENESTRATION REQUIREMENTS FOR ADJUTING FACADES STILL APPLY.		BUILD-TO-ZONE AREA 3,000 SF (100%) MINIMUM 60% = 1,800 SF		PAVEMENT AREA 2,200 SF (73.33%) PLANTING AREA 800 SF (26.67%) TOTAL PLAZA AREA 3,000 SF (100%)		

PERVIOUS AREA (MINIMUM)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTIONS 155.5304 & 155.4202.A.1		
THE AREA OF A SITE COVERED BY LIVING PLANT MATERIAL THAT ALLOWS PRECIPITATION TO INFILTRATE DIRECTLY INTO THE GROUND. UP TO 15% OF THE AREA MAY BE COVERED WITH MULCH OR OTHER TYPES OF NON-LIVING PERVIOUS MATERIALS.		20% OF THE NET SITE AREA (MAY REDUCE TO 10%)		23,883 SF (23.30%)		
MULTIFAMILY AND MIXED-USE DEVELOPMENT THAT INCORPORATES RESIDENTIAL MAY REDUCE THE PERVIOUS AREA REQUIREMENT TO 10% OF THE TOTAL LOT AREA. LANDSCAPING AND STORMWATER RETENTION REQUIREMENTS STILL APPLY.		0.2 * 102,519 SF = 20,503.8 SF		* SEE SHEET A-085 FOR PERVIOUS AREA PLAN		

PERIMETER LANDSCAPE BUFFER (MINIMUM WIDTH)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.5203.F.3		
PERIMETER BUFFERS ARE INTENDED TO HELP MITIGATE POTENTIAL NEGATIVE EFFECTS OF PROPOSED DEVELOPMENTS ON ADJUTING PROPERTY AND ADJUTING RIGHTS-OF-WAY.		BETWEEN MIXED-USE DEVELOPMENT AND LAND WITHIN A RESIDENTIAL ZONING		MIN. 10 FEET * MIN. 6 FEET HIGH WALL OR SEMI-OPAQUE FENCE		
		TYPE B BUFFER		10 FEET		

PERIMETER LANDSCAPE STRIP FOR VUA (MINIMUM WIDTH)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.5203.D.3.C		
PERIMETER LANDSCAPING STRIPS SHALL BE PROVIDED AND MAINTAINED AROUND THE PERIMETER OF A VEHICULAR USE AREA TO SCREEN VIEW OF IT FROM ANY ADJUTING PUBLIC RIGHT-OF-WAY, PRIVATE ROADWAY, ALLEY, PROPERTY, OR WATERWAY IN ACCORDANCE WITH THE FOLLOWING STANDARDS, EXCEPT WHERE SUCH SCREENING IS PROVIDED BY AN INTERVENING ON-SITE BUILDING OR OTHER STRUCTURE AND ON LAND CROSSED BY AN AUTHORIZED VEHICULAR, BICYCLE, OR PEDESTRIAN ACCESSWAY OR EASEMENT FOR AN UNDERGROUND UTILITY LINE.		10 FEET (ON LOTS GREATER THAN 100 FEET WIDE)		10 FEET		

SURFACE PARKING LANDSCAPE ISLAND LOCATION		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.5203.A.B		
A LANDSCAPED ISLAND SHALL BE PROVIDED AT EACH END OF EVERY ROW OF PARKING SPACES, WHERE A ROW OF PARKING SPACES CONTAINS TEN OR MORE PARKING SPACES, ADDITIONAL LANDSCAPED ISLANDS SHALL BE PROVIDED AT SPACING NO GREATER THAN ONE EVERY TEN PARKING SPACES.		AT EACH END OF EVERY ROW OF PARKING SPACES		PROVIDED SEE SHEET A-080		
		WHERE A ROW OF PARKING SPACES CONTAINS 10 OR MORE SPACES				

SURFACE PARKING LANDSCAPE ISLAND (MINIMUM LENGTH & WIDTH)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.5203.A.B		
II. EACH LANDSCAPED ISLAND SHALL BE AT LEAST EIGHT FEET WIDE AND AT LEAST AS LONG AS THE ADJACENT PARKING SPACES, WITH THE LONG AXIS OF THE LANDSCAPED ISLAND RUNNING APPROXIMATELY PARALLEL TO THAT OF THE ADJACENT PARKING SPACES.		LENGTH		18 FEET		
		WIDTH		8 FEET		

FRONT / STREET SETBACK		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.4202.A.1		
SETBACK, FRONT YARD THE SHORTEST HORIZONTAL DISTANCE FROM THE FRONT LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.		MIN. 8 FEET MAX. 20 FEET		20 FEET		

INTERIOR SIDE SETBACK		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.4202.A.1		
SETBACK, INTERIOR SIDE YARD THE SHORTEST HORIZONTAL DISTANCE FROM THE INTERIOR SIDE LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.		MIN. 0 FEET		10 FEET		

REAR SETBACK		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.4202.A.1		
SETBACK, REAR YARD THE SHORTEST HORIZONTAL DISTANCE FROM THE REAR LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.		MIN. 20 FEET		24'-0"		

SETBACK ENCROACHMENT		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.9402.C		
EVERY PART OF EVERY REQUIRED YARD SHALL REMAIN OPEN AND UNOCCUPIED FROM THE GROUND TO THE SKY EXCEPT AS OTHERWISE ALLOWED IN TABLE 155.9402.C. ALLOWABLE REQUIRED YARD ENCROACHMENTS, OR ALLOWED OR LIMITED BY PROVISIONS IN ARTICLE 4: USE STANDARDS, ARTICLE 5: DEVELOPMENT STANDARDS, OR ELSEWHERE IN THIS CODE.		OPEN BALCONIES		MAX 5 FEET		
				3 FEET		

4 PARKING AND LOADING REQUIREMENTS			
OFF-STREET PARKING SPACE DIMENSIONS			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
SECTIONS 155.5102.1 & 155.5102.2			
SEE TABLE 155.5102.1: DIMENSIONAL STANDARDS FOR PARKING SPACES AND AISLES WHEN COMPACT PARKING SPACES PROVIDED IN A PARKING GARAGE, THE DIMENSIONS OF UP TO 20% OF THE REQUIRED OFF-STREET PARKING SPACES MAY BE REDUCED TO A WIDTH OF 8 FEET AND 6 INCHES AND A DEPTH/LENGTH OF 16 FEET. THE SPACES SHALL BE MARKED AS COMPACT PARKING SPACES.			
STANDARD			9'-0" X 18'-0"
ADA			12'-0" X 18'-0"
COMPACT			8'-6" X 16'-0"

OFF-STREET LOADING SPACE DIMENSIONS			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
SECTION 155.5102.M.2			
EACH LOADING BERTH SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TYPES OF VEHICLES LIKELY TO USE THE LOADING AREA. THE MINIMUM LOADING BERTH SIZE THAT PRESUMPTIVELY SATISFIES LOADING BERTH NEEDS IS AT LEAST 12 FEET WIDE AND 55 FEET LONG. THE DEVELOPMENT SERVICES DIRECTOR MAY APPROVE AN AISLE WIDTH LESS THAN THE MINIMUM ON DETERMINING THAT THE AISLE IS SUFFICIENTLY WIDE TO ALLOW A VEHICLE TO CONVENIENTLY MANEUVER THROUGH THE PARKING AREA AND ACCESS EACH PARKING SPACE WITHOUT DRIVING THROUGH ANY OTHER PARKING SPACE.			
WIDTH			LENGTH
12'-0"			55'-0"
VERTICAL CLEARANCE			14'-0"
12'-0"			55'-0"
17'-3"			

PARKING AISLES WIDTH			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
SECTION 155.5102.L.1			
FOR ONE-WAY TRAFFIC, AISLES FOR TWO-WAY TRAFFIC SHALL BE AT LEAST 23 FEET WIDE (FOR ALL PARKING ANGLES). THE DEVELOPMENT SERVICES DIRECTOR MAY APPROVE AN AISLE WIDTH LESS THAN THE MINIMUM ON DETERMINING THAT THE AISLE IS SUFFICIENTLY WIDE TO ALLOW A VEHICLE TO CONVENIENTLY MANEUVER THROUGH THE PARKING AREA AND ACCESS EACH PARKING SPACE WITHOUT DRIVING THROUGH ANY OTHER PARKING SPACE.			
ONE-WAY			23'-0"
TWO-WAY			23'-0"

DIVEWAY WIDTH			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
SECTION 155.5101.G.7.A			
I. ONE-WAY DRIVEWAYS SHALL BE AT LEAST 12 FEET WIDE, AS MEASURED BETWEEN THE EDGES OF PAVING.			
II. TWO-WAY DRIVEWAYS SHALL BE AT LEAST 24 FEET WIDE, AS MEASURED BETWEEN THE EDGES OF PAVING.			
ONE-WAY			12'-0"
TWO-WAY			24'-0"

NUMBER OF REQUIRED PARKING SPACES - RESIDENTIAL			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
SECTION 155.5102.D.1			
MULTIFAMILY DWELLINGS WITH TWO BEDROOMS OR LESS SHALL PROVIDE A MINIMUM OF ONE OFF-STREET PARKING SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA, WITH A MINIMUM OF ONE OFF-STREET PARKING SPACE PER UNIT. MULTIFAMILY DWELLING UNITS WITH THREE OR MORE BEDROOMS WILL PROVIDE THE PARKING REQUIRED IN TABLE 155.5102.D.1.			
1 BED			1 PS / DU +122 DU = 122 PS
1 BED+DEN			1 PS / DU +122 DU = 122 PS
2 BEDROOMS			2 PS / DU + 10 DU = 20 PS
3 BEDROOMS			2 PS / DU + 10 DU = 20 PS
TOTAL			142 PS

NUMBER OF REQUIRED GUEST PARKING SPACES - RESIDENTIAL			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
ORDINANCE NO. 2023 - 72			
1 PS / 5 DU: IN ADDITION TO THE REQUIRED PARKING SPACES BASED ON DWELLING UNIT			1 PS / 5 DU 132 DU / 5 = 26.4 ROUND UP TO 27 PS
27 PS			

NUMBER OF REQUIRED PARKING SPACES - COMMERCIAL			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
SECTION 155.5102.D.1			
PROPOSED RETAIL			1 PS / 300 GFA = 3,650 SF / 300 SF = 12.17 PS
EXISTING BANK			1 PS / 300 GFA = 3,250 SF / 300 SF = 10.83 PS
EXISTING OFFICE			1 PS / 400 GFA = 80,087 SF / 400 SF = 150.24 PS
TOTAL			174 PS

NUMBER OF REQUIRED PARKING SPACES WITH PARKING REDUCTION			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPAVO BEACH	MUNICODE	SECTION 155.2421.B.1	PARKING REDUCTION	
THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES, MAY BE REDUCED THROUGH MAJOR ADMINISTRATIVE ADJUSTMENT (ADD, TO, CRAQ, AND NON-RESIDENTIAL DISTRICTS)			MAJOR ADMINISTRATIVE ADJUSTMENT	SEE SHEET A-005 FOR DETAILED PARKING COUNT