

3	ZONING REGULATIONS AND AREA REQUIREMENTS - FOR ZONING B3						
ZONING DESIGNATION			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			MUNICODE		APPENDIX A		
EXISTING ZONING DISTRICT: B-3 (GENERAL BUSINESS)			B-3 (GENERAL BUSINESS)		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., WHOLESALE 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., LIVE-WORK AND UPPER-LEVEL DWELLING) AND MODERATE- TO HIGH-DENSITY MULTIFAMILY DEVELOPMENT (OTHER THAN ALONE OR MIXED WITH COMMERCIAL DEVELOPMENT), COMMUNITY RESIDENCES, AND RECOVERY COMMUNITIES.							
FUTURE LAND USE: C (COMMERCIAL)							

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

SITE DIMENSION REQUIREMENTS			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.5304		SITE WIDTH		
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. 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.			100'-0"		336'-0"		

LOT COVERAGE (MAXIMUM)			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.5304 & 155.4202.A.1		MAX. 80% OF SITE AREA (MAY INCREASE BY UP TO 20%)		
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. MULTIFAMILY AND MIXED-USE DEVELOPMENT THAT INCORPORATES RESIDENTIAL MAY INCREASE LOT COVERAGE BY UP TO 20%.			0.1 * 102,519 SF = 01.31 (1.4 SF (BASED ON NET AREA))		EXISTING BUILDING 10,247 SF (10%) + NEW BUILDING 28,319 SF (27.62%) TOTAL 38,566 SF (37.62%)		

DENSITY (MAXIMUM)			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.5304 & 155.4202.A.1		48 DU / AC		
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. ALL DEVELOPMENT PROJECTS IN A COMMERCIAL LAND USE CATEGORY THAT UTILIZE BROWARD COUNTY POLICY 2.15.3 OR 2.16.4 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.			69 DU / AC (WITH BONUS)		132 UNITS		

BUILDING HEIGHT IN FEET (MAXIMUM)			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.5304		105'-0"		
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 MANGROVE ROOF, OR TO THE MEAN HEIGHT BETWEEN GABLES AND RIDGE OF A GABLE, HIP, CONE, GAMBLE, OR SHED ROOF.			105'-0"		105'-0"		

UNIT SIZE (MINIMUM)			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.4202.A.1		EFFICIENCY / STUDIO		
SEE TABLE 155.4202.A.1.a.ii: FLOOR AREA PER DWELLING UNIT, MINIMUM (SQUARE FEET)			450 SF		N / A		

BUILD-TO-ZONE BUILDING PERCENTAGE			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.4202.A.1		PAVEMENT AREA 3,000 SF (100%)		
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 THE 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 ABUTTING FACADES STILL APPLY.			BUILT-TO-ZONE AREA 3,000 SF (100%) MINIMUM 60% = 1,800 SF		1,800 SF (60.00%) TOTAL PLAZA AREA 3,000 SF (100%)		

PERVIOUS AREA (MINIMUM)			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.5304 & 155.4202.A.1		20% OF THE NET SITE AREA (MAY REDUCE TO 10%)		
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. 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		22,535 SF (21.98%)		

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

PERIMETER LANDSCAPE STRIP FOR VUA (MINIMUM WIDTH)			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.5203.D.3.C		10 FEET (ON LOTS GREATER THAN 100 FEET WIDE)		
PERIMETER LANDSCAPING STRIPS SHALL BE PROVIDED AND MAINTAINED AROUND THE PERIMETER OF A VEHICULAR USE AREA TO SCREEN VIEW OF IT FROM ANY ABUTTING 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		

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

SURFACE PARKING LANDSCAPE ISLAND (MINIMUM LENGTH & WIDTH)			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.5203.A.B		LENGTH 18 FEET		
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.			WIDTH 8 FEET		WIDTH 8 FEET		

FRONT / STREET SETBACK			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.4202.A.1		MIN. 0 FEET MAX. 30 FEET		
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.					20 FEET		

INTERIOR SIDE SETBACK			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.4202.A.1		MIN. 0 FEET		
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.					10 FEET		

REAR SETBACK			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.4202.A.1		MIN. 20 FEET		
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.					24'-0"		

SETBACK ENCROACHMENT			ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH			SECTION 155.9402.C		OPEN BALCONIES		
EVERY PART OF EVERY REQUIRED YARD SHALL REMAIN OPEN AND UNOBTSTRUCTED 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.			MAX. 5 FEET		3 FEET		

4 PARKING AND LOADING REQUIREMENTS							
OFF-STREET PARKING SPACE DIMENSIONS				ALLOWED / REQUIRED		PROVIDED	
CITY OF POMPANO BEACH				SECTION 155.5102.I.1 & 155.5102.I.2		STANDARD	
SEE TABLE 155.5102.I.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 4 INCHES AND A DEPTH/LENGTH OF 36 FEET. THE SPACES SHALL BE MARKED AS COMPACT PARKING SPACES.				STANDARD		STANDARD	
				ADA		ADA	
				12'-0" X 18'-0"		12'-0" X 18'-0"	
				COMPACT		COMPACT	
				8'-6" X 16'-0"		8'-6" X 16'-0"	

OFF-STREET LOADING SPACE DIMENSIONS				ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH				SECTION 155.5102.M.2		WIDTH		
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 REQUIRE A LARGER LOADING BERTH OR ALLOW A SMALLER LOADING BERTH ON DETERMINING THAT THE CHARACTERISTICS OF THE PARTICULAR DEVELOPMENT WARRANT SUCH INCREASE OR REDUCTION AND THE GENERAL STANDARD IS MET.				LENGTH		LENGTH		
				12'-0"		55'-0"		
				VERTICAL CLEARANCE		14'-0"		
				12'-0"		55'-0"		
				17'-3"				

PARKING AISLES WIDTH				ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH				SECTION 155.5102.L.1		ONE-WAY		
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 VEHICLE TO CONVENIENTLY MANEUVER THROUGH THE PARKING AREA AND ACCESS EACH PARKING SPACE WITHOUT DRIVING THROUGH ANY OTHER PARKING SPACE.				23'-0"		23'-0"		
				TWO-WAY				
				23'-0"				

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

NUMBER OF REQUIRED PARKING SPACES - RESIDENTIAL				ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH				SECTION 155.5102.D.1		EFFICIENCY		
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.				N/A		SEE SHEET A-005 FOR DETAILED PARKING COUNT		
				1 BEDROOM		1.5 PS / DU = 88 DU = 132 PS		
				2 BEDROOMS		1.5 PS / DU = 34 DU = 51 PS		
				3 BEDROOMS		2 PS / DU = 10 DU = 20 PS		
				TOTAL		203 PS		

NUMBER OF REQUIRED GUEST PARKING SPACES - RESIDENTIAL			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODE	ORDINANCE NO. 2023 - 72	1 P8 / 5 DU = 132 DU / 5 = 26.4 ROUND UP TO 27 PS	27 PS
1 PER 5 DU; IN ADDITION TO THE REQUIRED PARKING SPACES BASED ON DWELLING UNIT				