

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE POMPANO BEACH CODE OF ORDINANCES, BY AMENDING SECTION 155.3501., "TRANSIT ORIENTED (TO)," AND BY AMENDING BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM: "TOWNHOUSE BUILDING TYPE A AND TYPE B," TO MODIFY AUTHORIZED ACCESS TO TOWNHOUSE DEVELOPMENT WITHIN TRANSIT ORIENTED ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board has reviewed and approved the revised Zoning Amendments; and

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach; and

WHEREAS, two public hearings before the City Commission were held pursuant to the published notice described above, at which hearings the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That Section 155.3501, "Transit Oriented (TO)," of Chapter 155, "Zoning Code," of the Pompano Beach Code of Ordinances is amended as follows:

§155.3501. TRANSIT ORIENTED (TO)

...

O. TO District Design Standards

The following standards shall apply to development in TO districts in addition to any applicable standards in Part 6 (Design Standards) of Article 5 (Development Standards):

1. Exceptions

Properties within the TO District shall be exempted from the following standards:

- a. Section 155.5601.C.2.a (Maximum Building Size);
- b. Section 155.5601.C.2.b (Maximum Building Size);
- c. Section 155.5601.C.3.a (Building Facades);
- d. Section 155.5601.C.3.c (Building Facades);
- e. Section 155.5601.C.5.b (Roofs);
- f. Section 155.5601.C.7 (Location of Off-Street Parking);
- g. Section 155.5602.C.3 (Outparcel Development); and
- h. Section 155.5602.C.7.a (Fenestration/Transparency)

2. Building Configuration and Design

a. Building Length.

Unless further restricted on the Building Typology and Placement Regulating Diagrams, the maximum horizontal dimension of a building shall be 300 feet at any level. For buildings within the FAA height restricted zones (as demonstrated on the Building Heights Regulating Plan of the Overlay District) only, the maximum horizontal dimension of a building may exceed 300-feet in length at any level and the following shall apply:

- i. A centrally located forecourt shall be provided on every facade that exceeds 300 feet in length, with a minimum width and depth of 30 feet,
- ii. The forecourt shall be open to the sky, provide building access and a pedestrian connection to the existing city street grid; and
- iii. If the forecourt is publicly accessible, a minimum of 50% active use shall be provided for the portion of the ground floor fronting the forecourt.

...

- e. The primary entrance of a building shall provide access to a public right-of-way, greenway or an open space. Townhouse development

units that abut a public right-of-way, greenway or an open space must provide direct pedestrian access for those units from the right-of-way, greenway or open space; however, internal units may be configured to obtain access from internal site circulation. Townhouse development shall be designed in a way that maximizes the number of units that front onto public right-of-way or publicly accessible spaces.

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SECTION 2. That “Building Typology and Placement Regulating Diagram, "Townhouse Building Type A and Type B," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is amended to read as follows:

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BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

TOWNHOUSE BUILDING TYPE A

DEFINITION:

A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type A is distinguished by a detached garage/parking area thereby providing a private rear yard in the center of the townhouse lot.

- BUILDING LINE
- - - PROPERTY LINE
- ▨ ACTIVE USE
- ▤ PARKING AREA
- Ⓐ LOT WIDTH
- Ⓑ LOT DEPTH

LOT STANDARDS: MIN. MAX.

a. Lot Width	18'	30'
b. Lot Depth	80'	N/A
c. Lot Area	1800 sf	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	0'	5'

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

NOTES:

- Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.
- Except 10 feet when abutting a passageway.
- Lot Width, Depth, and Area are applied to individual townhouse lots. Other standards are applied to the development site.

PARKING STANDARDS:

The parking for each townhouse lot shall be detached from the principal building and accessed from the rear of the primary structure off an alley or service road. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport. In no case, shall parking be permitted in front of the primary structure.

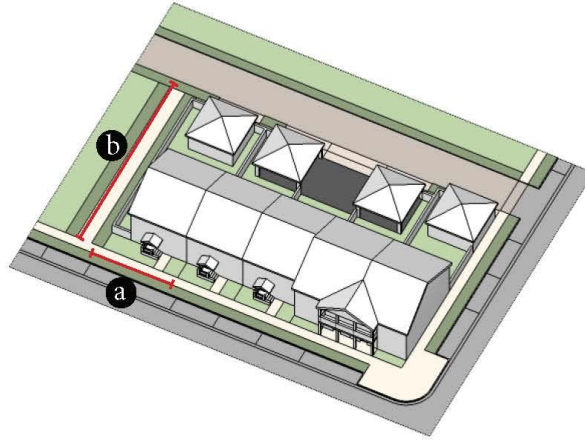
OPEN SPACE STANDARDS:

A minimum of 400 square feet of private open space shall be required in the form of a central/ rear yard for each townhouse lot.

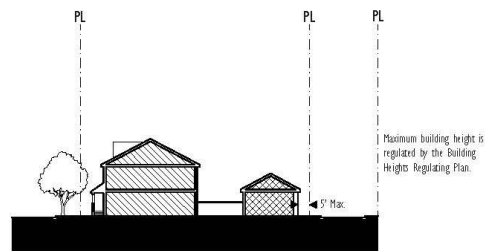
TOWNHOUSE STANDARDS:

Townhouses are an appropriate transitional building type between non-residential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located behind the primary structure.

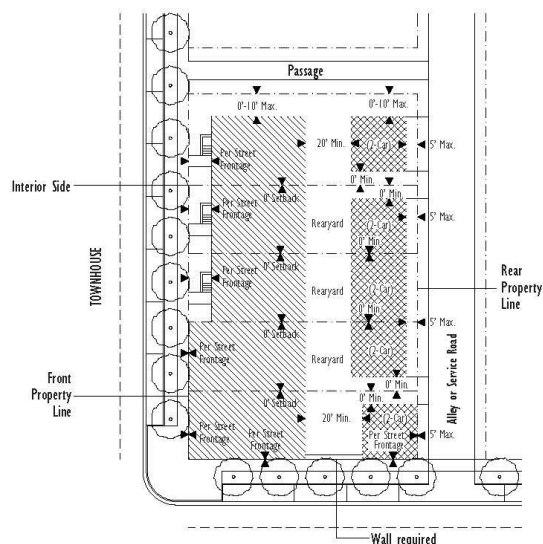
BUILDING MASSING



BUILDING CONFIGURATION



BUILDING SETBACKS



SECTION 3. If any provision of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4. This Ordinance shall become effective upon passage.

PASSED FIRST READING this _____ day of _____, 2025.

PASSED SECOND READING this _____ day of _____, 2025.

REX HARDIN, MAYOR

ATTEST:

KERVIN ALFRED, CITY CLERK

JES/mcm
4/10/2025
l:ord/ch155/2025-133