3 ZONING REGULATIONS AND AREA REQUIREMENTS - FOR ZONING B3

ZONING DESIGNATION			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	-	ZONING MAP		
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., LIVE-WORK AND UPPER-STORY DWELLINGS) AND MODERATE- TO HIGH-DENSITY MULTIFAMILY DEVELOPMENT (EITHER STAND-ALONE OR MIXED WITH COMMERCIAL DEVELOPMENT), COMMUNITY RESIDENCES, 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		
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	MUNICODE	SECTION 155.3304	SITE WIDTH	SITE DEPTH	SITE AREA	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. **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"**	**-**	MIN. **10,000 SF** MAX. **5 AC**	**336'-0"**	**305'-0"**	**102,393 SF**

LOT COVERAGE (MAXIMUM)			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTIONS 155.3304 & 155.4202.A.1	MAX. 60% OF SITE AREA (MAY INCREASE BY UP TO 20%)	EXISTING BUILDING 10,247 SF (10%) + NEW BUILDING 28,872 SF (28.16%) **TOTAL** **39,119 SF (38.16%)**
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. **MULTI-FAMILY AND MIXED-USE DEVELOPMENT THAT INCORPORATES RESIDENTIAL MAY INCREASE LOT COVERAGE BY UP TO 20%.**			0.6 * 102,393 SF = 61,435.8 SF (BASED ON NET AREA)	

DENSITY (MAXIMUM)			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTIONS 155.3304 & 155.4202.A.1	**46 DU / AC 69 DU / AC (WITH BONUS)**	**132 UNITS**
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 2.16.3 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.**			46 DU * 2.351 AC **108 UNITS** 69 DU * 2.351 AC **162 UNITS (WITH BONUS)**	

BUILDING HEIGHT IN FEET (MAXIMUM)			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTION 155.3304		
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 MANSARD ROOF, OR TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE OF A GABLE, HIP, CONE, GAMBREL, OR SHED ROOF.			105'-0"	**105'-0"**

UNIT SIZE (MINIMUM)			ALLOWED / REQUIRED		PROVIDED	
CITY OF POMPANO BEACH	MUNICODE	SECTION 155.4202.A.1	EFFICIENCY / STUDIO	450 SF	**EFFICIENCY / STUDIO**	**N / A**
SEE TABLE 155.4202.A.1.a.iii: FLOOR AREA PER DWELLING UNIT, MINIMUM (SQUARE FEET)			1 BEDROOM UNIT	575 SF	**1 BEDROOM UNIT**	**700 SF**
			2 BEDROOMS UNIT	750 SF	**2 BEDROOMS UNIT**	**1,000 SF**
			3 BEDROOMS UNIT	850 SF	**3 BEDROOMS UNIT**	**1,250 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 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.			BUILD-TO-ZONE AREA 2,470 SF (100%) **MINIMUM 60% = 1,482 SF**	PAVEMENT AREA 1,033 SF (41.82%) PLANTING AREA 1,437 SF (58.18%) **TOTAL PLAZA AREA 2,470 SF (100%)**

PERVIOUS AREA (MINIMUM)			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTIONS 155.3304 & 155.4202.A.1	20% OF THE NET SITE AREA (MAY REDUCE TO 10%)	**22,902 SF (22.37%)**
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. **MULTI-FAMILY 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 * 102,393 SF = 20,478.6 SF**	

PERIMETER LANDSCAPE BUFFER (MINIMUM WIDTH)			ALLOWED / REQUIRED		PROVIDED
CITY OF POMPANO BEACH	MUNICODE	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	**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 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 (ON LOTS GREATER THAN 100 FEET WIDE)	**10 FEET**

SURFACE PARKING LANDSCAPE ISLAND LOCATION			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTION 155.5203.4.B	AT EACH END OF EVERY ROW OF PARKING SPACES	**PROVIDED SEE SHEET A-080**
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 A SPACING NO GREATER THAN ONE EVERY TEN PARKING SPACES.			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 155.5203.4.B	**LENGTH**	18 FEET	**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	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. 0 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	**20 FEET**

SETBACK ENCROACHMENT			ALLOWED / REQUIRED		PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTION 155.9402.C			
EVERY PART OF EVERY REQUIRED YARD SHALL REMAIN OPEN AND UNOBSTRUCTED FROM THE GROUND TO THE SKY EXCEPT AS OTHERWISE ALLOWED IN TABLE 155.9402.A, 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	**0 FEET**

4 PARKING AND LOADING REQUIREMENTS

OFF-STREET PARKING SPACE DIMENSIONS			ALLOWED / REQUIRED		PROVIDED	
CITY OF POMPANO BEACH	MUNICODE	SECTIONS 155.5102.I.1 & 155.5102.I.2				
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 6 INCHES AND A DEPTH/LENGTH OF 16 FEET. THE SPACES SHALL BE MARKED AS COMPACT PARKING SPACES.			**STANDARD**	9'-0" X 18'-0"	**STANDARD**	**9'-0" X 18'-0"**
			ADA	12'-0" X 18'-0"	**ADA**	**12'-0" X 18'-0"**
			COMPACT	8'-6" X 16'-0"	**COMPACT**	**8'-6" X 16'-0"**

OFF-STREET LOADING SPACE DIMENSIONS			ALLOWED / REQUIRED			PROVIDED		
CITY OF POMPANO BEACH	MUNICODE	SECTION 155.5102.M.2	WIDTH	LENGTH	VERTICAL CLEARANCE	WIDTH	LENGTH	VERTICAL CLEARANCE
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.			**12'-0"**	**55'-0"**	**14'-0"**	**12'-0"**	**55'-0"**	**17'-3"**

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

DIVEWAY WIDTH			ALLOWED / REQUIRED	PROVIDED
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"**	**ONE-WAY**	**14'-0"**
			TWO-WAY	**24'-0"**	**TWO-WAY**	**24'-0"**

NUMBER OF REQUIRED PARKING SPACES - RESIDENTIAL			ALLOWED / REQUIRED		PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTIONS 155.4202.A.1 & 155.5102.D.1	**EFFICENCY**	**1 PS / DU** 1 (X) 125 DU = 125 PS	**SEE SHEET A-005 FOR DETAILED PARKING COUNT**
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 BEDROOM**		
			2 BEDROOMS		
			3 BEDROOMS	**2 PS / DU = 7 DU = 14 PS**	
			TOTAL	**139 PS**	

NUMBER OF REQUIRED GUEST PARKING SPACES - RESIDENTIAL			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODE	ORDINANCE NO. 2023 - 72		
1 PER 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		PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTION 155.5102.D.1	**PROPOSED RETAIL**	1 PS / 300 GFA = 3,650 SF / 300 SF = 12.17 PS	**SEE SHEET A-005 FOR DETAILED PARKING COUNT**
TOTAL NUMBER OF REQUIRED PARKING OF COMMERCIAL USES (INCLUDING BOTH EXISTING AND PROPOSED COMMERCIAL USES). SEE SHEET A-005 FOR DETAILED PARKING COUNT			**EXISTING BANK**	1 PS / 300 GFA = 3,250 SF / 300 SF = 10.83 PS	
			EXISTING OFFICE	1 PS / 400 GFA = 75,464 SF / 400 SF = 188.71 PS	
			TOTAL	**212 PS**	

NUMBER OF REQUIRED PARKING SPACES WITH PARKING REDUCTION			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTIONS 155.5102.K.1 & 155.5102.K.2	**PARKING REDUCTION**	
THE MINIMUM NUMBER OF PARKING SPACES REQUIRED IN SECTION 155.5102.D.1, MINIMUM NUMBER OF OFF-STREET PARKING SPACES, MAY BE REDUCED THROUGH IMPLEMENTATION OF ONE OR MORE OF THE FOLLOWING STRATEGIES FOR REDUCING PARKING DEMAND. **1. TRANSIT ACCESSIBILITY** THE DEVELOPMENT SERVICES DIRECTOR MAY AUTHORIZE UP TO A **15 PERCENT REDUCTION** IN THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY TABLE 155.5102.D.1, MINIMUM NUMBER OF OFF-STREET PARKING SPACES, FOR USES LOCATED WITHIN 1,000 FEET OF A BUS OR RAPID TRANSIT STOP. **2. SPECIAL FACILITIES FOR BICYCLE COMMUTERS** THE DEVELOPMENT SERVICES DIRECTOR MAY AUTHORIZE UP TO A **FIVE PERCENT REDUCTION** IN THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY TABLE 155.5102.D.1, MINIMUM NUMBER OF OFF-STREET PARKING SPACES, FOR DEVELOPMENTS THAT PROVIDES BOTH OF THE FOLLOWING: A. ENCLOSED (INDOOR OR LOCKER) AND SECURE BICYCLE PARKING SPACES EQUAL TO AT LEAST FIVE PERCENT OF THE NUMBER OF VEHICLE PARKING SPACES PROVIDED; AND B. SHOWER AND DRESSING AREAS FOR EMPLOYEES.			**TRANSIT ACCESSIBILITY** 15% OF TOTAL REQUIRED PS **0.15 * 379 PS = 56.85 PS** **SPECIAL FACILITIES FOR BICYCLE COMMUTERS** 5% OF TOTAL REQUIRED PS **0.05 * 379 PS = 18.95 PS** TOTAL REQUIRED PARKING WITH PARKING REDUCTION **= 379 PS - 56.85 PS - 18.95 PS = 303.2 PS**	**SEE SHEET A-005 FOR DETAILED PARKING COUNT**

NUMBER OF REQUIRED ADA PARKING SPACES			ALLOWED / REQUIRED		PROVIDED
U.S. DEPARTMENT OF JUSTICE CIVIL RIGHTS DIVISION	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	**TABLE 208.2 PARKING SPACES**	TOTAL NUMBER OF PARKING SPACES PROVIDED IN A PARKING LOT OR FACILITY	SPACES	
THE NUMBER OF ACCESSIBLE PARKING SPACES MUST BE CONSIDERED SEPARATELY FOR EACH PARKING STRUCTURE (LOT OR GARAGE), NOT BASED ON THE TOTAL NUMBER OF PARKING SPACES PROVIDED ON A SITE.			1 TO 25	1	**8 SPACES**
			26 TO 50	2	
			51 TO 75	3	
			76 TO 100	4	
			101 TO 150	5	
			151 TO 200	6	
			201 TO 300	7	
			301 TO 400	8	
			401 TO 500	9	
			500 TO 1000	2% OF TOTAL	
			1000 AND OVER	20, PLUS 1 FOR EACH 100	

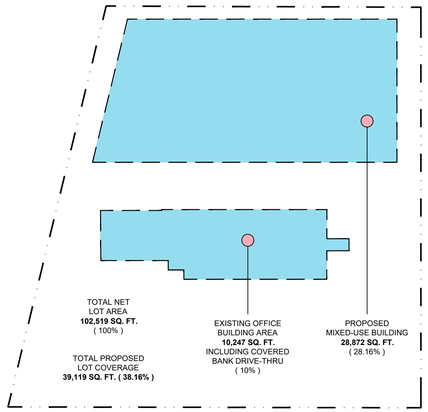
NUMBER OF ALLOWED COMPACT PARKING SPACES (MAXIMUM)			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTION 155.5102.I.2		
WHEN COMPACT PARKING SPACES PROVIDED IN A PARKING GARAGE, THE DIMENSIONS OF UP TO 20% OF THE REQUIRED OFF-STREET PARKING SPACES MAY BE REDUCED TO A WIDTH OF 8 FEET AND 6 INCHES AND A DEPTH/LENGTH OF 16 FEET. THE SPACES SHALL BE MARKED AS COMPACT PARKING SPACES.			**20% OF TOTAL REQUIRED PARKING SPACES** **0.2 * 304 PS = 60.8 PS**	**38 SPACES, SEE FLOOR PLANS FOR LOCATION**

NUMBER OF REQUIRED BICYCLE RACKS			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTION 155.5102.L.1		
ALL PARKING AREAS CONTAINING MORE THAN TEN PARKING SPACES SHALL PROVIDE BICYCLE RACKS OR LOCKERS SUFFICIENT TO ACCOMMODATE THE PARKING OF AT LEAST FOUR BICYCLES FOR EACH TEN PARKING SPACES, OR MAJOR FRACTION THEREOF, ABOVE TEN SPACES—PROVIDED THAT NO MORE THAN 20 BICYCLE PARKING SPACES SHALL BE REQUIRED IN ANY ONE PARKING AREA.			**4 BICYCLE RACKS PER 10 PARKING SPACES (MAX. 20 SPACES)**	**26 BICYCLE RACKS**

NUMBER OF REQUIRED LOADING BERTHS			ALLOWED / REQUIRED		PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTION 155.5102.M.1	**GFA (SF)**	**BERTHS**	
SEE TABLE 155.5102.M.1: MINIMUM NUMBER OF OFF-STREET LOADING BERTHS			20,000 - LESS THAN 50,000	**1**	**1 BERTH**
			50,000 - LESS THAN 75,000	**2**	
			75,000 - LESS THAN 120,000	**3**	

NUMBER OF ALLOWED EV PARKING SPACES			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODE	SECTION 155.5102.E		
UP TO TEN PERCENT OF THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES MAY BE USED AND DESIGNATED AS ELECTRIC VEHICLE (EV) CHARGING STATIONS, SUBJECT TO THE STANDARDS IN SUBSECTION [ ] BELOW. THE DEVELOPMENT SERVICES DIRECTOR SHALL HAVE AUTHORITY TO APPROVE THE USE AND DESIGNATION OF ADDITIONAL REQUIRED PARKING SPACES AS ELECTRIC VEHICLE CHARGING STATIONS, PROVIDED THAT SUCH ADDITIONAL SPACES SHALL COUNT AS ONLY ONE-HALF OF A PARKING SPACE WHEN COMPUTING THE MINIMUM NUMBER OF PARKING SPACES REQUIRED. PARKING SPACES USED AS ELECTRIC VEHICLE CHARGING STATIONS SHALL CONSIST AS ONE OR MORE GROUP(S) OF CONTIGUOUS SPACES LOCATED WHERE THEY CAN BE READILY IDENTIFIED BY ELECTRIC VEHICLE DRIVERS (E.G., THROUGH DIRECTIONAL SIGNAGE), BUT WHERE THEIR USE BY NON-ELECTRIC VEHICLES IS DISCOURAGED (E.G., NOT IN LOCATIONS MOST CONVENIENT TO THE ENTRANCES OF THE BUILDINGS SERVED).			MAX. 10% OF REQUIRED PARKING SPACES **= 0.1 * 304 PS = 30.4 PS**	**32 SPACES, SEE FLOOR PLANS FOR LOCATION**

01 A-004 ZONING CODE ANALYSIS & PARKING REQUIREMENTS
SCALE:NTS



02 A-004 DIAGRAM LOT COVERAGE CALCULATION
SCALE: 1" = 60'-0"

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SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

ISSUE FOR:

DRC SUBMITTAL

REV.	DATE	DESCRIPTION
01	01-29-2025	D.R.C. SUBMITTAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE SCALED DIRECTLY FROM THIS DRAWING.

Key section

Client

VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
TEL: 305.833.3303

Project

1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT)

1600 SOUTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33062

Title

ZONING CODE ANALYSIS & PARKING REQUIREMENTS

Drawn	Field
J. WU	ARCHITECTURE
Verified	Scale
N. TREMBLAY	as shown
Approved	Date
S. L'ECUYER	03-12-2025
Project Manager	Dwg. no.
J. WU	A-004
Project	
24-838	

DRC
PZ24-1200002
04/16/2025