

DRC

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3 ZONING REGULATIONS AND AREA REQUIREMENTS - FOR ZONING B3				
ZONING ORIENTATION		ZONING MAP		
CITY OF POMPANO BEACH				
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 PART SALES AND SERVICE USES, THEATERS, HOTELS, CHILD CARE FACILITIES, VOCATIONAL OR TRADE SCHOOLS, HEALTH CARE FACILITIES, PLACES OF WORSHIP). IT ALSO ACCOMMODATES RESIDENTIAL USES (E.G., LOW-DENSITY RESIDENTIAL USES, LOW- AND MEDIUM-DENSITY RESIDENTIAL USES, AND MODERATE- TO HIGH-DENSITY MULTIFAMILY DEVELOPMENT (OTHER THAN 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 155.5304		
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.			SITE WIDTH			SITE AREA		
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 6 AC		
						336'-0"		
						305'-0"		
						102,519 SF		

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 BUILDING		
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)			* NEW BUILDING		
						28,318 SF (27.62%)		
						TOTAL		
						38,566 SF (37.62%)		

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 (WITH BONUS)			EXISTING BUILDING		
ALL DEVELOPMENT PROJECTS IN A COMMERCIAL LAND USE CATEGORY THAT UTILIZE BROWARD COUNTY POLICY 2.15.3 OR 2.16.2.4 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		
			48 DU * 2.354 AC			108 UNITS		
			69 DU * 2.354 AC			162 UNITS (WITH BONUS)		

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 CROWN LINE OF A MANGROVE ROOF, OR TO THE MEAN HEIGHT BETWEEN GABLES AND RIDGE OF A GABLE, HIP, CONE, GAMBLE, OR SHED ROOF.			100'-0"		105'-0"	

UNIT SIZE (MINIMUM)			ALLOWED / REQUIRED			PROVIDED		
CITY OF POMPANO BEACH			MUNICODE			SECTION 155.4202.A.1		
SEE TABLE 155.4202.A.1.a.ii: 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 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		PAVEMENT AREA	
			3,000 SF (100%)		3,000 SF (100%)	
			MINIMUM 60% = 1,800 SF		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%)		22,535 SF (21.98%)	
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			

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 ABUTTING PROPERTY AND ABUTTING RIGHTS-OF-WAY.			BETWEEN MIXED-USE DEVELOPMENT AND LAND WITHIN A RESIDENTIAL ZONING		10 FEET	
			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			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.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 A 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		LENGTH	
			18 FEET		18 FEET	
			WIDTH		WIDTH	
			8 FEET		8 FEET	

FRONT / STREET SETBACK			ALLOWED / REQUIRED		PROVIDED	
CITY OF POMPANO BEACH			MUNICODE		SECTION 155.4202.A.1	
SETBACK, FRONT YARD			MIN. 0 FEET MAX. 30 FEET		20 FEET	
THE SHORTEST HORIZONTAL DISTANCE FROM THE FRONT LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.						

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

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

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		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				STANDARD		STANDARD	
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 16 FEET. THE SPACES SHALL BE MARKED AS COMPACT PARKING SPACES.				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	MUNICODE	SECTION 155.5102.M.2	WIDTH	LENGTH	WIDTH	LENGTH
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"	12'-0"	55'-0"
					12'-0"	17'-3"