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3 DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS - WEST PARCEL

DESCRIPTION	VALUE	CODE SECTION	ALLOWED / REQUIRED	PROVIDED
ZONING	**CRA Boundary = Yes** **Special Zoning District = (TO) Transit Oriented** **Overlay District = Downtown Pompano Beach** **Sub-Areas Regulating Plan = EDGE**	POMPANO BEACH ZONING MAP	**CRA** **TO** **DOWNTOWN POMPANO BEACH** **EDGE**	**CRA** **TO** **DOWNTOWN POMPANO BEACH** **EDGE**
BUILDING HEIGHT	The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof .	POMPANO BEACH ZONING CODE SEC. 155.3708.	**MAX 35 FEET** **+ 12 FEET WITH BONUS**	**38'-8"**
DENSITY	**Optional Residential (O.R.)** **Min. 12 units / acre NET - Max. 18 units / acre NET** 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	POMPANO BEACH ZONING CODE SEC. 155.3708.	**= SITE (X) RATIO** **= 0.950 AC (X) 18 Units / AC** **= 17.1 Residential Units** **= 17 Residential Units**	**26 RESIDENTIAL UNITS**
DENSITY (WITH BONUS)	**Optional Residential (O.R.)** **Min. 12 units / acre NET - Max. 18 units / acre NET** **+ 10 units / acre with bonus** 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	POMPANO BEACH ZONING CODE SEC. 155.3708.	**= SITE (X) RATIO** **= 0.950 AC (X) 28 Units / AC** **= 26.6 Residential Units** **= 26 Residential Units**	**26 RESIDENTIAL UNITS**
USES	**LAND USE = MIXED-USE MAIN STREET-2.** **RESIDENTIAL** = Not Permitted on 1st Floor **NON-RESIDENTIAL** = REQUIRED on 1st floor, and Optional on 2nd Floor and above	POMPANO BEACH ZONING CODE SEC. 155.3708.	**1st Floor = Retail** **2nd Floor + = Residential**	**1st Floor = Retail** **2nd Floor + = Residential**
BUILDING TYPE	The TO district is a form based district that includes a list of permitted building typologies. All new buildings shall conform to one of the permitted building typologies. The diagrams provide a schematic representation of the various building typologies and demonstrate the required setbacks, lot standards, and profiles of structures. Not all building typologies are permitted in each overlay district.	POMPANO BEACH ZONING CODE SEC.155.3501.N.4	**Tower & Liner = NO** **Courtyard Building = YES** **Flex Building = YES** **Townhouses = YES**	**FLEX BUILDING**
BUILDING FRONTAGE & ACTIVE USE	Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break shall be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid.	POMPANO BEACH ZONING CODE SEC.155.3501.O.2.c	**MAX. BUILDING FRONTAGE** 160 FEET	**160'**
LOT SIZE	The lot width, lot depth & Lot Area are determined by the building typology and placement regulating diagram	POMPANO BEACH ZONING CODE SEC.155.3501.N.4	**FLEX** **Lot Width** **25' MIN - 350' MAX** **Lot Depth** **70' MIN** **Lot Area** **N/A**	**FLEX** **Lot Width** **272'-10"** **Lot Depth** **150'-0"** **Lot Area** **40,922 SF**
MINIMUM UNIT SIZE	The sum of the gross horizontal (SF) of each floor of a dwelling unit, measured from the exterior walls or the centerline of party walls.	POMPANO BEACH ZONING CODE SEC.155.3708.G.2.b	**Efficiency =** 450 SF **1 Bedroom =** 575 SF **2 Bedrooms =** 850 SF **3 Bedrooms =** 1,100 SF	**Efficiency = N/A** **1 Bedroom = 725 SF** **2 Bedrooms = 900 SF** **3 Bedrooms = N/A**
LANDSCAPE REQUIREMENTS	The minimum width of the perimeter landscaping strip shall be always 5 feet, regardless of the development type. Each landscape island and landscape area shall be at least 5 feet wide.	POMPANO BEACH ZONING CODE SEC.155.3708.J.2.a.b.	**Perimeter Landscape** 5 feet wide **Landscape Island** 5 feet wide	**Perimeter Landscape** **10'-0"** **Landscape Island** **9 feet wide**

PERVIOUS AREA	The Pervious Area are determined by the building typology and placement regulating diagram Pervious = Measuring the total horizontal land area (Sf) covered by pervious surfaces on the LOT, expressed in %	POMPANO BEACH ZONING CODE SEC.155.3501.N.4	MIN. 10% (AT GRADE) = 4,092 SF	**7,902 SF (19%)**
OPEN SPACES	All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum 10% of the site for common, private open space.	POMPANO BEACH ZONING CODE SEC.155.3501.N.4	MIN. 10% = 4,092 SF	**2,6984 SF (66%)**
STREET SETBACK	In the EDGE Sub-Area, for Building Types including Courtyard Building, Flex Building & Townhouses; The minimum Setback should be 10 feet and maximum 20 feet. There is a Specific Streets Seback on DR. MARTIN LUTHER KING (MLK) JR BLVD. = 6 FEET	POMPANO BEACH ZONING CODE SEC.155.3708.G.1	**FLEX** **NW 7TH AVE** MIN. 10 FEET MAX. 20 FEET **NW 3RD ST** MIN. 6 FEET	**FLEX** **NW 7TH AVE** **20 FEET** **NW 3RD ST** **20 FEET**
INTERIOR SIDE & REAR SETBACKS	The interior side setbacks and the rear setbacks are determined by the building typology and placement regulating diagram. The shortest horizontal distance from the side (or rear) lot line of a lot to the nearest point of a principal structure on the lot.	POMPANO BEACH ZONING CODE SEC.155.3708.G.2.b	**FLEX** **SIDE** 0' - 0" **REAR** 0' - 0"	**FLEX** **SIDE** **10' - 0"** **REAR** **7' - 6"**
PARKING SPACE DIMENSIONS	When 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.	POMPANO BEACH ZONING CODE SEC.155.5102.I.1	**Parking Space Dimensions** 9' x 18' **Compact (20% of Total)** 8.5' X 16'	**Parking Space Dimensions** **9' x 18'** **Compact (18% of Total)** **8.5' X 16'**
PARKING COUNT	Except as expressly exempted by other sections within this Code, new development shall provide the minimum number of off-street parking spaces in accordance with Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, based on the principal use(s) involved and the extent of development.	POMPANO BEACH ZONING CODE SEC.155.5102.D.	**RETAIL** 1 PS / 300 SF = 3,000 SF / 300 SF = 10 PS **MULTI-FAMILY** 1 PS / DU = 26 PS	**RETAIL** **10 PS** **MULTI-FAMILY** **44 PS**
PARKING AISLES	For 2-WAY traffic = Aisle width 23'-0" For ONE-WAY Traffic, Aisles shall be at least 23'-0" especially if there is 90 degrees parking spaces located next to the aisles. The Service director may approve an aisles width less than the minimum if there is enough maneuver through the parking area	POMPANO BEACH ZONING CODE SEC.155.5102.D.1	**Two-Way Traffic** 23'-0" **One-Way Traffic** 23'-0"	**23'-0"**
LOADING AREA DIMENSIONS	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.	POMPANO BEACH ZONING CODE SEC.155.5102.M.2	**12' X 55' X 14' (HEIGHT)**	**12' X 55' (OPEN TO SKY)**
LOADING AREA COUNT	Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner.	POMPANO BEACH ZONING CODE SEC.155.5102.M.1.	**MULTI-FAMILY** Not Required **RETAIL** N/A	**1 LOADING AREA**

WEST PARCEL

	STUDIO	1 BD	1 BD + DEN	2 BDS	3 BDS	TOTAL
LEVEL 03	-	5	2	6	-	13
LEVEL 02	-	5	2	6	-	13
LEVEL 01	-	-	-	-	-	0
TOTAL	0	10	4	12	0	26
	0.00%	**38.46%**	**15.38%**	**46.15%**	**0.00%**	**100.00%**
			53.85%			

WEST PARCEL

	RETAIL	SELLABLE UNITS	COMMON AREAS	VERTICAL CIRCULATION	MECHANICAL ROOMS	TOTAL
LEVEL 03	-	11,380	1,230	415	140	13,165
LEVEL 02	-	11,380	1,230	415	140	13,165
LEVEL 01	3,000	-	1,500	575	650	5,725
TOTAL	3,000	22,760	3,960	1,405	930	32,055
	9.36%	71.00%	12.35%	4.38%	2.90%	100.00%
		83.36%				

WEST PARCEL PARKING COUNT

AVERAGE UNIT SIZE	875.38
RETAIL	
1 PS / 300 SF	
3000 SF / 300 SF	10 PS
RESIDENTIAL	
26 UNITS X 1 PS/UNIT	26 PS
TOTAL REQUIRED	36 PS
TOTAL PROVIDED	54 PS

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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

Stephane L'Ecuyer
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#	Date	Description

Notes
DRC (DEVELOPMENT REVIEW COMMITTEE)
Not for construction

Professionals

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ICG CGP 58, LLC
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ARCHITECT
IDEA ARCHITECT
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CIVIL
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PATAGONIA
NW 7TH AVENUE & NW 3RD STREET,
POMPANO BEACH, FLORIDA 33060

Title
ZONING CODE ANALYSIS

Drawn	Field
Daniel Dussan	Architecture
Verified	Scale
Nicol Tremblay	
Approved	
Juan Duris	3-27-24
Project Manager	Proj. no. Page
Jacob Wu	
Project Architect	
Stephane L'Ecuyer	

DRC
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