

Basic District Regulations

Land Uses

The intended land use character for the District shall be of a multi-family residential neighborhood. It may consist of one residential type or a mix of such multi-family residential unit types. The following table establishes the District's permitted uses:

Residential Use Type (Based on Appendix A: Consolidated Use Table)	
Dwelling, live/work	Not-permitted
Dwelling, mobile home	Not-permitted
Dwelling, multi-family	Permitted
Dwelling, single-family	Permitted
Dwelling, single-family (zero lot line)	Special Exception
Dwelling, two-family	Permitted
Dwelling, mixed-use	Not-permitted
Family Community Residence	Permitted
Transitional Community Residence	Special Exception
Mobile Home Park	Not-permitted

For clarification, Dwelling, multi-family can include but is not limited to: duplex, triplex, villa, courtyard apartment, garden apartment, and bungalow court.

All accessory uses permitted under the RPUD district as listed in Appendix A: Consolidated Use Table of the Land Development Code are permitted in this District.

Dimensional Standards

The following table establishes the District's intensity and dimensional standards:

Intensity and Dimension Standards	
District Net Area Minimum	8.24 acres
District Gross Area Minimum	8.644 acres
Density, maximum (DU/A)	12
Lot Coverage, maximum	30%
Lot Area, minimum	8,000
Lot Width, minimum	70 feet
Pervious Surface, minimum	30%
Building Height, maximum	35 feet
Vehicular Use Area Landscaping	5%

Minimum Plot Setbacks (Adjoining Residential Districts)	
Front Yard	25 feet
Interior Side Yard	8 feet
Rear Yard	15 feet

Development Phasing

The Planned Development will be constructed in only one (1) phase.

Conversion Schedule

Conversion of dwelling unit types will be at a 1 to 1 ratio (ex. 1 garden apartment unit is equivalent to 1 villa unit), as is typical by the Land Development Code. No other conversion schedule is proposed.

Modification of City’s Development Standards

The District modifies the following applicable regulations in Chapter 155 (Zoning) of Pompano Beach’s Land Development Code:

Code Section	Deviation
155.3207 (C)	Utilize Table 155.4202.A.2.c (Floor area per dwelling unit, minimum) for all permitted unit square footages
155.5203 (D)(5)(a)	5’ minimum landscape area between vehicular area and building
155.5101 (H)(3)(a)(i)	5’ minimum bike path width
155.5101 (I)(1)(b)(i)	Does not apply to internal roadways abutting Wellness track (to allow for separation between wellness track and roadway)

For justifications on the deviations listed above, refer to **Exhibit “H” (Deviations Table)**.

Deviation Table

Chapter 155 Standards Modifications				
Code Section	Type	Description	Deviation	Justification
155.5203 (D)(5)(a)	Base Building Planting	Reduction of buffer between building and VUA	Reduce the minimum of 8' for each 15' of building façade to a 5' minimum requirement	This code requirement would create wasted passive landscaping spaces between buildings and vehicular use areas. Instead, the district proposes a reduction to 5' minimum in to expand the size of the green corridors. Rather than providing the buffers, the concept condenses the landscape areas and adds them into the shared courtyard green spaces and wellness track, thus activating them into useful amenities for residents.
155.5101 (H)(3)(a)(i)	Bike Paths	Reduction in path dimension	Reduce the minimum 7' path requirement to 5'	This requirement would create inconsistent pathways around the neighborhood, disrupting the unified design of the pathway network. The district proposes a reduction in the required pathway dimension to 5'. The concept plans to create an extensive multi-modal layout for both pedestrian and bicycle use through the wellness track, apart from the sidewalks along internal driveways and green areas.
155.5101 (I)(1)(b)(i)	Sidewalk provision	Modify requirement needing to install sidewalks on both sides of internal roadways	Internal roadways that abut the Wellness track can place their sidewalk at a distance	The concept of the Wellness track is to provide a slight separation from internal vehicular traffic. This would allow residents to peacefully enjoy the landscaped buffer. While the requested deviation does not eliminate the need for a sidewalk, the wellness track should be allowed to be placed away from internal roadways, and no secondary sidewalk should be installed in between the roadway and wellness track. To clarify, this modification does not affect the provision of a sidewalk along NW 6 th Avenue, as that is an exterior roadway.

RD-1 District Standards Modifications			
RD-1 Standard	Description	Deviation	Justification
Minimum Floor Area per Dwelling Unit	Maintain consistency with affordable housing standards	Utilize Table 155.4202.A.2.c	Due to the project's affordable housing character, the applicant would prefer to use the existing standards for affordable units. No deviation from Table 155.4202.A.2.c is requested. This modification is a clarification that the affordable standards prevail in the district rather than the RD-1 standards.