

PZ25-12000015
11/05/2025

A. Purpose

Typical Building Type

Typical Building Type

The Heavy Business (B-4) district is established and intended to accommodate a wide and diverse range of moderate- to high-intensity retail, service, office, recreation/entertainment, and institutional uses that provide goods and services serving a community, city-wide, and regional customer bases. It also accommodates the city's major employment-generating non-industrial uses, as well as wholesaling, warehousing, and limited light manufacturing uses. Residential uses are generally inappropriate in this district, however, on the NW 31st Avenue Corridor between Dr. Martin Luther King, Jr. Boulevard and Atlantic Boulevard, the city will allow mixed use and residential projects.



B. Use Standards

See Appendix A : Consolidated Use Table, and use-specific standards in Article 4: Use Standards.

C. Intensity and Dimensional Standards ¹

Lot area, minimum (sq ft)	10,000
---------------------------	--------

Lot width, minimum (ft)	100
-------------------------	-----

Density, maximum (du/ac)	n/a ⁴
--------------------------	------------------

Lot coverage, maximum (% of lot area)	60
---------------------------------------	----

Pervious area, minimum (% of lot area)	20
--	----

Height, maximum (ft)	105 ²
----------------------	------------------

Front yard setback, minimum (ft)	0
----------------------------------	---

Street side yard setback, minimum (ft)	0 ³
--	----------------

Setback from a waterway or canal, minimum (ft)	15
--	----

Setback from the historic dune vegetation line, minimum (ft)	25
--	----

Interior side yard setback, minimum (ft)	0 ³
--	----------------

Rear yard setback, minimum (ft)	30
---------------------------------	----

Dimensional Standards for Accessory Structures

See Accessory Use -Specific standards in Article 4: Part 3.

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.

2. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.

3. Increased 1 ft for each 4 ft (or major fraction thereof) the structure's height exceeds 50 ft.

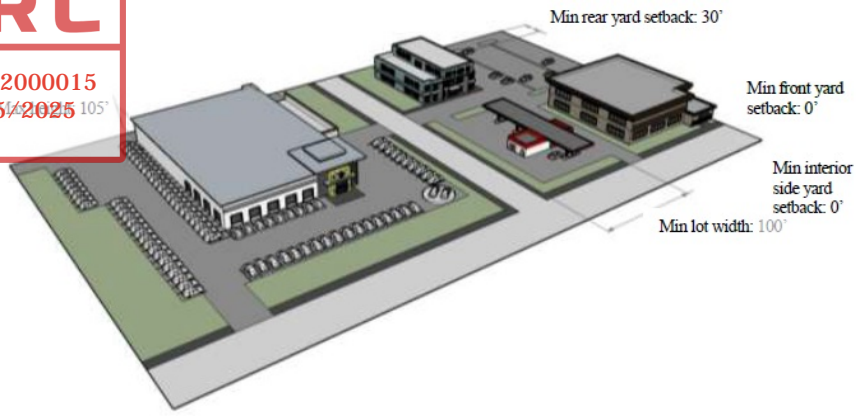
4. Mixed Use and Multi-family Residential Development along the NW 31st Avenue between Dr. MLK, Jr Blvd and Atlantic Blvd may be permitted in the same manner (intensity and dimensional standards, development standards) as a B-3 (155.3304) Zoned property, subject to allocation of flex or reserve units in accordance with Chapter 154, Planning or the allocation of residential units in accordance with County Affordable Housing Policy 2.16.3 (if less than 10-acres) or Policy 2.16.4 and Article 3, Use Standards.

If the B-4 zoned areas adjacent to the 11-acre park west of NW 31st Avenue and east of Luzano and the Golfview Estates MHP are redeveloped to residential or mixed use, ensure the future site plans for those properties provide access from NW 31st Avenue to the City's wellfield on the 11-acre park site, as deemed necessary by Water Utilities at the time of site plan approval.

Typical Development Configuration

DRC

PZ25- 12000015
11/05/2025



(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13; Am. Ord. [2020-40](#), passed 2-11-20; Am. Ord. [2023-62](#), passed 7-25-23)