

Staff Report

File #: LN-376

PLANNING AND ZONING BOARD
Meeting Date: DECEMBER 21, 2022

TEXT AMENDMENT


Request: Text Amendment - Corrections & Revised Design Standards
P&Z# N/A
Owner: N/A
Project Location: N/A
Folio Number: N/A
Land Use Designation: N/A
Zoning District: N/A
Commission District: N/A
Agent: N/A
Project Planner: Daniel Keester-O'Mills (954-786-5541 / daniel.keester@copbfl.com)

Summary:

The Development Services Department has prepared a text amendment to Chapter 155 which seeks to ensure the general purpose of each zoning district reflects the uses permitted in that district. Some uses were amended without editing the purposes statement of the individual zoning. Additionally, this text amendment includes design changes requested by the Architectural Appearance Committee.

Chapter 155, Article 3, Part 2


155.3206. SINGLE-FAMILY RESIDENCE LEISUREVILLE (RS-L)

A. Purpose	Typical Building Type
<p>The Single-Family Residence Leisureville (RS-L) district is established and intended to accommodate primarily cluster developments containing single-family dwellings including family community residences at a density of one dwelling per 5,000 square feet of site area, and where the site area is held in common by all owners of dwellings in the development. The district also accommodates accessory dwelling units and development-serving recreation facilities and community centers, as well as places of worship (as a Special Exception).</p>	

B. Use Standards	
See Appendix A < https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-41432 >: Consolidated Use Table, and use-specific standards in Article 4 < https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43262 >: Use Standards.	
C. Intensity and Dimensional Standards ¹	

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155.3208. MULTIPLE-FAMILY RESIDENCE 7 (RM-7)

A. Purpose	Typical Building Type
The Multiple-Family Residence 7 (RM-7) district is established and intended to accommodate primarily multifamily dwellings (including townhouse development) including community residences and recovery communities at low to moderate densities. The district also accommodates single-family and two-family dwellings, zero-lot-line development, assisted living facilities, and continuing care retirement communities. Limited nonresidential uses are allowed as Special Exceptions.	
B. Use Standards	
See Appendix A < https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-41432 >: Consolidated Use Table, and use-specific standards in Article 4 < https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43262 >: Use Standards.	
C. Intensity and Dimensional Standards ¹	

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155.3209. MULTIPLE-FAMILY RESIDENCE 12 (RM-12)

A. Purpose	Typical Building Type
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<p>The Multiple-Family Residence 12 (RM-12) district is established and intended to accommodate primarily multifamily dwellings (including townhouse development) including community residences and recovery communities at moderate densities. The district also accommodates single-family and two-family dwellings, zero-lot-line development, assisted living facilities, and continuing care retirement communities. Limited neighborhood-serving nonresidential uses, as well as office buildings with a floor area of 2,000 square feet or less, are allowed as Special Exceptions.</p>	
<p>B. Use Standards</p>	
<p>See Appendix A https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-41432: Consolidated Use Table, and use-specific standards in Article 4 https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43262: Use Standards.</p>	
<p>C. Intensity and Dimensional Standards ¹</p>	

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155.5302. FENCES AND WALLS

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D. Height Requirements for Fences and Walls

1. Applicability

a. General

Except for fences or walls exempted by subsection b below, a fence or wall shall comply with the height limits in this subsection. Fence or wall height is measured from natural grade.

b. Exemptions

i. Required Screening

A fence or wall provided to meet the standards of Section [155.5301](#) https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39013, Screening, is exempted from the height standards of this subsection, but in no case shall the fence or wall exceed a height of ten feet.

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v. Corner Lot Fences and Walls

Fencing or walls required to comply with the residential swimming pool barrier requirements of Section 454.2.17, Florida Building Code, and F.S. Chapter 515, may be waived by the Development Services Director from the height restrictions of this subsection, provided that the following conditions are met:

- (A) The height of the fence or wall does not exceed the maximum height requirement for fences and walls within the zoning district in which the lot is located, and
- (B) In no event shall fences or walls be higher than those permitted on abutting lot

lines.

2. Fences and Walls in Residential Districts

Except as otherwise provided in 155.5302.D.5, Fences and Walls Adjacent to Waterways, the following height limits shall apply to fences and walls within Residential zoning districts:

- a. No fence or wall within a front yard shall exceed a height of four feet.
- b. Fence posts, including decorative finials, may extend up to six inches above the maximum fence height.
- c. No fence or wall within an interior side yard, street side yard or a rear yard shall exceed a height of six feet.
- d. On a through lot, where the front yard setback applies to both street-fronting lot lines, a fence or wall may not exceed a height of four feet within the yard considered the primary entrance, as determined by the Development Services Director based upon consistency with development patterns in the immediate vicinity.

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Chapter 155, Article 2, Part 4

155.2408. BUILDING DESIGN

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D. Building Design Approval Review Standards

An application for Building Design shall be approved only on a finding that there is competent substantial evidence in the record that the exterior design and appearance of the proposed building, or structure:

1. Complies with the applicable design standards in Section 155.3501.O, 155.3708, 155.3709, 155.3703.F and Article 5;

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E. Building Design - Vernacular or Superior Design Alternative

1. In conjunction with approval of an application for Building Design, the AAC may grant requested deviations for buildings and development which, due to their vernacular or superior design, may not be able to comply with the strict application of the design standards listed in Sections 155.3501.O, 155.3703.F.7, 155.5601, 155.5602, and 155.5603. Except for as it applies to developments within the Transportation (T) and Public Utilities (PU) Zoning Districts, the AAC shall not grant a deviation from the following standards:

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Chapter 155, Article 5, Part 6

155.5601. MULTIFAMILY RESIDENTIAL DESIGN STANDARDS

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C. Multifamily Residential Design Standards

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5. Roofs

~~a. Sloped roofs on principal buildings shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.~~

~~b. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.~~

~~c. b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.~~

~~d. c. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.~~

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155.5602. COMMERCIAL, INSTITUTIONAL, AND MIXED-USE DESIGN STANDARDS

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C. General Commercial, Institutional, and Mixed-Use Design Standards

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8. Roofs

~~a. Sloped roofs on principal buildings shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.~~

~~b. a. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.~~

~~c. b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.~~

~~d. c. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.~~

Staff Conditions:

DEPARTMENT RECOMMENDATION

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following alternative motion options, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the text amendment to the City Commission for their consideration.

Alternative Motion II

Table this application for additional information as requested by the Board.