

3	ZONING REGULATIONS AND AREA REQUIREMENTS - FOR ZONING B3			
ZONING DESIGNATION		ALLOWED / REQUIRED		PROVIDED
CITY OF POMPANO BEACH		MUNICODE		APPENDIX A
EXISTING ZONING DISTRICT: B-3 (GENERAL BUSINESS)		B-3 (GENERAL BUSINESS)		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., WHOLESALE RETAIL SALES AND SERVICE USES, RESTAURANTS, OFFICES, BANKS, RESTAURANTS, GASOLINE FILLING STATIONS, MARINAS, AUTO, AND MOTOR VEHICLE SALES AND SERVICE USES, THEATERS, HOTELS, CHILD CARE FACILITIES, VOCATIONAL OR TRADE SCHOOLS, HEALTH CARE FACILITIES, PLACES OF WORSHIP). IT ALSO ACCOMMODATES COMPLEMENTARY RESIDENTIAL USES (E.G., LOW-DENSITY SINGLE-FAMILY DWELLINGS AND MODERATE- TO HIGH-DENSITY MULTIFAMILY DEVELOPMENT (OTHER THAN SINGLE- OR MIXED WITH COMMERCIAL DEVELOPMENT), COMMUNITY RESIDENCES, AND RECOVERY COMMUNITIES.		B-3 (GENERAL BUSINESS)		B-3 (GENERAL BUSINESS)
FUTURE LAND USE: C (COMMERCIAL)		C (COMMERCIAL)		C (COMMERCIAL)

PERMITTED USES		ALLOWED / REQUIRED		PROVIDED
CITY OF POMPANO BEACH		MUNICODE		APPENDIX A
SEE APPENDIX A FOR COMPLETE CONSOLIDATED USE TABLE		D.WELLING, MIXED-USE		D.WELLING, MIXED-USE (RESIDENTIAL - COMMERCIAL)

SITE DIMENSION REQUIREMENTS		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.5304	SITE WIDTH	SITE DEPTH
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.		100'-0"		MIN 10,000 SF MAX 6 AC	336'-0"	305'-0"
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"

LOT COVERAGE (MAXIMUM)		ALLOWED / REQUIRED		PROVIDED
CITY OF POMPANO BEACH		MUNICODE		SECTION 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 WITH PROPOSED PARKING GARAGE 26,669 SF (26.01%) + PROPOSED MIXED-USE BUILDING 28,319 SF (27.62%) TOTAL 54,988 SF (53.63%)
MULTIFAMILY AND MIXED-USE DEVELOPMENT THAT INCORPORATES RESIDENTIAL MAY INCREASE LOT COVERAGE BY UP TO 20%.		0.1 * 102,519 SF = 91,311.4 SF (BASED ON NET AREA)		54,988 SF (53.63%)

DENSITY (MAXIMUM)		ALLOWED / REQUIRED		PROVIDED
CITY OF POMPANO BEACH		MUNICODE		SECTION 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 69 DU / AC (WITH BONUS)		132 UNITS
ALL DEVELOPMENT PROJECTS IN A COMMERCIAL LAND USE CATEGORY THAT UTILIZE BROWARD COUNTY POLICY 2.15.9 OR 2.16.4 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.		48 DU * 2.354 AC 108 UNITS 69 DU * 2.354 AC 162 UNITS (WITH BONUS)		132 UNITS

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

UNIT SIZE (MINIMUM)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		MUNICODE		SECTION 155.4202.A.1	EFFICIENCY / STUDIO	450 SF
SEE TABLE 155.4202.A.1.A.II: FLOOR AREA PER DWELLING UNIT, MINIMUM (SQUARE FEET)		105'-0"		105'-0"	1 BEDROOM UNIT	620 SF
					2 BEDROOMS UNIT	965 SF
					3 BEDROOMS UNIT	1,225 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 3,000 SF (100%) MINIMUM 60% = 1,800 SF		PAVEMENT AREA 1,200 SF (40.00%) PLANTING AREA 1,800 SF (60.00%) TOTAL PLAZA AREA 3,000 SF (100%)

PERVIOUS AREA (MINIMUM)		ALLOWED / REQUIRED		PROVIDED
CITY OF POMPANO BEACH		MUNICODE		SECTION 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%)		33,500 SF (22.92%)
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		33,500 SF (22.92%)

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-000
		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 18 FEET		LENGTH 18 FEET
		WIDTH 8 FEET		WIDTH 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
CITY OF POMPANO BEACH			MUNICODE
SEE TABLE 155.5102.L.1: DIMENSIONAL STANDARDS FOR PARKING SPACES AND AISLES			SECTION 155.5102.L.1 & 155.5102.L.2
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 36 FEET. THE SPACES SHALL BE MARKED AS COMPACT PARKING SPACES.			STANDARD 9'-0" X 18'-0"
			ADA 12'-0" X 18'-0"
			COMPACT 8'-6" X 16'-0"

OFF-STREET LOADING SPACE DIMENSIONS			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
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 APPROVE 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.			SECTION 155.5102.M.2
			WIDTH 12'-0"
			LENGTH 55'-0"
			VERTICAL CLEARANCE 14'-0"

PARKING AISLES WIDTH			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
FOR ONE-WAY TRAFFIC, AISLES FOR TWO-WAY TRAFFIC SHALL BE AT LEAST 23 FEET WIDE (FOR ALL PARKING ANGLES). THE DEVELOPMENT SERVICES DIRECTOR MAY APPROVE AN AISLE WIDTH LESS THAN THE MINIMUM ON DETERMINING THAT THE AISLE IS SUFFICIENTLY WIDE TO ALLOW VEHICLE TO CONVENIENTLY MANEUVER THROUGH THE PARKING AREA AND ACCESS EACH PARKING SPACE WITHOUT DRIVING THROUGH ANY OTHER PARKING SPACE.			SECTION 155.5102.L.1
			ONE-WAY 23'-0"
			TWO-WAY 23'-0"

DIVEWAY WIDTH			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
1. ONE-WAY DRIVEWAYS SHALL BE AT LEAST 22 FEET WIDE, AS MEASURED BETWEEN THE EDGES OF PAVING.			SECTION 155.5101.G.7.A
2. TWO-WAY DRIVEWAYS SHALL BE AT LEAST 24 FEET WIDE, AS MEASURED BETWEEN THE EDGES OF PAVING.			ONE-WAY 12'-0"
			TWO-WAY 24'-0"

NUMBER OF REQUIRED PARKING SPACES - RESIDENTIAL			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
MULTIFAMILY DWELLINGS WITH TWO BEDROOMS OR LESS SHALL PROVIDE A MINIMUM OF ONE OFF-STREET PARKING SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA, WITH A MINIMUM OF ONE OFF-STREET PARKING SPACE PER UNIT. MULTIFAMILY DWELLING UNITS WITH THREE OR MORE BEDROOMS WILL PROVIDE THE PARKING REQUIRED IN TABLE 155.5102.D.1.			SECTION 155.5102.D.1
			EFFICIENCY N/A
			1 BEDROOM 1 PS / 5 DU = 122 DU = 122 PS
			2 BEDROOMS 2 PS / 10 DU = 20 PS
			3 BEDROOMS 3 PS / 15 DU = 30 PS
			TOTAL 142 PS

NUMBER OF REQUIRED GUEST PARKING SPACES - RESIDENTIAL			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
3 PER 5 DU IN ADDITION TO THE REQUIRED PARKING SPACES BASED ON DWELLING UNIT			ORDINANCE NO. 2023 - 72
			1 PS / 5 DU 132 DU / 5 = 26.4 ROUND UP TO 27 PS
			27 PS

NUMBER OF REQUIRED PARKING SPACES - COMMERCIAL			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
TOTAL NUMBER OF REQUIRED PARKING OF COMMERCIAL USES (INCLUDING BOTH EXISTING AND PROPOSED COMMERCIAL USES). SEE SHEET A-005 FOR DETAILED PARKING COUNT			SECTION 155.5102.D.1
			PROPOSED RETAIL 1 PS / 300 GFA = 3,660 SF / 300 SF = 12.2 PS
			EXISTING BANK 1 PS / 300 GFA = 3,250 SF / 300 SF = 10.8 PS
			EXISTING OFFICE 1 PS / 400 GFA = 80,000 SF / 400 SF = 200.0 PS
			TOTAL 174 PS

NUMBER OF REQUIRED PARKING SPACES WITH PARKING REDUCTION			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES, MAY BE REDUCED THROUGH MAJOR ADMINISTRATIVE ADJUSTMENT (ADD, TO, CRAQ, AND NON-RESIDENTIAL DISTRICTS)			SECTION 155.2421.B.1
			MAJOR ADMINISTRATIVE ADJUSTMENT
			SEE SHEET A-005 FOR DETAILED PARKING COUNT

NUMBER OF REQUIRED ADA PARKING SPACES			ALLOWED / REQUIRED
U.S. DEPARTMENT OF JUSTICE CIVIL RIGHTS DIVISION			2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
TABLE 208.2 PARKING SPACES			TABLE 208.2 PARKING SPACES
			TOTAL NUMBER OF PARKING SPACES PROVIDED IN A PARKING LOT OR FACILITY
			SPACES
			1 TO 25 1
			26 TO 50 2
			51 TO 75 3
			76 TO 100 4
			101 TO 150 5
			151 TO 200 6
			201 TO 300 7
			301 TO 400 8
			401 TO 500 9
			500 TO 1000 2% OF TOTAL
			1000 AND OVER 20, PLUS 1 FOR EACH 100

NUMBER OF ALLOWED COMPACT PARKING SPACES (MAXIMUM)			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
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 36 FEET. THE SPACES SHALL BE MARKED AS COMPACT PARKING SPACES.			SECTION 155.5102.L.2
			20% OF TOTAL REQUIRED PARKING SPACES 0.2 * 343 PS = 68 PS
			68 SPACES, SEE FLOOR PLANS FOR LOCATION

NUMBER OF REQUIRED BICYCLE RACKS			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			MUNICODE
ALL PARKING AREAS CONTAINING MORE THAN TEN PARKING SPACES SHALL PROVIDE BICYCLE RACKS OR LOCKERS SUFFICIENT TO ACCOMMODATE THE PARKING OF AT LEAST FOUR BICYCLES FOR EACH TEN PARKING SPACES, OR MAJOR FRACTION THEREOF, ABOVE TEN SPACES—PROVIDED THAT NO MORE THAN 20 BICYCLE PARKING SPACES SHALL BE REQUIRED IN ANY ONE PARKING AREA.			SECTION 155.5102.L.1
			4 BICYCLE RACKS PER 10 PARKING SPACES
			46