

3. ZONING REGULATIONS AND AREA REQUIREMENTS - FOR ZONING B3				
ZONING DESIGNATION			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPAÑO BEACH		-	ZONING MAP	B-3 (GENERAL BUSINESS)
EXISTING ZONING DISTRICT: 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 SALES AND SERVICE USES, RESTAURANTS, OFFICES, BARS, RESTAURANTS, GASOLINE FILLING STATIONS, MARINAS, AUTO AND BOAT 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., LIVE-WORK AND UPPER-STORY DWELLINGS) AND MODERATE- TO HIGH-DENSITY MULTIFAMILY DEVELOPMENT (OTHER THAN STAND-ALONE OR MIXED WITH COMMERCIAL DEVELOPMENT), COMMUNITY RESIDENCES, AND RECOVERY COMMUNITIES.				
FUTURE LAND USE: C (COMMERCIAL)				

PERMITTED USES			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPAÑO BEACH	MUNICODE	APPENDIX A	DWELLING, MIXED-USE	DWELLING, MIXED-USE (RESIDENTIAL + COMMERCIAL)
SEE APPENDIX A FOR COMPLETE CONSOLIDATED USE TABLE				

SITE DIMENSION REQUIREMENTS		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		SECTION 155.5304		SITE WIDTH	SITE DEPTH	SITE AREA
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 RIGHTS-OF-WAY OR PRIVATE STREET EASEMENTS.		100'-0"		MIN 10,000 SF MAX 6 AC	336'-0"	102,519 SF
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.						

LOT COVERAGE (MAXIMUM)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		SECTIONS 155.5304 & 155.4202.A.1		MAX. 80% OF SITE AREA (MAY INCREASE BY UP TO 20%)	EXISTING BUILDING WITH PROPOSED PARKING GARAGE	
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.		0.1 * 102,519 SF = 91.31 (4.5%) (BASED ON NET AREA)		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%.						

DENSITY (MAXIMUM)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		SECTIONS 155.5304 & 155.4202.A.1		48 DU / AC 69 DU / AC (WITH BONUS)	132 UNITS	
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 + 2,354 AC 108 UNITS 69 DU + 2,354 AC 162 UNITS (WITH BONUS)				
ALL DEVELOPMENT PROJECTS IN A COMMERCIAL LAND USE CATEGORY THAT UTILIZE BROWARD COUNTY POLICY 2.15.9 OR 2.15.4 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.						

BUILDING HEIGHT IN FEET (MAXIMUM)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		SECTION 155.5304		105'-0"	105'-0"	
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.						

UNIT SIZE (MINIMUM)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		SECTION 155.4202.A.1		EFFICIENCY / STUDIO	450 SF	EFFICIENCY / STUDIO
SEE TABLE 155.4202.A.1.a.ii: FLOOR AREA PER DWELLING UNIT, MINIMUM (SQUARE FEET)				1 BEDROOM UNIT	575 SF	1 BEDROOM UNIT
				2 BEDROOMS UNIT	750 SF	2 BEDROOMS UNIT
				3 BEDROOMS UNIT	850 SF	3 BEDROOMS UNIT
				ADDITIONAL BEDROOM	100 SF	ADDITIONAL BEDROOM
						N / A

BUILD-TO-ZONE BUILDING PERCENTAGE		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		SECTION 155.4202.A.1		BUILD-TO-ZONE AREA 3,000 SF (100%) MINIMUM 60% = 1,800 SF	PAVEMENT AREA 1,200 SF (40.0%) PLANTING AREA 1,800 SF (60.0%) TOTAL PLAZA AREA 3,000 SF (100%)	
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.						

PERVIOUS AREA (MINIMUM)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		SECTIONS 155.5304 & 155.4202.A.1		20% OF THE NET SITE AREA (MAY REDUCE TO 10%)	33,500 SF (22.92%)	
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.		0.2 * 102,519 SF = 20,503.8 SF				
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.						

PERIMETER LANDSCAPE BUFFER (MINIMUM WIDTH)		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		SECTION 155.5203.F.3		BETWEEN MIXED-USE DEVELOPMENT AND LAND WITHIN A RESIDENTIAL ZONING	10 FEET	
PERIMETER BUFFERS ARE INTENDED TO HELP MITIGATE POTENTIAL NEGATIVE EFFECTS OF PROPOSED DEVELOPMENTS ON ABUTTING PROPERTY AND ABUTTING RIGHTS-OF-WAY.		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		SECTION 155.5203.D.3.C		10 FEET (ON LOTS GREATER THAN 100 FEET WIDE)	10 FEET	
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.						

SURFACE PARKING LANDSCAPE ISLAND LOCATION		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		SECTION 155.5203.A.B		AT EACH END OF EVERY ROW OF PARKING SPACES	PROVIDED SEE SHEET A-000	
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.		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		SECTION 155.5203.A.B		LENGTH	18 FEET	LENGTH
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.		WIDTH		8 FEET	WIDTH	8 FEET

FRONT / STREET SETBACK		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		SECTION 155.4202.A.1		MIN. 0 FEET MAX. 30 FEET	20 FEET	
SETBACK, FRONT YARD 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		SECTION 155.4202.A.1		MIN. 0 FEET	10 FEET	
SETBACK, INTERIOR SIDE YARD 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		SECTION 155.4202.A.1		MIN. 20 FEET	24'-0"	
SETBACK, REAR YARD THE SHORTEST HORIZONTAL DISTANCE FROM THE REAR LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.						

BETTERMENT DOCUMENT		ALLOWED / REQUIRED		PROVIDED		
CITY OF POMPANO BEACH		SECTION 155.4202.C		OPEN BALCONIES	MAX 5 FEET	3 FEET
EXISTING BALCONIES SHALL REMAIN OPEN AND UNOBTSTRUCTED FROM THE GROUND TO THE ROOF EXCEPT AS OTHERWISE ALLOWED IN TABLE 155.4202.C. ALLOWABLE REQUIREMENTS FOR ENCLOSUREMENTS, OR ALLOWED OR LIMITED BY PROVISIONS IN ARTICLE 4, USE STANDARDS, ARTICLE 5, DEVELOPMENT STANDARDS, OR ELSEWHERE IN THIS CODE.						

4 PARKING AND LOADING REQUIREMENTS			
OFF-STREET PARKING SPACE DIMENSIONS			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			STANDARD
SEE TABLE 155.5102.1.1: DIMENSIONAL STANDARDS FOR PARKING SPACES AND AISLES			ADA
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.			COMPACT

OFF-STREET LOADING SPACE DIMENSIONS			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			WIDTH
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 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.			LENGTH
			VERTICAL CLEARANCE

PARKING AISLES WIDTH			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			ONE-WAY
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.			TWO-WAY

DIVEWAY WIDTH			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			ONE-WAY
1. ONE-WAY DRIVEWAYS SHALL BE AT LEAST 22 FEET WIDE, AS MEASURED BETWEEN THE EDGES OF PAVING.			TWO-WAY
2. TWO-WAY DRIVEWAYS SHALL BE AT LEAST 24 FEET WIDE, AS MEASURED BETWEEN THE EDGES OF PAVING.			

NUMBER OF REQUIRED PARKING SPACES - RESIDENTIAL			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			EFFICIENCY
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.			1 BEDROOM
			2 BEDROOMS
			3 BEDROOMS
			TOTAL

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

NUMBER OF REQUIRED PARKING SPACES - COMMERCIAL			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			PROPOSED RETAIL
TOTAL NUMBER OF REQUIRED PARKING OF COMMERCIAL USES (INCLUDING BOTH EXISTING AND PROPOSED COMMERCIAL USES). SEE SHEET A-005 FOR DETAILED PARKING COUNT			EXISTING BANK
			EXISTING OFFICE
			TOTAL

NUMBER OF REQUIRED PARKING SPACES WITH PARKING REDUCTION			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			PARKING REDUCTION
THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES, MAY BE REDUCED THROUGH MAJOR ADMINISTRATIVE ADJUSTMENT (ADD, TO, CRAQ, AND NON-RESIDENTIAL DISTRICTS)			MAJOR ADMINISTRATIVE ADJUSTMENT

NUMBER OF REQUIRED ADA PARKING SPACES			ALLOWED / REQUIRED
U.S. DEPARTMENT OF JUSTICE CIVIL RIGHTS DIVISION			TOTAL NUMBER OF PARKING SPACES PROVIDED IN A PARKING LOT OR FACILITY
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN			SPACES
TABLE 208.2 PARKING SPACES			1 TO 25
			26 TO 50
			51 TO 75
			76 TO 100
			101 TO 150
			151 TO 200
			201 TO 300
			301 TO 400
			401 TO 500
			500 TO 1000
			1000 AND OVER
THE NUMBER OF ACCESSIBLE PARKING SPACES MUST BE CONSIDERED SEPARATELY FOR EACH PARKING STRUCTURE (LOT OR GARAGE), NOT BASED ON THE TOTAL NUMBER OF PARKING SPACES PROVIDED ON A SITE.			20, PLUS 1 FOR EACH 100

NUMBER OF ALLOWED COMPACT PARKING SPACES (MAXIMUM)			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			20% OF TOTAL REQUIRED PARKING SPACES
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.			0.2 * 343 PS = 68 PS

NUMBER OF REQUIRED BICYCLE RACKS			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			4 BICYCLE RACKS PER 10 PARKING SPACES
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.			

NUMBER OF REQUIRED LOADING BERTHS			ALLOWED / REQUIRED
CITY OF POMPANO BEACH			GFA (SF)
SEE TABLE 155.5102.M.1: MINIMUM NUMBER OF OFF-STREET LOADING BERTHS			BERTHS
			20,000 - LESS THAN 50,000
			50,000 - LESS THAN 75,000
			75,000 - LESS THAN 120,000

NUMBER OF ALLOWED EV PARKING SPACES			ALLOWED / REQUIRED	PROVIDED
CITY OF POMPANO BEACH	MUNICODICE	SECTION 155.5102.E		
UP TO TEN PERCENT OF THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES MAY BE USED AND DESIGNATED AS ELECTRIC VEHICLE (EV) CHARGING STATIONS SUBJECT TO THE REQUIREMENTS SUBSECTION (J) BELOW. THE DEVELOPER SHALL HAVE AUTHORITY TO APPROVE THE USE AND DESIGNATION OF ADDITIONAL REQUIRED PARKING SPACES AS ELECTRIC VEHICLE CHARGING STATIONS, PROVIDED THAT SUCH ADDITIONAL SPACES SHALL COUNT AS ONLY ONE HALF OF A PARKING SPACE WHEN COMPLYING THE MINIMUM NUMBER OF PARKING SPACES REQUIRED. PARKING SPACES USED AS ELECTRIC VEHICLE CHARGING STATIONS SHALL BE IDENTIFIED BY SIGNAGE GROUPS OF CONTIGUOUS SPACES LOCATED WHERE THEY CAN BE READILY IDENTIFIED BY ELECTRIC VEHICLE DRIVERS (E.G., THROUGH DIRECTIONAL SIGNAGE), BUT WHERE THEIR USE BY NON-ELECTRIC VEHICLES IS DISCOURAGED (E.G., NOT IN LOCATIONS MOST CONVENIENT TO THE ENTRANCES OF THE BUILDINGS SERVED).			MAX. 10% OF TOTAL PARKING SPACES = 0.1 * 300 PS = 30 PS	30 SPACES. SEE FLOOR PLANS FOR LOCATION