

ADMINISTRATIVE MEMORANDUM NO. 19-127

**TO:** Planning and Zoning Board  
**VIA:** David L. Recor, ICMA-CM, Director of Development Services  
**FROM:** Jennifer Gomez, AICP, Assistant Director of Development Services  
**SUBJECT:** Text Amendments to Chapter 155, Zoning Code  
Article 4 – Permitted Locations Single Family and Duplex Uses  
**DATE:** May 14, 2019

Residential development is regulated by both the zoning district and the land use category. The County has recently transmitted an amendment to Broward Next policies to allow residential density by right in the Commercial (Commerce) *land use* designation if the applicant intends to build affordable housing. The County expects this policy to be adopted in the fourth quarter of 2019. The City can apply the County's policy without first amending our local plan to include this provision. Currently, the allocation of flex units is required to build any residential units in a commercial land use designation and can only be applied to commercial parcels less than 10-acres in size. Once this provision is adopted, therefore, the City will not have to use flexibility units for affordable housing built within a commercial land use designation if it meets the requirements of the County's policy in terms of affordability and parcel size.

Most commercial *land use* designations have a B-1, B-2, B-3 or B-4 *zoning* designation. The Development Services Department has prepared a text amendment to Chapter 155 which intends to allow single family and duplex uses in the B-1 and B-2 *zoning* districts in the B-1 and B-2, which have an underlying *land use* designation of Commercial. See the attached map for the areas with B-1 and B-2 zoning. The amendment of the zoning code to allow single-family and duplex uses in B-1 and B-2 is consistent with the trend to allow affordable residential uses in commercial districts. These zoning districts currently allow housing units but do not list single-family or duplex uses as a specific housing type in the purpose statements. These business districts, however, are for neighborhood service uses and typically the neighborhoods being served are single-family in nature. These commercial districts, therefore, are the most compatible commercial districts for single-family and duplex uses in the rare occasion where this type of residential development is desirable in a commercial land use/zoning category.

At the March Planning & Zoning Board meeting, the P&Z approved a text amendment to remove the limitation of Redevelopment and Flexibility Units from *multifamily* dwellings so that flex units may be allocated for all types of residential development. This text amendment is consistent with the recently proposed text amendment. If the P&Z approves this additional text amendment, both related amendments will be taken to the City Commission to review together.

Staff recommends approval.



### 155.3302. LIMITED BUSINESS (B-1)

A. Purpose	Typical Building Type
The Limited Business (B-1) district is established and intended to accommodate primarily small-scale, low-intensity office, institutional, personal service, and retail sales uses that primarily serve the needs of residents of the immediately surrounding neighborhood (e.g., professional and business offices, business services, banks, restaurants), as well as serving institutional uses (e.g., child care facilities, places of worship). It also accommodates complementary residential uses (e.g., <del>live-work and upper-story dwellings</del> ), moderate-density multifamily development (either stand-alone or mixed with commercial development), community residences, and recovery communities. The district generally serves as transitional zoning between more intensive commercial development and low- and medium-density residential neighborhoods.	

### 155.3303. COMMUNITY BUSINESS (B-2)

A. Purpose	Typical Building Type
The Community Business (B-2) district is established and intended to accommodate primarily low- to moderate-intensity office, service, and retail uses that primarily serve the needs of residents of surrounding residential neighborhoods (e.g., professional and business offices, business services, banks, restaurants, convenience stores, gasoline filling stations), as well as neighborhood-serving institutional uses (e.g., child care facilities, places of worship). It also accommodates complementary residential uses (e.g., <del>live-work and upper-story dwellings</del> ) and moderate- to high-density multifamily development (either stand-alone or mixed with commercial development), community residences, and recovery communities.	

#### D. Dwelling, Single-Family

##### 1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
P	P	P	P	P	P	P	P	P	P	P		P	P		

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
						P						P		P	P	P

##### 2. Definition

A single-family dwelling is a single detached dwelling, other than a mobile home dwelling, containing a single dwelling unit .

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**E. Dwelling, Single-Family (Zero Lot Line)**  
**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
			S		S	S	S	S	S	S		P	P		

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
						P						P		P	P	

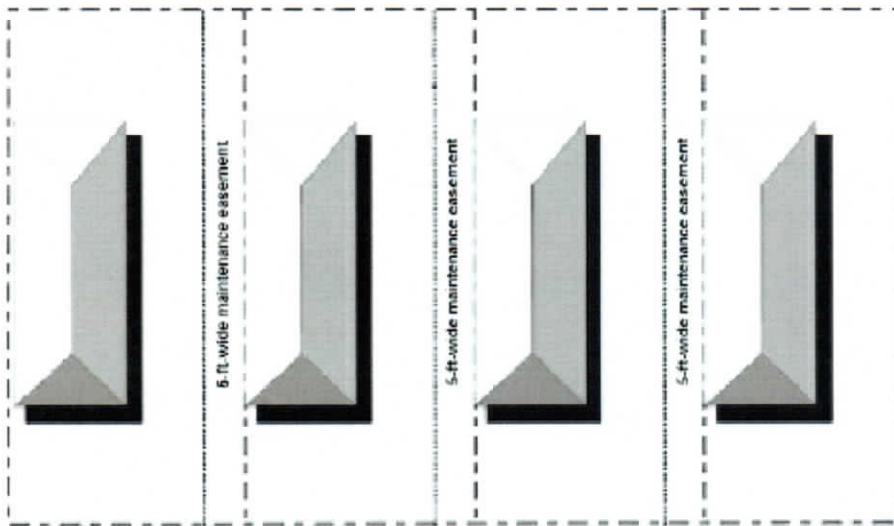
**2. Definition**

A single-family dwelling (zero-lot-line) is a single-family dwelling located on a lot in such a manner that one of the dwelling's sides rests directly on an interior side lot line. Single-Family (Zero Lot Line) Dwellings are developed in a multi-unit configuration and is therefore considered a multifamily dwelling for purposes of density and intensity. However for purposes of parking, landscaping, and other development standards, Single-Family (Zero Lot Line) Dwellings is considered a single-family dwelling.

**3. Standards**

Single-family dwellings in a zero lot line development shall comply with the following standards:

- The dwelling shall be located along the designated zero lot line, but shall not extend beyond the property line. If the dwelling includes an overhang extending beyond the wall line, the wall shall be set back sufficient distance from the zero lot line to accommodate the overhang and associated roof drainage facilities.
- A five-foot-wide maintenance easement shall be provided on the adjoining lot, running along and around the corners of the dwelling located along the zero lot line. (See [Figure 155.4202.E.3: Zero Lot Line Example](#).)



**Figure 155.4202.E.3: Zero Lot Line Example**





**F. Dwelling, Two-Family**

**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
					P	P	P	P	P	P		<u>P</u>	<u>P</u>		

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
						P						P		P	P	P

**2. Definition**

A two-family dwelling is a single detached dwelling containing two dwelling units . The units may be located side by side in a horizontal configuration and/or stacked one above the other in a vertical configuration, sharing common vertical walls and/or horizontal floors and ceilings. A two-family dwelling may be referred to as a "duplex."



## APPENDIX A: CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE  
T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT T = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT  
✓ = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT BLANK CELL = PROHIBITED USE

Use Category (Principal Uses) AND/OR Use Type	RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				Use-Specific Standards							
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T		BP	RPUD	PCD	PD-TO	LAC	PD-I	
Household Living Uses	Dwelling, live/work									S	S		P	P	P	P		P						P						P	P	P	P	P	155.4202.A
	Dwelling, mobile home											P																						155.4202.B	
	Dwelling, multifamily								P	P	P	P	P	P	P								P						P	P	P	P	P	155.4202.C	
	Dwelling, single-family	P	P	P	P	P	P	P	P	P	P	P	P	P	P								P					P		P	P	P	P	155.4202.D	
	Dwelling, single-family (zero lot line)				S				P	P	P	P	P	P	P								P							P	P	P		155.4202.E	
	Dwelling, two-family								P	P	P	P	P	P	P								P							P	P	P	P	155.4202.F	
	Dwelling, mixed-use										S	S		P	P	P		P												P	P	P	P	155.4202.G	
	Community Residential Home with Six or Fewer Residents	P	P	P	P	P	P	P	P	P	P	P	P										P							P	P	P	P	155.4202.H	
	Mobile home park												P																						155.4202.I
	Assisted living facility										P	P					P						P							P	P				155.4203.A
Group Living Uses	Community residential home with seven to 14 residents							P	P	P	P	P	P	P	P	P							P						P	P	P	P	P	155.4203.B	
	Continuing care retirement community								P	P	P	P				P							P						P	P	P	P		155.4203.C	
	Rooming or boarding house								S	S	S					P							P						P	P	P	P	P	155.4203.D	



