

ADMINISTRATIVE MEMORANDUM NO. 19-302

**TO:** Planning and Zoning Board  
**VIA:** David L. Recor, ICMA-CM, Director of Development Services  
Jennifer Gomez, AICP, Assistant Director of Development Services  
**FROM:** Max Wemyss, Planner  
**SUBJECT:** Text Amendments to Chapter 155, Zoning Code  
Article 9 – Exceptions and Variations for Two-Family Development  
**DATE:** October 7, 2019

The City has developed with many small lots with multi-family uses. On a block of small lots (typically about 50 feet wide), there may be vacant lots that were never developed or cleared at some point. Our codes today only allow Single-Family residential development on such lots, creating incompatible conditions. To demonstrate this described condition, an aerial image of an RD-1 (Two-Family) Zoning District is included. This image shows that several vacant properties within this multifamily neighborhood may only develop as a single-family home due to lot width, lot area, and density standards.

Two-Family Residential development is regulated as a specific use, permitted within the Two-Family and Multi-Family Zoning Districts. The Zoning Districts typically require a lot width of 70 feet and a lot area of 8,000 square feet. However, many established two-family/duplex or multi-family neighborhoods are on platted properties that are 50 feet wide. If any individual property is vacant or demolished, the current option is to build or rebuild as a single-family home. This would result in a single-family surrounded by duplex or multi-family development, creating incompatible development patterns and frustrations for property owners.

The proposed amendment addresses this issue by permitting Two-Family development within RD and RM Zoning Districts when criteria ensuring compatibility, density, and development standards are met. In some circumstances, depending on the underlying Land Use, a Flex Allocation may be necessary for the density of the property to comply with the Land Use. The lot area shall either comply with the required lot area of the zoning district or be reduced to the average lot area of the block face, in accordance with existing Exceptions and Variations in Article 9 of the Zoning Code.

To illustrate the applicability of this amendment, a map is included. The map illustrates that within these residential zoning districts, there are a variety of building types (duplexes, triplexes and quadra-plexes). There are approximately 7,909 properties being taxed as a residential use (not including properties taxed as condominiums) currently within the zoning districts RD-1, RM-12 or RM-20 (RM-30, and RM-45 are excluded because the assumption that the density already exists for the properties).

- The number of properties currently being taxed as “vacant residential” within these zoning districts is: 221.
  - Of those 221 vacant properties, 139 of them have a lot area smaller than 8,000 sf.
  - Of those 139 properties, 92 of them are within a land use category of L or LM (thus needing flexibility allocation to have more than 1 dwelling unit on the property).

- The number of residential properties in these zoning districts that have 1 dwelling unit is: 1,434.
  - Of those 1,434 properties, 1,245 of them have a lot area smaller than 8,000 sf.
  - Of those 1,245 properties, 327 of them are within a land use category of L or LM (thus needing flexibility allocation to have more than 1 dwelling unit on the property).
- Based on the above analysis, this change could result in 419 additional units allocated Citywide if every vacant parcel is developed as Two-Family Residential.

Staff recommends approval.

## 155.9402. EXCEPTIONS AND VARIATIONS

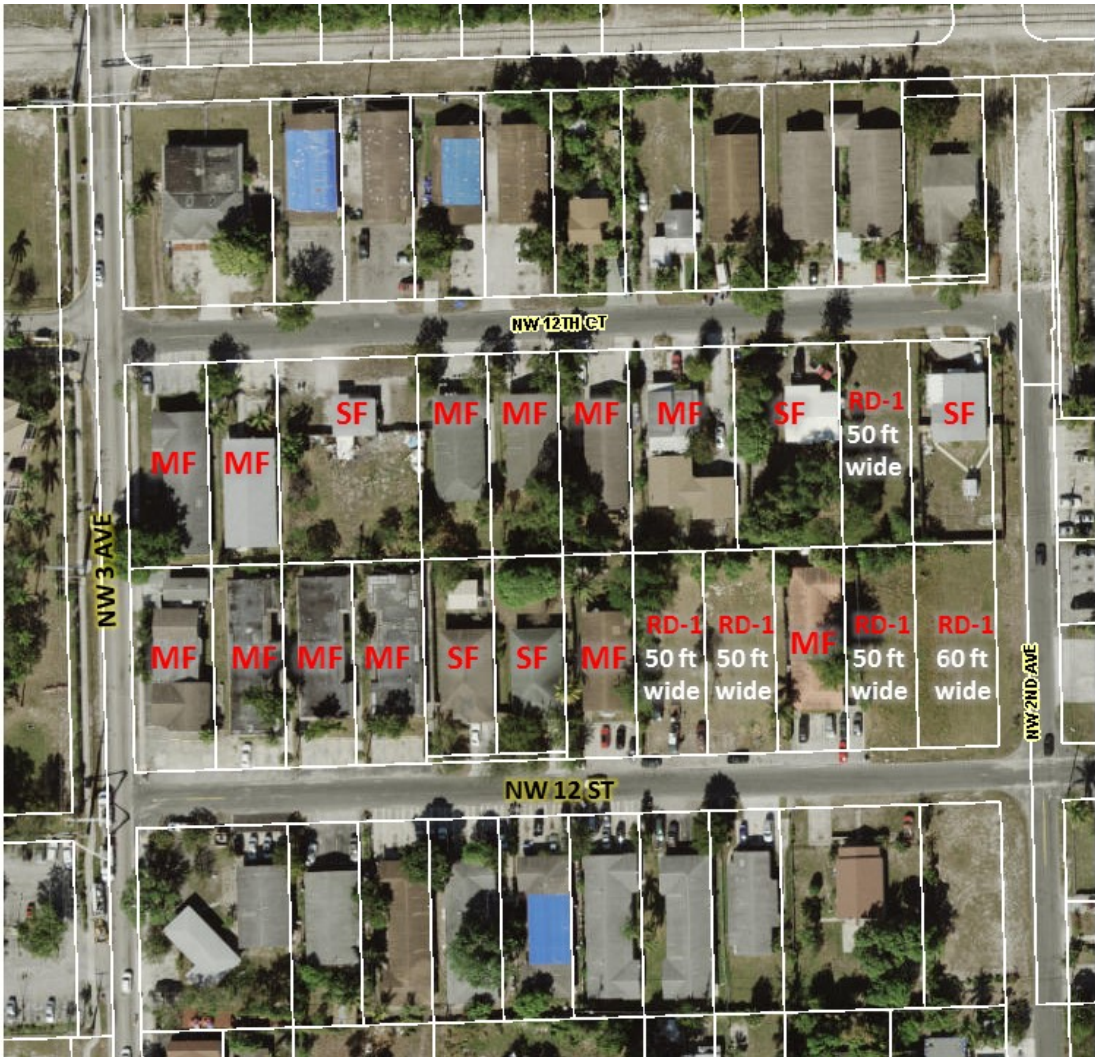
### A. Reduction of Minimum Lot Area or Width to ~~Block-Face Average~~Compatible Conditions

1. If the average area or width of existing lots located on the same block face and in the same zoning district is less than applicable minimum lot area or minimum lot width (as appropriate) established in [Article 3: Zoning Districts](#), the minimum lot area or minimum lot width (as appropriate) required of a lot shall be reduced to that average lot area or average lot width (as appropriate).
2. Properties within the RD and RM Zoning Districts may apply to exceed the zoning density to develop a Two-Family Dwelling, in the following instances, as decided by the Development Services Director:
  - a. the block face for the subject property is compatible with two-family development and the character of the block face is not single-family; and
  - b. compliance with the applicable development standards including but not limited to parking, landscaping, and dimensional standards; and
  - c. subject to the allocation of Reserve or Flexibility Units if required for compliance with the density as prescribed by the Land Use.

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**Aerial Image: Two-Family Zoning District**



### Legend

 Cities

### Pompano Beach Number of Units



### Major Roads Classifications

