

Legislation Text

File #: 20-140, **Version:** 2

P.H. 2020-19: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE CITY OF POMPANO BEACH CODE OF ORDINANCES BY AMENDING SECTION 155.9402., "EXCEPTIONS AND VARIATIONS," TO AMEND EXCEPTIONS AND VARIATIONS FOR DEVELOPMENT OF TWO-FAMILY DWELLINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: DECEMBER 10, 2019

(Staff Contact: David Recor/Max Wemyss)

Summary Explanation/Background:

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. 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.

The Planning and Zoning Board, on October 23, 2019, provided a unanimous recommendation for the approval of the proposed text amendment.

Origin of request for this action: Development Services

Fiscal impact and source of funding: N/A