

Summary of Proposed Regulations

Character District	Dixie Highway	Federal Highway	North Downtown	Parkside	Core	Dixie Highway	Lakes Transition	Core	North Downtown	Parkside	Core	Core	Pembroke Road	Sheridan Street	Dixie Highway	Federal Highway	North Downtown	Parkside	Young Circle	
Zoning District	DH-1	FH-1	ND-1	PS-1	MC-1	DH-2	LT	TC-1	ND-2	PS-2	RC-2	RC-1	PR	SS	DH-3	FH-2	ND-3	PS-3	YC	
Allowable Uses	Residential Single Family, Multi-Family					Transitional Primarily Single Family, Multi-Family and including some Light-Office and Light-Commercial Uses (Intensities of non-residential uses are limited by district)					Mixed-Use Residential and General Commercial Uses (Intensities of non-residential uses are limited by district)									
Typology	Residential Core Single Family, Duplex, Townhomes, Low Scale Multi-Family					Transition Zone Single Family, Duplex, Townhomes, Low-Medium Scale Multi-Family, Adaptive Re-Use of Existing Structures, Low-Scale Light Commercial Uses in specific areas.					Main Street Low-Scale Commercial Uses, Mid-rise Mixed Use	Commercial Corridor Multi-Family, Mid-Large Scale Commercial Uses, Mixed Use	Urban Corridor Multi-Family, Low to Med-High Commercial and Mixed Use	Urban Core Multi-Family, Low to Med-High Commercial and Mixed Use						
Maximum FAR	1.25	1.25	1.25	1.25	1.50	1.75	1.25	1.50	2.00	2.00	2.50	2.75	3.00	3.00	3.00	3.00	3.00	3.00	4.50	
Height	Existing Heights Remain											Increased Heights								
Maximum Height (Feet)	35	45	45	45	45	45	35	50	55	55	55	75	140	140	140	140/190	140	140	230	
Maximum Height (Stories)	3	4	4	4	4	4	3	4	5	5	5	7	10	10	10	10/18	10	10	-	
												Maximum Height proposed against corridors. Scale transitions required when adjacent to lower scale districts.								

Notes: Refer to Maps for depictive representation; colors correspond to Legend on Maps.
 Higher height for FH-2 (18 Stories/190 Feet) is proposed on the two blocks north and south of the Young Circle District only when adjacent to Federal Highway, not along the entire corridor.

1 **PROPOSED RAC REZONING**

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3 **ARTICLE 2: Definitions**

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5 **§ 2.2. Terms Defined.**

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7 **ARTISAN AND MAKER MANUFACTURING.** The small scale manufacturing of products, by persons
8 trained in creative arts, industrial art, and design related fields; through the use of hand-tools,
9 mechanical tools, and electronics. Typical materials and products may include, but are not limited to
10 metal, wood, glass, ceramics and pottery, jewelry, textiles and apparel, printmaking, photography,
11 painting, sculptures, and electronic goods. The use includes the processing, fabrication, assembly,
12 treatment, and packaging of such products. The use may also include gallery and exhibition space; and a
13 retail component.

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15 **ARTISAN AND MAKER SPACE.** A workspace or shop where communal or individual space is provided for
16 artisans and makers; such spaces may include, wood and metal working tools, digital media, laser
17 cutters, 3-D printers, electronics, robotics, etc. The use may also include gallery and exhibition space;
18 and a retail component.

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20 **AUTOMOBILE ORIENTED USE.** A use which provides fuel or services directly to a motor vehicle; provides
21 goods or services to occupants of a motor vehicle while seated therein; or provides goods or services for
22 or related to motor vehicles. This definition shall also include automobile repair, paint, sales and rental.

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24 **CAFÉ.** A small establishment, with limited cooking facilities, selling light meals and beverages. This
25 definition may also include eatery, bistro, snack and juice bar, and coffee shop.

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27 **FOOD PROCESSING.** A use that includes the processing, storage (dry, refrigerated, and frozen),
28 distribution, and retail sale or wholesale of food. These uses include, but are not limited to, general,
29 specialty, and artisan food and non-alcoholic manufactures (including frozen, canned, picked, dried,
30 preserved, and dehydrated products). This use shall not include the on-site slaughtering of animals.

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32 **MICROBREWERY, MICRODISTILLERY AND MICROWINERY.** An establishment primarily engaged in the
33 small-scale production, distribution, and wholesale of beer, ale, or other malt beverages, wine, or spirits
34 and which may include accessory uses such as tours of the premises, retail sales, and/or on-site
35 consumption within a designated area, e.g. tap or tasting room.

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37 **ARTICLE 4: SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS**

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39 **§ 4.6.G Regional Activity Center Districts**

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41 A. Intent. The Regional Activity Center (RAC) Land Use designation is intended to encourage attractive
42 and functional mixed living, working, shopping, education, and recreational activities in areas of

1 regional importance. To this objective, the corresponding RAC Zoning District regulations are
2 intended to:

- 3
- 4 1. To facilitate mixed-use development;
- 5 2. Encourage mass transit;
- 6 3. Reduce the need for automobile travel;
- 7 4. Provide incentives for quality development; and
- 8 5. Give definition to the urban form.
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10 The purpose of the RAC Zoning Districts is to concentrate density in specific areas, protecting
11 adjacent residential neighborhoods from excessive growth and commercial intrusion; while
12 accommodating a diverse range of housing types, heights, and intensities, which is ideal for
13 sustainable growth. Recognizing the diversity of the various neighborhoods encompassed in the
14 RAC, the regulations are organized by District to protect, reinforce, and enhance the character of
15 each area. The Districts and encompassing Subdistricts facilitate the transition from one District to
16 another and to the adjacent neighborhoods; providing adequate and compatible transitions in scale,
17 character, and uses to adjacent residential neighborhoods. The Regional Activity Center area
18 consists of the following zoning districts:

- 19
- 20 1. Core Districts
- 21 MC-1 – Multi-Family Residential Core
- 22 TC-1 – Transitional Core
- 23 RC-1 – Retail Core
- 24 RC-2 – Historic Retail Core
- 25
- 26 2. Dixie Highway Districts
- 27 DH-1 - Dixie Highway Low Intensity Multi-Family District
- 28 DH-2 - Dixie Highway Medium Intensity Multi-Family District
- 29 DH-3 - Dixie Highway High Intensity Mixed-Use District
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- 31 3. Federal Highway Districts
- 32 FH-1 – Federal Highway Low-Medium Intensity Multi-Family District
- 33 FH-2 – Federal Highway Medium-High Intensity Mixed-Use District.
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- 35 4. Lakes Transition District
- 36 LT – Lakes Transition District
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- 38 5. North Downtown Districts
- 39 ND-1 – North Downtown Low Intensity Multi-Family District
- 40 ND-2 – North Downtown Medium Intensity Multi-Family District
- 41 ND-3 – North Downtown High Intensity Mixed-Use District
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- 43 6. Parkside Districts
- 44 PS-1 – Parkside Low Intensity Multi-Family District
- 45 PS-2 – Parkside Medium Intensity Multi-Family District

1 PS-3 – Parkside High Intensity Mixed-Use District

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3 7. Pembroke Road District

4 PR – Pembroke Road Mixed-Use District

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6 8. Sheridan Street District

7 SS – Sheridan Street Mixed-Use District

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9 9. Young Circle District

10 YC – Young Circle Mixed-Use District

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12 B. Administrative Regulations Applicable to All Districts.

13 1. District boundaries. The district and subdistrict boundaries shall be indicated by the district and
14 subdistrict maps. In cases where uncertainty exists as to the boundaries of a district or subdistrict, the
15 following conditions shall apply:

16 a. Boundaries are intended to parallel street lines, rights-of-way, or to follow existing lot lines.

17 b. Where a boundary follows a public right-of-way, street, or alley, the centerline shall be the
18 boundary.

19 c. In the event of further uncertainty, the City Manager or designee shall determine the
20 boundary location.

21 d. The Floor Area Ratio (FAR) capacity for lots that have more than one district or subdistrict
22 designation shall be calculated separately for each portion of the lot according to its respective FAR.
23 Development for each portion of the lot shall be in conformance with the applicable district or
24 subdistrict Building Requirements Table.

25 2. Phased Development.

26 a. All land included for the purpose of development within a Phased Development shall be
27 under the control of the applicant (an individual, partnership or corporation, or group of individuals,
28 partnerships, or corporations). The applicant shall present satisfactory legal documents to constitute
29 evidence of the unified control of the entire area within the proposed Phased Development which shall
30 be certified by the City Manager or designee.

31 b. The Phased Development Master Plan shall illustrate the boundaries of each phase and
32 intended phasing sequence.

33 c. Each phase of Phased Developments shall autonomously comply with these regulations and
34 district requirements. Site plans, elevations, and massing diagrams shall be provided for each phase and
35 shall indicate the function and improvement of undeveloped portions of land for independent review
36 and approval. Undeveloped land shall be improved pursuant to the General Landscape Regulations set
37 forth herein.

38 d. Vacant non-historic and non-contributing structures; and structures which are not eligible
39 for historic designation and are not intended for incorporation in the final development Master Plan
40 shall be demolished prior to commencement of construction of Phase I.

41 e. No phase, or portion of phase, of a Phased Development shall be dependent upon the
42 completion of a subsequent phase. Each phase shall be autonomously functional and provide adequate
43 parking, landscape, articulation and associated amenities at the time of completion of that phase and
44 shall not be contingent on future phases.

45 f. Any building amenity, or portion thereof, that will service the current phase under
46 development shall be completed in its entirety and shall receive a Certificate of Occupancy prior to the
47 issuance of a Certificate of Occupancy for the remaining phase components or uses.

1 g. Each phase shall provide temporary or permanent transitional features, buffers, or
2 protective areas in order to prevent any adverse impact on completed phases, future phases, and
3 adjacent properties.

4 h. The applicant shall have up to six (6) months from the issuance of the final Certificate of
5 Occupancy for any given phase to obtain all necessary building permits required to proceed with
6 construction on subsequent phases. If the applicant fails to obtain said building permit(s) within the time
7 period, all staff and Board approvals shall be null and void and the applicant shall be required to re-
8 initiate the development review process.

9 i. Changes and deviations from an approved Phased Development Master Plan which
10 constitute a substantial alteration to the character of the development or an individual phase require
11 that the requested changes be reviewed and approved by the appropriate Board. Substantial changes
12 would include:

- 13 (1) Any change in the phasing boundary or sequence;
- 14 (2) An increase or decrease, greater than 5 percent, in Floor Area Ratio;
- 15 (3) A change in the use or character of the Phased Development;
- 16 (4) An increase in overall coverage of structures;
- 17 (5) An increase in the intensity of use;
- 18 (6) An increase in the problems of traffic circulation and public utilities;
- 19 (7) A reduction in required open spaces; and
- 20 (8) An increase or decrease in the amount of off-street parking and loading spaces.

21 j. Any changes or deviations from an approved Phased Development Master Plan which are
22 not listed as substantial and do not depart from the principal concept of the approved Phased
23 Development Master Plan shall constitute a minor change and may be approved by the City Manager or
24 designee.

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26 C. General Development Regulations Applicable to All Districts.

27 1. General building requirements.

28 a. Development intensities shall be established by Floor Area Ratio (FAR) and pursuant to the
29 Building Requirements Table for each district or subdistrict and the following:

- 30 (1) No variances to Floor Area Ratio shall be granted.
- 31 (2) Established Floor Area Ratios are intended to provide flexibility in building massing. As
32 such, when combined with other regulations and potential site constraints, maximum capacities may
33 not always be achieved. In such cases, the other building requirements shall prevail.

34 b. All uses, including automobile oriented uses, shall be designed in a manner which reinforces
35 the urban form.

36 c. Buildings shall have a recognizable entrance facing rights-of-way. Entrances shall be visible
37 to pedestrians and vehicular traffic. For corner lots, corner entrance features are encouraged.

38 d. The finished floor of ground floor commercial and retail uses shall be generally flush with
39 the sidewalk elevation. (See Appendix 1: Diagram 7)

40 e. Ground floor residential uses shall be raised a minimum of eighteen (18) inches above the
41 sidewalk elevation and front the right-of-way.

42 f. The minimum floor to floor height for all habitable uses shall be nine (9) feet.

43 g. The minimum dwelling unit and room size shall be regulated by the building's principal use
44 as indicated in the Minimum Dwelling Unit Size Table.

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(1) Minimum Dwelling Unit Size Table.

MINIMUM DWELLING UNIT AND HOTEL ROOM SIZE		
Use	Minimum Per Unit	Minimum Cumulative Average
Multi-family Dwelling Units	400 SF	650 SF
Multi-family Dwelling Units, within the CRA	300 SF	500 SF
Hotel Rooms	250 SF	250 SF

h. Where applicable, towers shall be pursuant to the following:

(1) Tower separation shall be at least 50 feet.

(2) The maximum tower length shall be 300 feet.

(3) The maximum average tower floorplate shall be regulated by the tower's principal use

as follows:

(a) Commercial or mixed-use: Average up to 35,000 square feet; maximum of 45,000 square feet for any single tower floorplate.

(b) Residential and Hotel uses: Average up to 24,000 square feet; maximum of 30,000 square feet for any single tower floorplate.

i. Encroachments.

(1) Horizontal projections shall be pursuant to the Projection Section in Article 4, except:

(a) Balconies may encroach the setback for a maximum of 75 percent of the required setback.

(2) Vertical projections shall be pursuant to the Height Exemptions Section in Article 4, except:

(a) Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself such as, but not limited to, cooling towers, elevator, stair and mechanical penthouses, vent stacks and antennas shall be enclosed and screened in such a manner that the enclosure is designed as an integral part of the overall building design

(b) Building base parapets shall have a maximum height of 20 percent of the maximum building base height, not to exceed 10 feet. Tower parapets shall have a maximum height of 15 feet.

(c) Enclosed or covered rooftop amenities are permitted to exceed the maximum height for not more than 30 percent of the gross rooftop area. For the purposes of calculating the maximum area, enclosed or covered structures shall not include enclosures for screening mechanical systems. The following restrictions apply:

i. Rooftop amenities are permitted to exceed the maximum of 15 feet.

ii. Rooftop amenities shall not include commercial uses in the following districts: MC-1, TC-1, RC-1, DH-1, DH-2, FH-1, LT, ND-1, ND-2, PS-1, PS-2.

iii. Covered structures shall be architecturally compatible with and in proportion to the architecture of the overall building.

iv. Climate controlled structures are limited to the minimum area necessary to accommodate uses which are secondary and incidental to the principal rooftop amenity. These structures may include saunas and steam rooms and code-required restrooms.

v. Supporting restroom facilities shall not exceed 150 percent of the size required by applicable federal, state, and local health regulations.

j. Active use liners

(1) Active use liners shall be pursuant to the Development Regulations table in each district or subdistrict and the following:

(a) Minimum Active Use Liner Depth Table.

MINIMUM ACTIVE USE LINER DEPTH		
Use	Ground Floor	Above Ground Floor
Commercial	25 ft.	20 ft.
Residential	15 ft.	15 ft.

(b) When active use and active use liners are not required or exceed the minimum required frontage percentage, the active use shall be permitted to have a minimum depth of 15 feet. Further, when a parking structure is the principal use, the active use shall be permitted to have a minimum depth of 15 feet. (See Appendix 1: Diagram 1)

(c) Active use requirements may be reduced or waived at the discretion of City Manager or designee when sufficient evidence is provided to indicate that necessary vehicular access and circulation cannot be accommodated.

k. Articulation requirements.

1. Building facades shall incorporate breaks in the horizontal and vertical wall plane to provide articulation and reduce visual mass.

2. Blank walls visible from adjacent streets, public areas or adjacent buildings shall not be permitted and shall incorporate facade articulation. A portion of the façade proportionate to the building massing may be permitted.

3. For ground floor commercial active uses, 50 percent of the storefront facade area shall provide transparency. Transparency may be provided through the use of windows and door glazing as well as unobstructed openings in the building facade. (See Appendix 1: Diagram 14)

4. Architectural treatment shall be provided for all non-active use facade elevations and shall be harmonious and integrated with the design of adjacent active use facades. Architectural treatment shall be provided through a combination of two (2) or more treatments including, but not limited to: the use of similar materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation, and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of pervious surfaces and planters; and the provision of consistent signage, graphics, and architectural lighting. The following treatments are permitted, but shall not fulfill the requirement for architectural treatment: the application of paint and faux treatments; scoring, construction joints or material projections less than four (4) inches in height, width, or depth.

2. General public realm regulations.

a. Minimum setback areas adjacent to rights-of-way, excluding alleys, shall:

(1) Be improved consistent with the public sidewalk and therefore shall comply with sidewalk standards and shall match or be harmonious with the design of the public sidewalk as determined by the City Manager or designee; or shall be pursuant to the General Landscape Regulations.

(2) Not include any parking uses and shall be left free of any structure higher than 42 inches, excluding street signage, lighting and other public improvements and provided that it does not occupy more than 30 percent of the setback.

(3) Not include the encroachment of any ramps and/or stairs associated with any ground floor uses, other than residential. (See Appendix 1: Diagram 7)

b. Maximum setback areas shall be applicable to all building components, excluding open space, driveways, and porte cocheres. Variations in the building frontage where portions of facades do

- 1 not meet the building maximum setback are permitted, as long as the intent of the regulation is met and
2 the majority of the façade meets the requirement.
- 3 c. Conflicts between vehicles and pedestrians shall be minimized or eliminated. Clear and safe
4 pedestrian connections shall be provided.
- 5 d. If fencing is used, it shall be decorative. Chain link fences shall be prohibited.
- 6 3. General parking regulations.
- 7 a. Parking requirements.
- 8 (1) Parking shall be provided pursuant to the Parking Requirements Table as set forth
9 herein. All uses not listed in the Table shall be pursuant to Article 7 of the Zoning and Land Development
10 Regulations.
- 11 (2) The calculation of required off-street parking spaces shall be pursuant to Article 7 of the
12 Zoning and Land Development Regulations.
- 13 (3) Exceeding the maximum parking ratio is permitted, as follows:
- 14 (a) Any portion of the parking area which exceeds the maximum parking ratio shall
15 be included in the calculations of Floor Area Ratio. This shall include stalls and all associated circulation
16 areas.
- 17 (b) Through the use of tandem parking (vertical or horizontal), mechanical parking
18 lifts, or similar mechanical systems, which do not increase the overall building massing, pursuant to
19 Article 7.
- 20 (4) Guest parking shall be provided pursuant to the parking requirements table in each
21 district or subdistrict as set forth herein. Designated guest parking shall not be assigned or otherwise
22 designated for any other purpose, but may be included in the shared parking calculations.
- 23 (5) The provisions for parking reductions as indicated by these regulations may be
24 combined; however, the combination shall not result in a reduction of more than 25 percent of the
25 minimum parking requirement as pursuant to the Parking Requirements Table in each district or
26 subdistrict.
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(6) Parking Requirements Table.

PARKING REQUIREMENTS		
Use	Minimum	Maximum
Commercial	3 spaces per 1,000 SF	5 spaces per 1,000 SF
Hotel	1 space per room for the first 10 rooms, plus .25 space per room for each additional room; plus 60% of the requirement for accessory uses	1 space per room; plus 80% of the requirement for accessory uses
Multifamily Residential	1 space per unit; plus 1 space per 10 units for guest parking	2.5 spaces per unit; plus 1 space per 5 units for guest parking
Office	2.5 spaces per 1,000 SF	5 spaces per 1,000 SF
<p>Exemptions: The following uses are exempt from parking requirements: Retail, commercial, and office uses located on the first and second floor of a building on sites or portions of sites within DH-3 east of 21st Avenue; ND-3 south of Polk Street; PS-3 north of Van Buren Street; RC-2; and YC.</p>		
<p>Parking for Live-Work uses shall be provided for each individual use as required above. All other uses shall comply with parking regulations set forth in Article 7 of the Zoning and Land Development Regulations.</p>		

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- a. Parking stall dimensions.
 - (1) Parallel parking minimum: Eight and one-half (8-1/2) feet in width by 22 feet in length. (See Appendix 1: Diagram 9)
 - (2) Ninety (90) degree and angled parking minimum: Eight and one-half (8-1/2) feet in width by eighteen (18) feet in length. (See Appendix 1: Diagram 9)
 - (3) In those cases where the side of any stall is adjacent to a wall, fence, building, or other physical obstruction, the stall widths shall be increased by one (1) foot. Where there is an obstruction on both sides of the stall, the stall widths shall be increased by two (2) feet.
 - (4) Driveway entrances not adjacent to parking stalls may be a minimum of 20 feet.
 - (5) All other parking stall dimension standards shall be pursuant to Article 7 of the Zoning and Land Development Regulations.
- b. Parking garages and single parking decks under buildings shall be pursuant to the district or subdistrict Building Requirements Table and to the following requirements:
 - (1) All levels of parking garages shall be lined with active uses as required by the Building Requirements Table in each district or screened with architectural treatment. At ground level, parking garages shall be screened with both architectural treatment and landscape buffer.
 - (2) A minimum of 50 percent of all roof deck parking areas shall be visually screened or architecturally treated in such a way that parked vehicles cannot be viewed from adjacent buildings. Screening elements may include roofs, trellises, canopies, screens, or other similar structures.
- c. At-grade parking lots and vehicular use areas shall be pursuant to the General Landscape Regulations and the following requirements:

(1) At-grade parking lots shall not be permitted within frontage setbacks unless otherwise permitted within these regulations and shall be located behind the main structure to the maximum degree possible.

(2) Parking in front of buildings shall not be permitted along 21st Avenue, Dixie Highway, Federal Highway, Hollywood Boulevard, and Young Circle. Pick-up and drop-off areas, such as porte cocheres are permitted.

(3) At-Grade Parking Lots and Vehicular Use Areas Setback Requirements Table.

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS	
Minimum	
Front	10 feet
Interior	5 feet
Alley	5 feet

d. Commercial developments, excluding hotel uses, may provide secure public bicycle racks and or storage at a ratio of one (1) bike rack space per every 20 required parking spaces. The bicycle racks shall be located on-site and shall not encroach into the right-of-way. In exchange, these developments may reduce the respective parking requirement for that use by five (5) percent.

e. Shared parking is encouraged for proposed developments with two (2) or more distinguishable uses as listed in the Shared Parking Requirements Table.

(1) The minimum shared parking requirement and maximum shared parking reduction shall be determined by the following procedure:

(a) Multiply the minimum parking requirement for each individual use as pursuant to the Parking Requirement Table in each district or subdistrict by the appropriate percentage listed in the shared Parking Requirements Table for each of the five (5) designated time periods.

(b) Add the resulting sum for each of the five (5) vertical columns of the Shared Parking Requirement Table. The minimum shared parking requirement is provided by the highest number resulting from that sum.

(2) The shared parking reduction shall not result in a reduction of more than 25 percent of the minimum parking requirement.

(3) Shared Parking Requirements Table.

SHARED PARKING REQUIREMENT					
Use	Weekdays			Weekend	
	Night	Day	Evening	Day	Night and Evening
	Percent	Percent	Percent	Percent	Percent
Residential	100	60	90	80	90
Office	5	100	10	10	5
Commercial/Retail (Non-Office)	5	90	70	100	70
Hotel	80	60	100	80	100

Restaurant	10	50	100	50	100
Entertainment/Recreation	10	40	100	80	100
All Others	100	100	100	100	100

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 2 f. Loading and maneuvering shall be pursuant to Article 7 of the Zoning and Land
 3 Development Regulations and to the following requirements:

4 (1) Loading for all proposed developments shall occur internal to the building footprint or
 5 from the alley and shall be visually screened from public view.

6 (2) Public rights-of-way, excluding alleys shall not be utilized for maneuvering associated
 7 with building loading access.

8 2. General landscape regulations. Landscape requirements shall be pursuant to the Landscape
 9 Requirements Table; to Article 9 of the Zoning and Land Development Regulations; to the City of
 10 Hollywood Landscape Manual; and to the following requirements:

11 a. The minimum tree size is 12 feet in height, with a four (4) inch caliper measured at diameter
 12 breast height. (The diameter of a tree trunk measured at four and one-half (4-1/2) feet above the root
 13 ball).

14 b. Ground floor open spaces, such as plazas, courtyards, and passageways which are visible
 15 from the public right-of-way and larger than 3,000 square feet shall be improved as pursuant to these
 16 regulations and the following requirements:

17 (1) A minimum of 25 percent of the open space area shall be vegetated.

18 (2) Overhead cover shall be provided for a minimum of 10 percent of the open space area.

19 (3) A minimum of one (1) linear foot of seating for every 30 square feet of open space area
 20 shall be provided.

21 c. General Landscape Requirements Table.
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GENERAL LANDSCAPE REQUIREMENTS	
	Requirements
Perimeter Landscape	1 One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed. 2 Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area. 3 When abutting or across an alley from a residential zoning district a perimeter landscape buffer shall be included within the required setback area with one (1) tree for every 20 linear feet of required buffer area.
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area	4 Terminal islands shall be installed at each end of all rows of parking spaces and landscape islands shall be provided no further apart than every 10 parking spaces. Each island shall contain a minimum of one 190 square feet of pervious area or shall measure the same length and width as the adjacent parking

	<p>stall. Landscape islands within the CRA may be a minimum of 100 square feet. Each island shall contain at least one (1) tree.</p> <p>5 A five (5) foot landscape buffer including a landscape element of at least 42 inches in height shall be provided along the perimeter. The landscape buffer may be included within required setback areas.</p> <p>6 Lots with a width of 50 feet or less: 15 percent of the total square footage of the paved vehicular use area shall be landscaped.</p> <p>7 Lots with a width of more than 50 feet: 25 percent of the total square footage of the paved vehicular use area shall be landscaped.</p> <p>Note: Percentage calculation excludes required perimeter landscaped setback area.</p>
<p>Open Space</p>	<p>8 All pervious areas shall be landscaped with grass, ground cover and/or shrubbery; or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.</p> <p>9 A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use areas.</p> <p>10 MC-1, DH-1 Districts: A minimum of 40 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</p> <p>11 LT District: A minimum of 30 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</p> <p>12 DH-2, FH-1, ND-1, ND-2, PS-1, PS-2 District: A minimum of 20 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</p>
<p>Planning and Development Board and Historic Preservation Board</p>	<p>13 Projects containing four (4) or more units on a single site shall comply with Design Guidelines for landscaping.</p> <p>14 If within a Historic Preservation District, the landscape shall comply with the Historic Preservation Guidelines.</p>

View Triangle	15 For corner lots, a sight distance triangle shall be provided. See the City of Hollywood Landscape Manual for illustration diagram.
Irrigation	16 Provide 100 percent irrigation coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the Regulations of the South Florida Water Management District or apply xeriscape principles. (See the City of Hollywood Landscape Manual)

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2 C. District use and development regulations. The purpose of the district specific regulations is to
3 reinforce the existing and potential character of each district and subdistrict.
4 1. Core Districts.
5 a. Core District Purpose and Character.
6 1. Preserve and renew the traditional retail core of the City by implementing policies to
7 encourage shopping and dining.
8 2. Achieve urban density, pedestrian activity and development designs appropriate to a
9 retail core area.
10 3. Establish a center for retail activity with direct customer service to the public.
11 4. Establish a balance between vehicular, transit, and pedestrian access to encourage
12 pedestrian activity.
13 5. Protect the scale and character of the Historic Hollywood Business District.
14 6. Encourage the preservation and adaptive reuse of historic structures and those eligible
15 for historic designation to preserve the historic building stock and promote creative uses and
16 economically viable design solutions.
17 7. Encourage the creation of strong urban residential neighborhoods, providing an array of
18 housing types.
19 8. Provide adequate and compatible transitions in scale, character, and uses to adjacent
20 residential neighborhoods.
21 b. Core Districts Use and Development Regulations:
22 1. MC-1 – Multi-Family Residential Core
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a. MC-1 – Multi-Family Residential Core Use Table.

MC-1 Multi-family Residential Core Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Multi-Family Residential Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use,
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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b. MC-1 – Multi-Family Residential Core Development Regulations Table.

MC-1 Multi-family Residential Core Development Regulations	
MAXIMUM FAR	
1.50	
MAXIMUM HEIGHT	
4 Stories, not to exceed 45 ft.	
MINIMUM SETBACKS	
Frontage	
Streets	20 ft.
Avenues	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

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- 1 2. TC-1 – Transitional Core
 2 a. TC-1 – Transitional Core Use Table.
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TC-1 – Transitional Core Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Café, when part of multi-use/multi-tenant building Hotel Multi-family Residential Office Single Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Retail Sales Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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 5 b. TC-1 – Transitional Core Development Regulations Table.
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TC-1 – Transitional Core Development Regulations	
MAXIMUM FAR	
1.50	
MAXIMUM HEIGHT	
4 Stories, not to exceed 50 ft.	
MINIMUM SETBACKS	
Frontage	
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	10 ft.
Rear	10 ft.

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 8 3. RC-1 – Retail Core
 9 a. RC-1 – Retail Core Use Table.
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RC-1 – Retail Core Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities ¹ Amusement Uses (indoor) Antique, Consignment, Collectible, and	Cabinet, Furniture, and Upholstery Shop associated to Retail or Showroom Light Manufacturing associated to Retail	Day Care Facility Schools (K-12) Place of Worship, Meeting Hall, and Fraternal Lodge Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber

<p>Vintage Store Artisan and Maker Manufacturing and Space Assembly of Pre-manufactured Parts for Sale on Premises Bar, Lounge, or Night Club Coin Laundry² Commercial Uses Dry Cleaner (Drop-off and Pick-up Only) Food Processing Funeral Home Hotel Institutional Live-Work Microbrewery, Microdistillery, and Microwinery Multi-Family Residential, above the ground floor Museum, Art Gallery, and Similar Cultural Uses Office Parking Lots and Garages (Commercial) Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Restaurant Retail Sales (Indoor) Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)¹</p>	<p>or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use³ Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery⁴ Any use customarily associated with one of the Main Permitted Uses.</p>		<p>and Building Materials Contractor Shop and Storage (Indoor or Outdoor) Outdoor Storage Pawn Shop Psychic Help Uses Self-Storage Facility Thrift Shop Any use not listed as a Main Permitted Use.</p>
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

² Coin Laundries shall be fully enclosed and air-conditioned.

³ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

⁴ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

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b. RC-1 – Retail Core Development Regulations Table.

RC-1 – Retail Core Development Regulations		
MAXIMUM FAR		
2.75		
MAXIMUM HEIGHT		
7 Stories, not to exceed 75 ft.		
MINIMUM SETBACKS		
Frontage		
All Frontages	10 ft.	
Hollywood Boulevard	5 ft.	
Side Interior	0 ft.	
Alley	5 ft.	
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
All Frontages	25 ft.	N/A
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
Hollywood Boulevard	60%	N/A

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4. RC-2 – Historic Retail Core
a. RC-2 – Historic Retail Core Use Table.

RC-2 – Historic Retail Core Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities, above the ground floor ¹ Amusement Uses (indoor) Antique, Consignment, Collectible, and Vintage Store Assembly of Pre-manufactured Parts	Artisan and Maker Manufacturing associated with Retail, Gallery, or Showroom Cabinet, Furniture, and Upholstery Shop associated to Retail or Showroom Food Processing	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (Business, Commercial, or Vocational; K-12; and University)	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Automotive Sales, Paint, or Repair Bulk Sales, Storage, or Display of Lumber and Building Materials

<p>for Sale on Premises Bar, Lounge, or Night Club² Commercial Uses Dry Cleaner (Drop-off and Pick-up Only) Hotel Institutional above the ground floor Live-Work Microbrewery, Microdistillery, and Microwinery Multi-Family Residential, above the ground floor Museum, Art Gallery, and Similar Cultural Uses Personal Service except on the ground floor adjacent to Hollywood Boulevard Office except on the ground floor adjacent to Hollywood Boulevard Restaurant Retail (Indoor) Schools (Recreational or Cultural)¹</p>	<p>associated with a Restaurant Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery³ Any use customarily associated with one of the Main Permitted Uses.</p>		<p>Car Wash Contractor Shop and Storage (Indoor or Outdoor) Drive-in or Drive-thru Uses on Hollywood Boulevard Gun Shop Outdoor Storage Pawn Shop Psychic Help Uses Self-Storage Facility Service Station Thrift Shop Any use not listed as a Main Permitted Use.</p>
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

² Bar, Lounge, or Night Club shall be exempt from distance requirements listed in the Hollywood Code of Ordinances, § 113.03(A).

³ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

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b. RC-2 – Historic Retail Core Development Regulations Table.

RC-2 – Historic Retail Core Development Regulations		
MAXIMUM FAR		
2.50		
MAXIMUM HEIGHT		
5 Stories, not to exceed 55 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 35 Feet	Upper Level Above 35 Feet
All Frontages	Match Adjacent or 0 ft.	25 ft.
Side Interior	0 ft.	0 ft.
Alley	5 ft.	5 ft.
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
All Frontages	25 ft.	N/A
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
Hollywood Boulevard	70%	N/A
Harrison Street	50%	N/A

2. Dixie Highway Districts.

a. Dixie Highway District Purpose and Character.

1. Encourage mixed-use transit oriented or transit ready development which capitalizes on the District’s proximity to rail.

2. Emphasize the corridor experience by orienting the greatest intensity towards Dixie Highway and 21st Avenue and providing pedestrian oriented uses.

3. Reinforce Hollywood’s identity by strengthening visual and brand identity along corridor for view of passenger trains passing through.

4. Encourage ground-floor commercial and service oriented uses which serve the Downtown as well as adjacent residential neighborhoods.

5. Establish gateway for the Historic Business District at the intersection of Dixie Highway and Hollywood Boulevard.

6. Create a stronger pedestrian connection to the rest of Downtown.

7. Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.

8. Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

b. Dixie Highway Districts Use and Development Regulations:

1. DH-1 - Dixie Highway Low Intensity Multi-Family District

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a. DH-1 - Dixie Highway Low Intensity Multi-Family District Use Table.

DH-1 - Dixie Highway Low Intensity Multi-Family District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Multi-Family Residential Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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b. DH-1 - Dixie Highway Low Intensity Multi-Family District Development Regulations Table.

DH-1 - Dixie Highway Low Intensity Multi-Family District Development Regulations	
MAXIMUM FAR	
1.25	
MAXIMUM HEIGHT	
3 Stories, not to exceed 35 ft.	
MINIMUM SETBACKS	
Frontage	
Streets	20 ft.
Avenues	15 ft.
Side Interior	10 ft.
Rear	Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback. 20 ft.

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2. DH-2 - Dixie Highway Medium Intensity Multi-Family District
a. DH-2 - Dixie Highway Medium Intensity Multi-Family District Use Table.

DH-2- Dixie Highway Medium Intensity Multi-Family District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Bed and Breakfast Inn Multi-Family Residential Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

- b. DH-2 - Dixie Highway Medium Intensity Multi-Family District Development Regulations Table.

DH-2- Dixie Highway Medium Intensity Multi-Family District Development Regulations	
MAXIMUM FAR	
1.75	
MAXIMUM HEIGHT	
4 Stories, not to exceed 45 ft.	
MINIMUM SETBACKS	
Frontage	
All Frontages	15 ft.
Side Interior	10 ft.
Rear	20 ft.
	Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.

3. DH-3 - Dixie Highway High Intensity Mixed-Use District
a. DH-3 - Dixie Highway High Intensity Mixed-Use District Use Table.

DH-3 - Dixie Highway High Intensity Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities ¹ Amusement Uses (Indoor and Outdoor) Antique, Consignment,	Automotive Paint or Body Light Manufacturing associated with Retail or Showroom Outdoor produce sales	Day Care Facility Outdoor Storage Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber

<p>Collectible, and Vintage Store Artisan and Maker Manufacturing and Space Assembly of Pre-manufactured Parts for Sale on Premises Automotive Rental Automotive Repair Automotive Sales, New and Used Bar, Lounge, or Night Club Bed and Breakfast Inn Cabinet, Furniture, and Upholstery Shop Car Wash² Coin Laundry³ Commercial Uses Contractor Shop and Storage (Indoor) Dry Cleaner Food Processing Funeral Home Hotel Institutional Live-Work Microbrewery, Microdistillery, and Microwinery Motel Multi-Family Residential, except on the ground floor adjacent to Tyler Street, Dixie Highway and 21st Avenue Museum, Art Gallery, and Similar Cultural Uses Office Parking Lot and Garages (Commercial) Personal Service Place of Worship, Meeting Hall, and</p>	<p>(fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use⁴ Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery⁵ Any use customarily associated with one of the Main Permitted Uses.</p>		<p>and Building Materials Pawn Shop Psychic Help Uses Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard Any use not listed as a Main Permitted Use</p>
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Fraternal Lodge Restaurant Retail (Indoor) Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University) ¹ Self-Storage Facility Single Family Residential, except on the ground floor adjacent to Dixie Highway and 21 st Avenue Thrift Shop Wholesale and Warehousing			
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

² Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.

³ Coin Laundries shall be fully enclosed and air-conditioned.

⁴ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

⁵ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

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b. DH-3 - Dixie Highway High Intensity Mixed-Use District Development Regulations Table.

DH-3 - Dixie Highway High Intensity Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00		
MAXIMUM HEIGHT		
10 Stories, not to exceed 140 ft. Sites or portions of sites within 100 feet of RS-3, PS-1: 5 Stories, not to exceed 55 ft. Sites or portions of sites within 200 feet of DH-1, DH-2, ND-1: 5 Stories, not to exceed 55 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft. When adjacent to RS-3, DH-1, and DH-2: 10 ft.	0 ft. When adjacent to RS-3: 100 ft. When adjacent to DH-1, and DH-2: 200 ft.
Alley	5 ft. When adjacent to RS-3, DH-1, and DH-2: 20 ft.	5 ft. When adjacent to RS-3: 100 ft. When adjacent to DH-1, and DH-2: 200 ft.
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
Dixie Highway 21 st Avenue	30 ft.	N/A
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
Dixie Highway	60%	N/A
21 st Avenue	60%	N/A

c. DH-3 - Dixie Highway High Intensity Mixed-Use District Special Requirements.

- i. For lots which abut Dixie Highway and 21st Avenue, the tower orientation shall be towards Dixie Highway and 21st Avenue.
- ii. Where possible, vehicular access shall be located along the east-west streets.
- iii. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

- 1 3. Federal Highway Districts.
- 2 a. Federal Highway District Purpose and Character.
- 3 1. Encourage higher intensity mixed-use buildings which accommodate a diverse mix of
- 4 commercial uses, large format or destination retail, and neighborhood commercial to support the
- 5 residential uses.
- 6 2. Orient the highest intensity and ground floor commercial uses towards Federal Highway
- 7 to enhance the corridor, creating a more urban environment with buildings on the street edge,
- 8 continuous sidewalks, and active uses which promote pedestrian activity.
- 9 3. Improve setback fronting the golf course with landscape and multi-purpose or
- 10 pedestrian paths to enhance the edge condition and create the Hollywood Beach Golf Course Greenway.
- 11 4. Encourage the creation of strong urban residential neighborhoods, providing an array of
- 12 housing types.
- 13 5. Provide adequate and compatible transitions to protect the scale of adjacent residential
- 14 neighborhoods.
- 15 6. Encourage building frontages along 17th Avenue to reinforce the existing character.
- 16
- 17 b. Federal Highway Districts Use and Development Regulations:
- 18 1. FH-1 – Federal Highway Low-Medium Intensity Multi-Family District.
- 19 a. FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Use Table.
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FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Bed and Breakfast Inn Multi-Family Residential Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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- 22 b. FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Development
- 23 Regulations Table.
- 24

FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Development Regulations	
MAXIMUM FAR	
1.25	
MAXIMUM HEIGHT	
4 Stories, not to exceed 45 ft.	
MINIMUM SETBACKS	
Frontage	
Streets	20 ft.

Avenues	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

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2. FH-2 – Federal Highway Medium-High Intensity Mixed-Use District.
 - a. FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Use Table.

FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities ¹ Amusement Uses (Indoor and Outdoor) Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing and Space Assembly of Pre-manufactured Parts for Sale on Premises Automotive Rental Bar, Lounge, or Night Club Bed and Breakfast Inn Car Wash ² Coin Laundry ³ Commercial Uses Dry Cleaner Food Processing Funeral Home Hotel Institutional Live-Work Microbrewery, Microdistillery, and Microwinery Motel Multi-Family Residential, except on the ground floor adjacent to Federal	Cabinet, Furniture, and Upholstery Shop Light Manufacturing associated with Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use ⁴ Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery ⁵ Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber and Building Materials. Contractor Shop and Storage (Indoor or Outdoor) Gun Shop Pawn Shop Psychic Help Uses Any use not listed as a Main Permitted Use.

Highway Museum, Art Gallery, and Similar Cultural Uses Office Parking Lots and Garages (Commercial) Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Restaurant Retail (Indoor) Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University) ¹ Single Family Residential, except on the ground floor adjacent to Federal Highway Wholesale and Warehousing			
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

² Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.

³ Coin Laundries shall be fully enclosed and air-conditioned.

⁴ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

⁵ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

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b. FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Development Regulations Table.

FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00 Sites south of Fillmore and north Monroe Streets: 3.75		
MAXIMUM HEIGHT		
10 Stories, not to exceed 140 ft. Sites located between Fillmore and Monroe Streets and fronting Federal Highway: 18 Stories, not to exceed 190 ft.; Sites or portions of sites within 60 feet of FH-1: 5 Stories, not to exceed 55 ft. Sites or portions of sites within 100 feet of ND-1, PS-1: 5 Stories, not to exceed 55 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Fronting Golf Course	20 ft.	20 ft.
Side Interior	0 ft. When adjacent to FH-1 : 10 ft.	0 ft. When adjacent to FH-1: 60 ft.
Alley	5 ft. When adjacent to FH-1 : 20 ft.	5 ft. When adjacent to FH-1: 60 ft.
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
Federal Highway	30 ft.	N/A
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
Federal Highway	60%	N/A
North 17 th Avenue between Polk and Johnson Streets	40%	N/A

c. FH-2 – Federal Highway Medium-High Intensity Mixed-Use District Special Requirements.

- i. For lots which abut Federal Highway, the tower orientation shall be towards Federal Highway.
- ii. Where possible, vehicular access shall be located along the east-west streets.
- iii. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

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- 2 4. Lakes Transition District.
- 3 a. Lakes Transition District Purpose and Character.
- 4 1. Provide adequate and compatible transitions from Young Circle to the Hollywood Lakes
- 5 Historic District.
- 6 2. Encourage the preservation and adaptive reuse of historic structures and those eligible
- 7 for historic designation to preserve the historic building stock and promote creative uses.
- 8 3. Encourage redevelopment which retains and enhances the existing character of the
- 9 Lakes Area Historic Multiple Resource Listing District.
- 10 4. Encourage the creation of strong urban residential neighborhoods, providing an array of
- 11 housing types.
- 12 5. Encourage building frontages along 17th Avenue to reinforce the existing character.
- 13 b. Lakes Transition District Use and Development Regulations:
- 14 1. LT – Lakes Transition District
- 15 a. LT – Lakes Transition District Use Table.
- 16

LT – Lakes Transition District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Art Gallery Bed and Breakfast Inn Cafe Live-Work Multi-Family Residential Professional Office Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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b. LT – Lakes Transition District Development Regulations Table.

LT – Lakes Transition District Development Regulations	
MAXIMUM FAR	
1.25	
MAXIMUM HEIGHT	
3 Stories, not to exceed 35 ft.	
MINIMUM SETBACKS	
Frontage	
Streets	20 ft.
Avenues	15 ft.
Side Interior	10 ft.
	Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

5. North Downtown Districts.

a. North Downtown District Purpose and Character.

1. Encourage higher intensity mixed-use buildings which include Class-A office uses and similar employment generators.
2. Encourage the creation and expansion of urban campuses for higher education uses.
3. Provide ground floor uses geared towards supporting the employment base and reinforcing the pedestrian connection to Hollywood Boulevard.
4. Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.
5. Encourage various typologies of urban housing options, including high- and mid-rise multi-family, live-work units, walk-up units, lofts, and attached housing.
6. Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

b. North Downtown Districts Use and Development Regulations:

1. ND-1 – North Downtown Low Intensity Multi-Family District

a. ND-1 – North Downtown Low Intensity Multi-Family District Use Table.

ND-1 – North Downtown Low Intensity Multi-Family District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Artisan and Maker Manufacturing and Space ¹ Assembly of Pre-Manufactured Parts for Sale on the Premises ¹ Bed and Breakfast Inn Commercial Uses ¹ Food Processing ¹	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.

Multi-Family Residential Museum, Art Gallery, and Similar Cultural Uses ¹ Single-Family Residential			
¹ Permitted for the adaptive reuse of existing buildings adjacent to 20 th Avenue. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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b. ND-1 – North Downtown Low Intensity Multi-Family District Development Regulations Table.

ND-1 – North Downtown Low Intensity Multi-Family District Development Regulations	
MAXIMUM FAR	
1.25	
MAXIMUM HEIGHT	
4 Stories, not to exceed 45 ft.	
MINIMUM SETBACKS	
Frontage	
Streets	20 ft.
Avenues	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

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2. ND-2 – North Downtown Medium Intensity Multi-Family District
 a. ND-2 – North Downtown Medium Intensity Multi-Family District Use Table.

ND-2 – North Downtown Medium Intensity Multi-Family District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Artisan and Maker Manufacturing and Space ¹ Assembly of Pre- Manufactured Parts for Sale on the Premises ¹ Bed and Breakfast Inn Commercial Uses ¹ Food Processing ¹ Live-Work Multi-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.

Museum, Art Gallery, and Similar Cultural Uses ¹			
Professional Office			
Single-Family Residential			

¹ Permitted for the adaptive reuse of existing buildings adjacent to 20th Avenue.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

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b. ND-2 – North Downtown Medium Intensity Multi-Family District Development
Regulations Table.

ND-2 – North Downtown Medium Intensity Multi-Family District Development Regulations	
MAXIMUM FAR	
2.00	
MAXIMUM HEIGHT	
5 Stories, not to exceed 55 ft.	
MINIMUM SETBACKS	
Frontage	
All Frontages	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	10 ft.

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3. ND-3 – North Downtown High Intensity Mixed-Use District
a. ND-3 – North Downtown High Intensity Mixed-Use District Use Table.

ND-3 – North Downtown High Intensity Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities ¹ Amusement Uses (Indoor and Outdoor) Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing Assembly of Pre- manufactured Parts for Sale on Premises Bar, Lounge, or Night Club	Light Manufacturing associated with Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use ² Tattoo, Body Art, or Body Piercing Establishments, associated with an	Commercial Parking Garage Day Care Facility Schools (K-12)	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Automotive Sales, Paint, or Repair Bulk Sales, Storage, or Display of Lumber and Building Materials Contractor Shop and Storage (Indoor or Outdoor) Gun Shop Outdoor Storage

<p>Bed and Breakfast Inn Commercial Uses Dry Cleaner (Drop-off and Pick-up Only) Food Processing Hotel Institutional Live-Work Microbrewery, Microdistillery, and Microwinery Motel Multi-Family Residential, except on the ground floor adjacent to Tyler Street and 21st Avenue. Museum, Art Gallery, and Similar Cultural Uses Office Parking Lots and Garages (Commercial) Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Restaurant Retail (Indoor) Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)¹</p>	<p>Art Gallery³ Any use customarily associated with one of the Main Permitted Uses.</p>		<p>Pawn Shop Psychic Help Uses Self-Storage Facility Service Station Thrift Shop Any use not listed as a Main Permitted Use.</p>
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.
² Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.
³ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.
 See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

b. ND-3 – North Downtown High Intensity Mixed-Use District Development Regulations Table.

ND-3 – North Downtown High Intensity Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00		
MAXIMUM HEIGHT		
10 Stories, not to exceed 140 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft.
Alley	5 ft.	5 ft.
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
All Frontages	30 ft.	N/A
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
Polk Street Taylor Street	40%	30%
Tyler Street	60%	40%
19 th Avenue 20 th Avenue	40%	N/A
21 st Avenue	60%	N/A

c. ND-3 – North Downtown High Intensity Mixed-Use District Special Requirements.

- i. For lots which abut 21st Avenue, the tower orientation shall be towards 21st Avenue.
- ii. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

6. Parkside Districts.

a. Parkside District Purpose and Character.

1. Encourage mixed-uses which promote pedestrian activity and vibrant walkable neighborhoods.
2. Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.

- 3. Encourage various typologies of urban housing options, including high- and mid-rise multi-family, live-work units, walk-up units, lofts, and attached housing.
 - 4. Encourage renovation and reuse of existing building stock.
 - 5. Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.
- b. Parkside Districts Use and Development Regulations:
- 1. PS-1 – Parkside Low Intensity Multi-Family District
 - a. PS-1 – Parkside Low Intensity Multi-Family District Use Table.

PS-1 – Parkside Low Intensity Multi-Family District Use			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Multi-Family Residential Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

- b. PS-1 – Parkside Low Intensity Multi-Family District Development Regulations Table.

PS-1 – Parkside Low Intensity Multi-Family District Development Regulations	
MAXIMUM FAR	
1.25	
MAXIMUM HEIGHT	
4 Stories, not to exceed 45 ft.	
MINIMUM SETBACKS	
Frontage	
Streets	20 ft.
Avenues	15 ft.
Side Interior	10 ft.
	Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.

SPACE INTENTIONALLY LEFT BLANK

- 1 2. PS-2 – Parkside Medium Intensity Multi-Family District
 2 a. PS-2 – Parkside Medium Intensity Multi-Family District Use Table.
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PS-2 – Parkside Medium Intensity Multi-Family District Use			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Bed and Breakfast Inn Hotel Live-Work Multi-Family Residential Professional Office Single-Family Residential	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use Any use customarily associated with one of the Main Permitted Uses.	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

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 5 b. PS-2 – Parkside Medium Intensity Multi-Family District Development Regulations
 6 Table.
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PS-2 – Parkside Medium Intensity Multi-Family District Development Regulations	
MAXIMUM FAR	
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MAXIMUM HEIGHT	
5 Stories, not to exceed 55 ft.	
MINIMUM SETBACKS	
Frontage	
All Frontages	15 ft.
Side Interior	10 ft.
Rear	10 ft.
Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.	

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 9 3. PS-3 – Parkside High Intensity Mixed-Use District
 10 a. PS-3 – Parkside High Intensity Mixed-Use District Use Table.
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PS-3 – Parkside High Intensity Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing Bed and Breakfast Inn	Food Processing associated with a Restaurant Any use customarily associated with one of the Main	Adult Educational Facilities Day Care Facility Schools (All)	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Automotive Sales, Paint, or Repair

Commercial Uses Dry Cleaner (Drop-off and Pick-up Only) Hotel Institutional Live-Work Multi-Family Residential Museum, Art Gallery, and similar cultural uses Office Parking Lot and Garage (Commercial) Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Restaurant Retail (Indoor) Single Family Residential	Permitted Uses.	Bulk Sales, Storage, or Display of Lumber and Building Materials Car Wash Contractor Shop and Storage (Indoor or Outdoor) Gun Shop Outdoor Storage Pawn Shop Psychic Help Uses Self-Storage Facility Service Station Thrift Shop Any use not listed as a Main Permitted Use.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.		

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b. PS-3 – Parkside High Intensity Mixed-Use District Development Regulations Table.

PS-3 – Parkside High Intensity Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00		
MAXIMUM HEIGHT		
10 Stories, not to exceed 140 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft.
Alley	5 ft.	5 ft.

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c. PS-3 – Parkside High Intensity Mixed-Use District Special Requirements.

i. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences,

- 1 walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the
2 walk-up garden area shall be pervious.
3
4 7. Pembroke Road District.
5 a. Pembroke Road District Purpose and Character.
6 1. Encourage regional commercial uses of various scales and intensities, which serve the
7 entire city and adjacent neighborhoods.
8 2. Promote development that is viable with the high levels of traffic on Pembroke Road.
9 3. Establish a balance between vehicular transit and pedestrian access to encourage
10 pedestrian activity.
11 4. Provide adequate and compatible transitions to protect the scale of adjacent residential
12 neighborhoods.
13 b. Pembroke Road District Use and Development Regulations:
14 1. PR – Pembroke Road Mixed-Use District
15 a. PR – Pembroke Road Mixed-Use District Use Table.
16

PR – Pembroke Road Mixed- Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities ¹ Amusement Uses (Indoor and Outdoor) Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing and Space Assembly of Pre-manufactured Parts for Sale on Premises Automotive Rental Automotive Repair Automotive Sales, New and Used Bar, Lounge, or Night Club Bed and Breakfast Inn Cabinet, Furniture, and Upholstery Shop Car Wash ² Coin Laundry ³ Commercial Uses Contractor Shop and	Automotive Paint or Body Light Manufacturing associated with Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use ⁴ Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery ⁵ Any use customarily associated with one of the Main Permitted Uses	Day Care Facility Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Pawn Shop Psychic Help Uses Any use not listed as a Main Permitted Use

<p>Storage (Indoor) Dry Cleaner Food Processing Funeral Home Hotel Institutional Live-Work Microbrewery, Microdistillery, and Microwinery Motel Multi-Family Residential, except on the ground floor adjacent to Pembroke Road. Museum, Art Gallery, and Similar Cultural Uses Office Outdoor Storage Parking Lot and Garage (Commercial) Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Restaurant Retail (Indoor) Sales, Storage, or Display of Lumber or Building Materials Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)¹ Single Family, except adjacent to Pembroke Road. Self-Storage Facility Thrift Shop Wholesale and Warehousing</p>			
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to

capacity, hours of operation, parking, and circulation.

² Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.

³ Coin Laundries shall be fully enclosed and air-conditioned.

⁴ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.

⁵ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

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b. PR – Pembroke Road Mixed-Use District Development Regulations Table.

PR – Pembroke Road Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00		
MAXIMUM HEIGHT		
10 Stories, not to exceed 140 ft. Sites or portions of sites within 100 feet of FH-1, PS-1: 5 Stories, not to exceed 55 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft. When adjacent to PS-1: 100 ft.
Alley	5 ft.	5 ft.

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c. PR – Pembroke Road Mixed-Use District Special Requirements.

- i. For lots which abut Pembroke Road, the tower orientation shall be towards Pembroke Road.
- ii. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

8. Sheridan Street District.

a. Sheridan Street District Purpose and Character.

- 1. Encourage regional commercial uses of various scales and intensities, which serve the entire city and adjacent neighborhoods.
- 2. Promote development that is viable with the high levels of traffic on Sheridan Street.

- 1 3. Establish a balance between vehicular transit and pedestrian access to
- 2 encourage pedestrian activity.
- 3 4. Provide adequate and compatible transitions to protect the scale of adjacent
- 4 residential neighborhoods.
- 5 b. Sheridan Street District Use and Development Regulations:
- 6 1. SS – Sheridan Street Mixed-Use District.
- 7 a. SS – Sheridan Street Mixed-Use District Use Table.
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SS – Sheridan Street Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities ¹ Amusement Uses (Indoor and Outdoor) Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing and Space Assembly of Pre-manufactured Parts for Sale on Premises Automotive Rental Bar, Lounge, or Night Club Bed and Breakfast Inn Cabinet, Furniture, and Upholstery Shop Car Wash ² Coin Laundry ³ Commercial Uses Contractor Shop and Storage (Indoor) Dry Cleaner Food Processing Funeral Home Hotel Institutional Live-Work Microbrewery, Microdistillery, and Microwinery Motel Multi-Family	Light Manufacturing associated with Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use ⁴ Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery ⁵ Any use customarily associated with one of the Main Permitted Uses	Day Care Facility Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Pawn Shop Psychic Help Uses Any use not listed as a Main Permitted Use

Residential, except on the ground floor adjacent to Pembroke Road. Museum, Art Gallery, and Similar Cultural Uses Office Outdoor Storage Parking Lot and Garage (Commercial) Personal Service Place of Worship, Meeting Hall, and Fraternal Lodge Restaurant Retail (Indoor) Sales, Storage, or Display of Lumber or Building Materials Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University) ¹ Single Family, except adjacent to Pembroke Road. Self-Storage Facility Thrift Shop Wholesale and Warehousing			
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.
² Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.
³ Coin Laundries shall be fully enclosed and air-conditioned.
⁴ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.
⁵ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.
 See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

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b. SS – Sheridan Street Mixed-Use District Development Regulations Table.

SS – Sheridan Street Mixed-Use District Development Regulations		
MAXIMUM FAR		
3.00		
MAXIMUM HEIGHT		
10 Stories, not to exceed 140 ft. Sites or portions of sites within 100 feet of FH-1 and ND-1: 5 Stories, not to exceed 55 ft.		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 55 Feet	Tower Above 55 Feet
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.
Side Interior	0 ft.	0 ft. When adjacent to FH-1 and ND-1: 100 ft.
Alley	5 ft.	5 ft.

c. SS – Sheridan Street Mixed-Use District Special Requirements.

- i. For lots which abut Sheridan Street, the tower orientation shall be towards Sheridan Street.
- ii. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

9. Young Circle District.

a. Young Circle District Purpose and Character.

1. Preserve and improve the role and function of the ArtsPark as a public open space and main focal point.
2. Enhance the spatial quality of the Circle and the role of the ArtsPark as a major public space by requiring buildings to respond and reinforce the circular form.
3. Provide ground floor active uses creating an active pedestrian environment, which will enhance the quality and function of the ArtsPark while providing a strong link to Hollywood Boulevard and Federal Highway.
4. Provide a gateway experience for the District.
5. Encourage the preservation and adaptive reuse of historic structures and those eligible for historic designation to preserve the historic building stock and promote creative uses.
6. Extend Hollywood Boulevard through Block 57 to improve circulation and connectivity; and the aesthetic value of Hollywood Boulevard.

- 1 b. Young Circle District Use and Development Regulations:
- 2 1. YC – Young Circle Mixed-Use District.
- 3 a. YC – Young Circle Mixed-Use District Use Table.
- 4

YC - Young Circle Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities, above the ground floor ¹ Amusement Uses (Indoor) Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing, except on the ground floor adjacent to Young Circle Assembly of Pre-manufactured Parts for Sale on Premises, except on the ground floor adjacent to Young Circle Automotive Rental (Office Only) Bar, Lounge or Night Club ² Commercial Uses Dry Cleaners (Drop-off and Pick-up Only), except on the ground floor adjacent to Young Circle Hotel Institutional, above the ground floor Live-Work, except on the ground floor adjacent to Young Circle. Multi-Family	Food Processing associated with a Restaurant Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery ² Any use customarily associated with one of the Main Permitted Uses.	Amusement Uses (Outdoor) Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (K-12)	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Automotive Sales, Paint, or Repair Bulk Sales, Storage, or Display of Lumber and Building Materials Car Wash Coin Laundry Contractor Shop and Storage (Indoor or Outdoor) Drive-in or Drive-thru Uses, except when associated with Banks or Financial Institutions Funeral Home Gun Shop Outdoor Storage Pawn Shop Psychic Help Uses Self-Storage Facility Service Station Thrift Shop Any use not listed as a Main Permitted Use

<p>Residential, except on the ground floor adjacent to Federal Highway, Tyler Street, Harrison Street, Hollywood Boulevard, and Young Circle.</p> <p>Museum, Art Gallery, and Similar Cultural Uses</p> <p>Office Uses, except on the ground floor adjacent Hollywood Boulevard and Young Circle.</p> <p>Parking Lot and Garage (Commercial), except adjacent to Young Circle</p> <p>Personal Service, except on the ground floor adjacent to Hollywood Boulevard and Young Circle</p> <p>Restaurant</p> <p>Retail (Indoor)</p> <p>Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University), except on the ground floor adjacent to Hollywood Boulevard and Young Circle</p>			
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¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

² Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.

Those properties located within a designated Music District are permitted to engage in any activity, use, restriction, or exemption listed in the Code of Hollywood, § 100.07(K), § 113.03(A)(2) and City

Commission Resolution No. 95-272A.
See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

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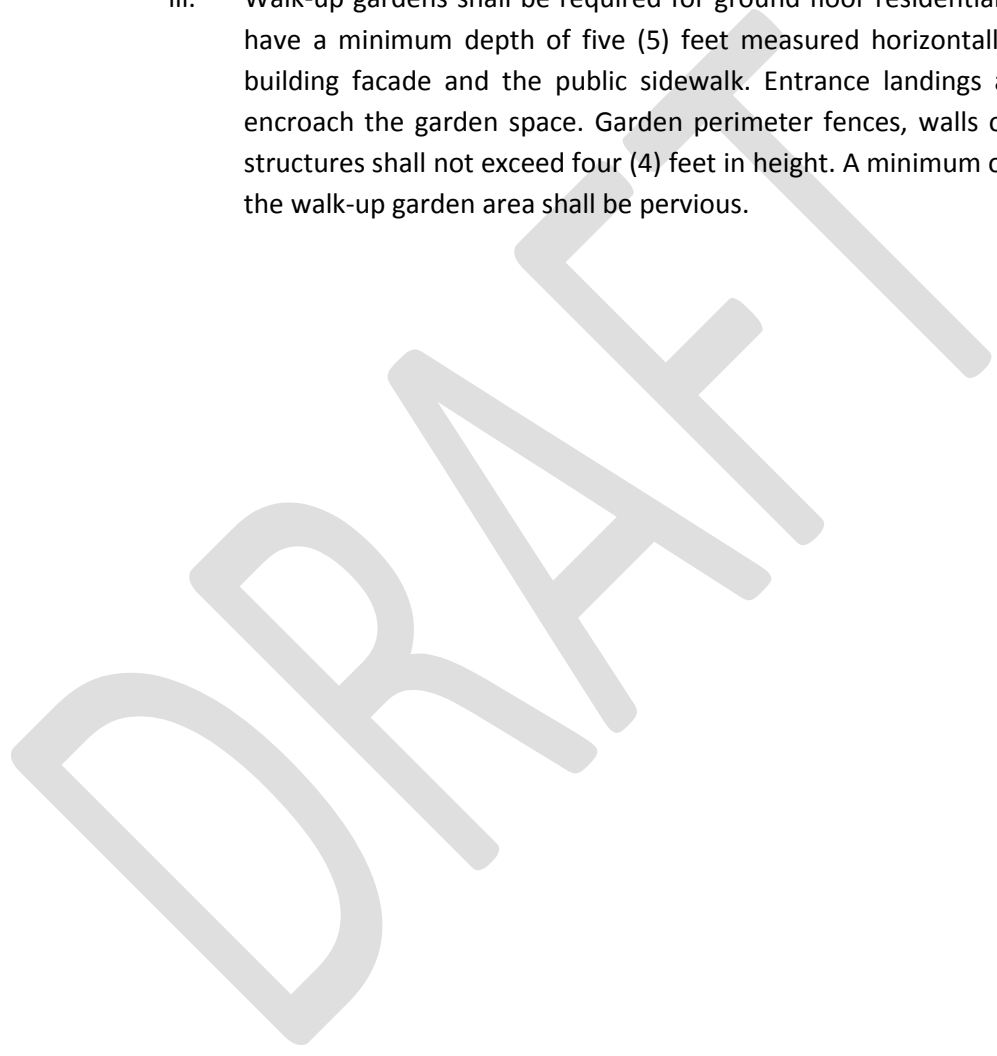
b. YC – Young Circle Mixed-Use District Development Regulations Table.

YC - Young Circle Mixed-Use District Development Regulations			
MAXIMUM FAR			
4.5			
MINIMUM HEIGHT			
25 ft.			
MAXIMUM HEIGHT			
230 ft. Refer to upper level setbacks for site specific restrictions.			
MINIMUM SETBACKS			
Frontage	Base Ground Floor – 75 Feet	Tower Above 75 – 135 Feet	Tower Above 135 Feet
Young Circle	10 ft.*	10 ft.*	10 ft.*
Federal Highway	10 ft. plus Gateway Setback as depicted in Appendix 1: Diagram 16.	10 ft. plus Gateway Setback as depicted in Appendix 1: Diagram 16.	10 ft. plus Gateway Setback as depicted in Appendix 1: Diagram 16.
Harrison Street Tyler Street	10 ft.	10 ft.	10 ft.
Hollywood Boulevard	Match Adjacent or 0 ft.	Match Ground Floor	Match Ground Floor
Polk Street 19 th Avenue	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft.	A line parallel to the Young Circle street frontage setback offset a maximum distance of 130 ft. from the lot line. (See Appendix 1: Diagram 15).*
Van Buren Street 17 th Avenue	Non-Residential: 10 ft. Residential: 15 ft.	Non-Residential: 10 ft. Residential: 15 ft. Adjacent to FH-1 and LT: 80 ft.	
Interior	0 ft.	0 ft.	0 ft.
Alley	5 ft.	5 ft.	5 ft.
* Façade shall be parallel to the setback line.			
MAXIMUM SETBACKS			
Frontage	Ground Floor	Above Ground Floor	
Young Circle	20 ft.*	20 ft.*	
Hollywood Boulevard	15 ft.	N/A	
All Other Streets	30 ft.	N/A	
MINIMUM ACTIVE USES			
Frontage	Ground Floor	Above Ground Floor	
Polk Street Taylor Street	40%	30%	
Tyler Street	60%	40%	

19 th Avenue		
20 th Avenue	40%	N/A
21 st Avenue	60%	N/A

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- c. YC – Young Circle Mixed-Use District Special Requirements.
 - i. Tower orientation shall be towards Young Circle.
 - ii. Vehicular access shall be located along the east-west streets and shall not be permitted along Young Circle.
 - iii. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.



1 **§ 4.22 Supplemental Use Regulations.**

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3 U. Microbreweries, Microdistilleries, and Microwineries shall be subject to the following:

4 1. Alcohol production for a calendar year shall not exceed those figures provided below:

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MAXIMUM PRODUCTION FOR MICROBREWERIES, MICRODISTILLERIES, AND MICROWINERIES	
Use	Maximum Production per Calendar Year
Microbrewery	10,000 barrels One (1) barrel is equivalent to 31 gallons of beer.
Microdistillery	40,000 proof gallons A unit of measure defined as one (1) gallon of spirits that is 50% alcohol at 60 degrees Fahrenheit.
Microwinery	3,000 cases One (1) standard case is equivalent to 12 bottles with each bottle containing 750 ml.

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7 2. All aspects of the process, production, and storage shall be conducted within an enclosed
8 building. All materials, equipment, and ancillary components shall be located within an enclosed
9 building.

10 3. Tasting and tap rooms shall occupy a maximum of 4,000 square feet or 40 percent of the total
11 area of the use, whichever is largest. At least 60 percent of the gross revenue shall derive from the
12 wholesale and distribution of products; not on-site consumption.

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14 V. Artisan and Maker Manufacturing and Spaces shall be subject to the following:

15 1. The use may include gallery and exhibition space; and a retail component.

16 2. All aspects of the process, production, and storage shall be conducted within an enclosed
17 building. All materials, equipment, and ancillary components shall be located within an enclosed
18 building.

19 3. Outdoor areas may be used on a temporary basis, during hours of operation, subject to all
20 applicable regulations.

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1 **ARTICLE 7: OFF-STREET PARKING AND LOADING**

2 **§ 7.1. General Provisions**

3 I. Vertical and horizontal tandem parking. Vertical and horizontal tandem parking, including the
4 use of mechanical parking lifts or similar mechanical systems, may be permitted within parking garages
5 with the following conditions:

6 1. The use of mechanical parking lifts or similar mechanical systems shall not increase the overall
7 building massing;

8 2. All portions of parking lifts and automobiles stationed on such lifts shall be fully screened from
9 public view;

10 3. The garage shall be fully operated by valet services at all times; and

11 4. Buildings with 10 units or less may be exempt from provision c. of this section, provided the
12 tandem space (vertical or horizontal) is assigned to- and for the sole use of a single unit; not to include
13 required guest spaces; and a covenant running with the land holds the City harmless against any claims
14 arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City
15 Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public
16 Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate
17 of Completion (C/C).

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Attachment E
Subdistrict Map and List of Affected Properties

PROPOSED RAC REZONING

1. Core Districts
 - MC-1 – Multi-Family Residential Core
 - TC-1 – Transitional Core
 - RC-1 – Retail Core
 - RC-2 – Historic Retail Core
2. Dixie Highway Districts
 - DH-1 - Dixie Highway Low Intensity Multi-Family District
 - DH-2 - Dixie Highway Medium Intensity Multi-Family District
 - DH-3 - Dixie Highway High Intensity Mixed-Use District
3. Federal Highway Districts
 - FH-1 – Federal Highway Low-Medium Intensity Multi-Family District
 - FH-2 – Federal Highway Medium-High Intensity Mixed-Use District
4. Lakes Transition District
 - LT – Lakes Transition District
5. North Downtown Districts
 - ND-1 – North Downtown Low Intensity Multi-Family District
 - ND-2 – North Downtown Medium Intensity Multi-Family District
 - ND-3 – North Downtown High Intensity Mixed-Use District
6. Parkside Districts
 - PS-1 – Parkside Low Intensity Multi-Family District
 - PS-2 – Parkside Medium Intensity Multi-Family District
 - PS-3 – Parkside High Intensity Mixed-Use District
7. Pembroke Road District
 - PR – Pembroke Road Mixed-Use District
8. Sheridan Street District
 - SS – Sheridan Street Mixed-Use District
9. Young Circle District
 - YC – Young Circle Mixed-Use District

RAC Rezoning

MC-1 – Multi-Family Residential Core

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