

Northwest Regional Activity Center-Mixed Use (NWRAC-MU) Draft Amendments

Sec. 47-13.1.3. List of Districts – Northwest Regional Activity Center

A. Northwest Regional Activity Center – Mixed Use (NWRAC-MU)

1. North Regional Activity Center – Mixed Use east (NWRAC-MUe)
2. North Regional Activity Center – Mixed Use west (NWRAC-MUw)

Sec. 47-13.2.1. - Intent and purpose of each district.

- A. *Downtown Regional Activity Center (RAC)*. This land use designation applies to the geographic area containing a mixture of large scale business, cultural, educational, governmental and residential uses which are in close proximity to mass transit resources (airport, port, rail and bus terminal). The purpose is to foster an active downtown within which one can work, live, entertain and shop without commuting to other districts in the city. The various RAC districts are described below.
1. *RAC-CC City Center District* is the city's high-intensity downtown zoning district, and is intended to be applied to the central downtown core area as a means of accommodating a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses. The RAC-CC zoning district will permit mixed use development including high intensity commercial uses, as well as downtown residential housing. Commercial retail uses will be required on the ground floor of buildings on those streets where pedestrian activity is encouraged. In order to ensure that development along the boundaries of the RAC-CC district will be compatible with adjacent zoning districts, properties abutting the edges of the RAC-CC district will be subject to regulations that provide a transition from the very intense and dense uses found within the central urban core.
 2. *RAC-AS Arts and Sciences District* is the city's downtown arts and sciences cultural district. It is located in those areas where cultural, civic entertainment, institutional and other complementary high-activity land uses draw patrons from the surrounding region.
 3. *RAC-UV Urban Village District* is intended to support the RAC-CC district by providing a mix of uses including institutional, office, commercial and residential. This area will encourage housing for the Downtown RAC. The RAC-UV regulations require ground floor retail, service and arts activity on the main street where pedestrians are encouraged. Also, residential uses will be permitted above

business uses and encouraged to be located abutting the public street/sidewalk to promote an urban character.

4. *RAC-RPO Residential and Professional Office District* is intended to promote the preservation and enhancement of existing low-density residential neighborhoods south of the downtown area while providing for the continued development of neighborhood-serving commercial land uses, and professional and office uses similar to those which typically complement nearby governmental, judicial and medical centers.
5. *RAC-TMU Transitional Mixed-Use District* is intended to provide three transition areas between the high intensity RAC-CC, district and the lower intensity residential neighborhoods which abut the RAC. The area is intended to support the city center by allowing a wide range of employment, shopping, service, cultural and higher density residential neighborhoods. This area includes the expansion area where the downtown's urban core was expanded so as to provide a transition area surrounding the central urban core in order to protect the adjacent areas. There are three (3) TMU areas identified along the perimeter of the higher intensity RAC districts.
 - a. The *East Mixed Use (EMU)* is located east of the RAC-CC district, and includes residential areas on either side of Las Olas Boulevard and commercial business uses along Federal Highway and Las Olas Boulevard. Regulations within the EMU are designed to provide for a transition from intense uses permitted within the RAC-CC district to those established neighborhoods east of the EMU.
 - b. The *West Mixed Use (WMU)* is located north of the RAC-AS district and encompasses portions of the Sailboat Bend neighborhood fronting on NW 7 Avenue. Regulations within the WMU are designed to blend with adjacent neighborhoods such as City View, Dorsey Riverbend and Regal Trace and promote mixed use development to support the RAC-CC district, as well as create a "gateway" to the RAC-CC district.
 - c. The *Southwest Mixed Use (SMU)* is located south of the RAC-AS district, along the New River to S.W. 7th Street. Development in this area is intended to preserve marine related uses, as well as promote mixed use development to support the RAC-CC district while blending with the Tarpon River community.

B. *South Regional Activity Center (SRAC).*

1. *South Regional Activity Center (SRAC)*. This land use designation applies to the geographical area containing a mixture of professional office, small to medium scale businesses, cultural and residential uses. The purpose is to foster an active pedestrian friendly environment while maintaining the established eclectic atmosphere of the area.
 - a. SRAC-SA is intended to promote an active urban environment with a mix of uses characteristic of the traditional character of the South Andrews neighborhood. To this end, the district will allow residential and mixed-use development to create a true urban area complete with both daytime and evening activity. This will be accomplished by requiring the following: high quality buildings with minimal setbacks and oriented to provide light and air at the street level, active occupied spaces at the ground floor and enhanced streetscape consisting of tree-lined streets encouraging an active and comfortable pedestrian environment. Landscaping should be consolidated into useable park-like areas consisting of plazas and open space. On-site parking will be designed in such a way that the vehicle will be as imperceptible as possible and interference with pedestrian pathways minimized. Crime Prevention through Environmental Design (CPTED) principles shall be incorporated in the design of the streets, parking areas and public areas in a manner that makes the area less attractive to criminal activities. SRAC-SA has been further refined to distinguish between SRAC-SA east (SRAC-S Ae) and SRAC-SA west (SRAC-S Aw) zoning district.
 - i. The SRAC-S Aw zoning district is intended to be an area of more intensive uses consisting of heavy non-residential business uses, wholesale, warehousing, storage operations and establishments conducting activities of the same general character as well as those uses intended to meet the shopping and service needs of the community. Residential uses are permitted and encouraged to promote a diverse character. The SRAC-S Aw zoning district is located west of those properties abutting SW 1st Avenue and follows the zoning line of the previous Heavy Commercial/Light Industrial Business District (B-3) zoning district of the area to the east portion of the FEC corridor.
 - ii. The SRAC-S Ae zoning district is intended to meet the shopping and service needs of the community as well as limited wholesale uses. Residential uses are permitted and encouraged to promote a diverse character. The SRAC-S Ae zoning district is generally

located within the same zoning boundaries of the previous Community Business District (CB) zoning district of the area.

C. Northwest Regional Activity Center (NWRAC). Northwest Regional Activity Center (NWRAC). This land use designation applies to the geographical area containing a mixture of small to medium scale businesses, cultural and residential uses. The purpose is to foster an active pedestrian friendly environment while maintaining the established historic and eclectic atmosphere and cultural diversity of the area through long-term sustainable redevelopment and adaptive reuse.

1. NWRAC-MU Northwest Regional Activity Center Mixed Use is intended to promote and enhance the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities through allowing a mix of residential and non-residential uses. These areas include higher densities along the corridors transitioning to the lower densities and intensities of the surrounding zoning districts subject to adopted regulations.

Sec. 47-13.10. List of permitted and conditional uses, Regional Activity Center-City Center (RAC-CC); Regional Activity Center-Arts and Science (RAC-AS); Regional Activity Center-Urban Village (RAC-UV); Regional Activity Center-Residential Professional Office (RAC-RPO); Regional Activity Center-Transitional Mixed Use (RAC-TMU); South Regional Activity Center-South Andrews east (SRAC-SAe); South Regional Activity Center-South Andrews west (SRAC-SAw); Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) collectively known as NWRAC-MU.

Use Type	Zoning District							
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw
Key:								
P - Permitted								
C - Conditional								
Automotive								
Automotive Parts & Supplies Store, including installation in wholly enclosed buildings, permitting wholesale sales							P	
Automotive Parts & Supplies Store (installation in wholly enclosed buildings including wholesale sales in the SRAC-SAw and NWRAC-MUe and NWRAC-MUw zoning districts)	P		P	P	P	P	P	P

Use Type	Zoning District							
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw
Key:								
P - Permitted								
C - Conditional								
Automotive Repair Shop, Major Repair, see Section 47-18.4							P	
Automotive Repair Shop, Minor Repair, see Section 47-18.4	P							
Automotive Sales, Rental, new or used vehicles, see Section 47-18.3, abutting Federal Highway only	P		P		P			
Automotive Sales, Rental, new or used vehicles, see Section 47-18.3 (<u>only permitted when abutting Federal Highway in the RAC-CC, RAC-UV and RAC-TMU zoning districts</u>)	<u>P</u>		<u>P</u>		<u>P</u>		P	
Automotive Service Station, see Section 47-18.5, abutting Federal Highway and Broward Boulevard only					P			
Automotive Service Station, see Section 47-18.5, abutting Federal Highway and Andrews Avenue only				P				
Automotive Service Station, see Section 47-18.5, abutting Federal Highway only	P		P					
Automotive Service Station, see Section 47-18.5 (<u>only permitted when abutting Federal Highway and Broward Boulevard in RAC-TMU; abutting Federal Highway and Andrews Ave in RAC-RPO; abutting Federal Highway in RAC-CC and RAC-UV zoning districts</u>)	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	P	P	<u>P</u>
Car Wash, Automatic, see Section 47-18.7 (Car Wash, Outdoor Hand-wash permitted as conditional use in SRAC-SAw and NWRAC-MUe and NWRAC-MUw zoning districts)	P						P	
Motorcycle/Moped Sale, wholesale sales permitted							P	
Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see Section 47-18.27							P	
Taxi Lot/Operations							P	
Tire sales, including Retreading and Service (wholesale sales permitted in SRAC-Saw)	P				P		P	
Boats, Watercraft and Marinas								
Charter and Sightseeing Boat, see Section 47-23.8	P	C			C		C	<u>C</u>
Hotel Marina, see Section 47-23.8	P	C			C		C	
Marina, see Section 47-23.8	P	C		C	C	C	C	<u>C</u>
Marine Parts and Supplies Store	P	P	P	P	P	P	P	<u>P</u>
Marine Service Station, see Section 47-18.20	P	C			C		C	
Sailmaking							P	
Shipyard							C	

Use Type	Zoning District							
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw
Key:								
P - Permitted								
C - Conditional								
Watercraft Repair, major repair, see Section 47-18.37							P	
Watercraft Repair, minor repair, see Section 47-18.37 (only allowed within the NWRAC-MUe)								<u>C</u>
Watercraft Sales and Rental, new or used, see Section 47-18.36 (restricted to S.W. 7th Avenue and accessory uses in RAC-AS), (only allowed within the NWRAC-MUe)	P	P					P	<u>C</u>
Commercial Recreation								
Amphitheater		C						<u>P</u>
Billiard Parlor	P		P			P	P	<u>P</u>
Bingo Hall							P	<u>P</u>
Bowling Alley					P		P	<u>P</u>
Indoor Firearms Range, see Section 47-18.18							C	
Indoor Motion Picture Theater (fewer than 5 screens in RAC-UV, and SRAC-SAe and NWRAC-MUe and NWRAC-MUw zoning districts)	P	P	P	P	P	P	P	<u>P</u>
Performing Arts Theater, less than 300 seats (unlimited seating permitted in SRAC-SAw zoning district)	P	P	P	P	P	P	P	<u>P</u>
Professional Sports Clubs, including facilities such as arenas, stadiums, athletic fields and skating centers	P							
Food and Beverage Sales and Service								
Bakery Store	P	P	P	P	P	P	P	<u>P</u>
Bar, Cocktail Lounge, Nightclub	P	P	P	P	P	P	P	<u>P</u>
Cafeteria	P	P	P	P	P	P	P	<u>P</u>
Candy, Nuts Store	P	P	P	P	P	P	P	<u>P</u>
Catering Service	P		P		P		P	<u>P</u>
Delicatessen	P	P	P	P	P	P	P	<u>P</u>
Food and Beverage, Drive-Thru and Carryout (no Drive-Thru permitted in the RAC-CC zoning district) (no Carryout permitted RAC-UV zoning district)	P		P	P	P	P	P	<u>P</u>
Fruit and Produce Store	P		P	P	P	P	P	<u>P</u>
Grocery/Food Store (Convenience Store prohibited in the NWRAC-MUe and NWRAC-MUw zoning districts)	P	P	P	P	P	P	P	<u>P</u>
Ice Cream/Yogurt Store	P	P	P	P	P	P	P	<u>P</u>
Liquor Store	P		P	P	P	P	P	
Meat and Poultry Store	P		P	P	P	P	P	<u>P</u>

Use Type	Zoning District							
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw
Key:								
P - Permitted								
C - Conditional								
Restaurant	P	P	P	P	P	P	P	<u>P</u>
Seafood Store	P		P	P	P	P	P	<u>P</u>
Supermarket	P		P	P	P	P	P	<u>P</u>
Wine Specialty Store								<u>P</u>
Light Manufacturing								
Apparel, Textile, Canvas and related uses							P	
Contractor's yards							P	
Processing and assembly of previously prepared materials							P	
Lodging								
Bed and Breakfast Dwelling, see Section 47-18.6	P	P	P	P	P	P	P	<u>P</u>
Hotel, see Section 47-18.16	P	P	P	P	P	P	P	<u>P</u>
Manufacturing*								
*Permitted only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way in the RAC-CC, RAC-AS, RAC-UV, RAC-RPO, & RAC-TMU zoning districts.								
Apparel, Textile, Canvas and related uses	P		P	P	P		P	
Contractor's yards	P		P	P	P		P	
Industrial Machinery and Equipment	P		P	P	P			
Processing and assembly of previously prepared materials	P		P	P	P		P	
Public Purpose Facilities								
Active and Passive Park	P		P					
Bus Terminal, Railroad Station, Transportation Terminal	P						P	
Civic and Private Club Facility	P	P	P	P	P	P	P	<u>P</u>
College, University	C		P					<u>P</u>
Communication Towers, Structures, and Stations, see Section 47-18.11							C	<u>C</u>
Conservation Area	P		P					
Courthouse	P							<u>P</u>
Cultural, Educational and Civic Facility	P				P			<u>P</u>
Detention Center, Jail	C							
Fire Facility	P							
Government Facility	P		P	P	P	P	P	<u>P</u>
Helistop, see Section 47-18.14	C							
Hospital, Medical and Public Health Clinic	C					C	P	<u>C</u>
House of Worship	P		P	P	P	P	P	

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Key:								
P - Permitted								
C - Conditional								
Indoor Firearms Range, see Section 47-18.18	C							
Indoor and Outdoor Recreational Facility	P							
Library	P	P	P	P	P	P	P	<u>P</u>
Museum and Art Gallery	P	P	P	P	P	P	P	<u>P</u>
Police and Fire Substation	P	P	P	P	P	P	P	<u>P</u>
Post Office Branch/Substation	P		P	P	P	P	P	<u>P</u>
Public Maintenance and Storage Facility	P							
Public/Private Meeting Rooms	P							<u>P</u>
Public/Private Recreation		P	P	P	P	P	P	<u>P</u>
Railroad Freight							P	
Radio Station (digital)/Broadcast	0							
School, including business school (trade school not permitted in RAC-CC and RAC-TMU)	P		P	P	P	P	P	<u>P</u>
Social Service Facilities, see Section 47-18.31	C	C	C	C	C		C	
Social Service Residential Facility, see Section 47-18.32	C	C	C	C	C	C	C	<u>C</u>
Residential Uses								
Single-Family Dwelling, Standard			P	P	P	P	P	
Cluster Dwellings, see Section 47-18.9			P	P	P	P	P	
Coach Homes, see Section 47-18.10	P	P	P	P	P	P	P	
Multi-family Dwelling	P	P	P	P	P	P	P	<u>P</u>
Rowhouse, see Section 47-18.28	P	P	P	P	P	P	P	
Townhouse, see Section 47-18.33			P	P	P	P	P	<u>P</u>
Two-Family/Duplex Dwellings			P	P	P	P	P	
Zero Lot Line Dwelling, see Section 47-18.38			P	P	P	P	P	
Retail Sales (*Including Wholesale Sales)								
Antiques Store	P	P	P	P	P	P	*P	<u>P</u>
Apparel/Clothing, Accessories Store	P	P	P	P	P	P	*P	<u>P</u>
Apothecary		P						
Art Galleries, Art Studio, Dealer	P	P	P	P	P	P	*P	<u>P</u>
Arts & Crafts Supplies Store	P	P	P	P	P	P	*P	<u>P</u>
Bait and Tackle Store	P	P	P	P	P	P	*P	<u>P</u>
Bicycle Shop	P	P	P	P	P	P	*P	<u>P</u>
Book Store	P	P	P	P	P	P	*P	<u>P</u>

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Key:								
P - Permitted								
C - Conditional								
Building Supplies, Materials and Equipment with Outdoor Storage, see Section 47-19.9 (In the RAC-CC this use is only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	P							
Camera, Photographic Supplies Store	P	P	P	P	P	P	*P	<u>P</u>
Candle Shop		P						<u>P</u>
Card & Stationery Store	P	P	P	P	P	P	*P	<u>P</u>
Cigar, Tobacco Store	P	P	P	P	P	P	*P	<u>P</u>
Computer/Software Store	P		P	P	P	P	*P	<u>P</u>
Consignment, Thrift Store	P		P	P	P	P	*P	<u>P</u>
Cosmetics, Sundries Store	P		P	P	P	P	*P	<u>P</u>
Department Store	P		P	P	P	P	*P	<u>P</u>
Pharmacy	P	P	P	P	P	P	*P	
Fabric, Needlework, Yarn Shop	P	P	P	P	P	P	*P	<u>P</u>
Firearms Store (In the SRAC-SAw zoning district this use is only permitted as Wholesale Sales.)							P	
Flooring Store	P		P	P	P	P	*P	<u>P</u>
Florist Shop	P	P	P	P	P	P	*P	<u>P</u>
Furniture Store	P		P	P	P	P	*P	<u>P</u>
Gasoline Sales on restored premises originally designed for this purpose		P						
General Store in character with historic district		P						
Gifts, Novelties, Souvenirs Store	P	P	P	P	P	P	*P	<u>P</u>
Glassware, China, Pottery Store	P	P	P	P	P	P	*P	<u>P</u>
Hardware Store	P		P	P	P	P	*P	<u>P</u>
Hobby Items, Toys, Games Store	P	P	P	P	P	P	*P	<u>P</u>
Holiday Merchandise, Outdoor Sales, see Section 47-18.15	P	P	P	P	P	P	*P	<u>P</u>
Home Improvement Center (abutting railroad track only in RAC-CC zoning district)	P				P		*P	
Household Appliances Store	P		P	P	P	P	*P	<u>P</u>
Jewelry Store	P	P	P	P	P	P	*P	<u>P</u>
Lawn and Garden Center, Outdoor Display (abutting railroad track only in RAC-CC zoning district)	P		P	P	P	P	*P	<u>P</u>
Linen, Bath, Bedding Store	P	P	P	P	P	P	*P	<u>P</u>
Luggage, Handbags, Leather Goods Store	P		P	P	P	P	*P	<u>P</u>
Lumber Yards							*P	

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	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw
Key:								
P - Permitted								
C - Conditional								
Medical Supplies Store	P		P	P	P	P	*P	<u>P</u>
Mobile Vendor, see Section 47-18.22	P		P				P	<u>P</u>
Music, Musical Instruments Store	P	P	P	P	P	P	*P	<u>P</u>
Newspapers, Magazines Store	P	P	P	P	P	P	*P	<u>P</u>
Nursery, Plants, Flowers							*P	<u>P</u>
Office Supplies, Equipment Store	P		P	P	P	P	*P	<u>P</u>
Optical Store	P	P	P	P	P	P	*P	<u>P</u>
Paint, Wallpaper Store	P		P	P	P	P	*P	<u>P</u>
Party Supply Store	P	P	P	P	P	P	*P	<u>P</u>
Pawn Shop							*P	
Pet Store	P		P	P	P	P	*P	<u>P</u>
Pharmacy	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	* <u>P</u>	<u>P</u>
Plumbing Equipment Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P							
Pump and Well Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P							
Restaurant and Hotel Equipment Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P							
Security Systems			P	P		P	P	<u>P</u>
Shoe Store	P	P	P	P	P	P	*P	<u>P</u>
Shopping Center				P	P	P	*P	<u>P</u>
Silversmith		P						
Sign Sales (Only permitted as Wholesale Sales permitted and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P							
Sporting Goods Store	P		P	P	P	P	*P	<u>P</u>
Swimming Pools, Hot Tubs & Spas, supplies and service (In the RAC-CC this use is permitted as Wholesale Sales when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P				P		*P	
Tapes, Videos, Music CD's Store	P	P	P	P	P	P	*P	<u>P</u>
Woodcraft		P						

Use Type	Zoning District							
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw
Key:								
P - Permitted								
C - Conditional								
Services/Office Facilities (*Including Wholesale Service)								
Auction House		P	*P		P		*P	
Check Cashing Store	P		*P	P	P	*P	*P	
Child Day Care Facilities, Corporate/Employee Sponsors, see Section 47-18.8							*P	<u>P</u>
Child Day Care Facilities, Large, see Section 47-18.8	P		P	P	P		*C	<u>C</u>
Contractors			*P				*P	<u>P</u>
Copy Center	P		*P	P	P	*P	*P	<u>P</u>
Dry Cleaner, see Section 47-18.12 (<u>laundering plant permitted only in RAC-UV, SRAC-SAw zoning districts</u>)	P		<u>*P</u>	P	P	*P	*P	<u>P</u>
Dry Cleaning, Laundering Plant			*P				*P	
Equipment Rental							*P	
Film Processing Store	P	P	*P	P	P	*P	*P	<u>P</u>
Financial Institution, including Drive-Thru Banks	P		*P	P	P	*P	*P	<u>P</u>
Formal Wear, Rental	P		*P	P	P	*P	*P	<u>P</u>
Fortunetellers and Psychic Readers							*P	
Funeral Home			*P				*P	<u>P</u>
Hair Salon	P	P	*P	P	P	*P	*P	<u>P</u>
Health and Fitness Center	P	P	*P	P	P	*P	*P	<u>P</u>
Helistop, see Section 47-18.14	C							
Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater	P	P	*P	P	P	*P	*P	<u>P</u>
Interior Decorator	P	P	*P	P	P	*P	*P	<u>P</u>
Laundromat, see Section 47-18.19	P		*P	P	P	*P	*P	<u>P</u>
Mail, Postage, Fax Service	P	P	*P	P	P	*P	*P	<u>P</u>
Massage Therapist	P		*P	P	P	*P	*P	<u>P</u>
Medical/Dental Office/Clinic	P		*P	P	P	*P	*P	<u>P</u>
Mover, Moving Van Service							*P	
Nail Salon	P	P	*P	P	P	*P	*P	<u>P</u>
Nursing Home, see Section 47-18.23	P				P	*C	*C	<u>C</u>
Parking Facility, see Section 47-20	P	P	*P	P	P	*P	*P	<u>P</u>
Personnel Services, including Labor Pools	P		*P	P	P	*P	*P	<u>P</u>
Pest Control			*P				*P	
Pet Boarding Facility, Domestic Animals Only							*P	
Photographic Studio	P	P	*P	P	P	*P	*P	<u>P</u>

Use Type	Zoning District							
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw
Key:								
P - Permitted								
C - Conditional								
Professional Office	P	P	*P	P	P	*P	*P	<u>P</u>
Publishing Plant			*P				*P	<u>P</u>
Security Systems	P		*P	P	P	*P	*P	<u>P</u>
Senior Citizen Center, see Section 47-18.30	P		*P	P	P	*P	*P	<u>P</u>
Shoe Repair, Shoe Shine	P	P	*P	P	P	*P	*P	<u>P</u>
Tailor, Dressmaking Store, Direct to the Customer	P	P	*P	P	P	*P	*P	<u>P</u>
Tanning Salon	P	P	*P	P	P	*P	*P	<u>P</u>
Tattoo Artist	P	P	*P	P	P	*P	*P	<u>P</u>
Taxidermist			*P				*P	
Trade/Business School	P		*P	P	P	*P	*P	<u>P</u>
Travel Agency	P	P	*P	P	P	*P	*P	<u>P</u>
Veterinary Clinic, see Section 47-18.35			*P	P	P	*P	*P	<u>P</u>
Warehouse Facility			*P					
Watch and Jewelry Repair	P	P	*P	P	P	*P	*P	<u>P</u>
Storage Facilities								
*Permitted only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way in the RAC-CC, RAC-AS, RAC-UV, RAC-RPO, & RAC-TMU zoning districts.								
Automotive Wrecking and Salvage Yards, Junk Yards, see Outdoor Storage of good and materials, see Section 47-19.9	*P							
Self Storage Facility, see Section 47-18.29	*C						P	
Warehouse Facility	*P		*P				P	
Accessory Uses, Buildings and Structures (See Section 47-19)								
Accessory uses to Hotels, see Section 47-19.8	P	P	P	P	P	P	P	<u>P</u>
Catering Services (accessory to restaurant, bakery or performing arts theatre in RAC-CC zoning district)	P	P				P	P	<u>P</u>
Child Day Care - Corporate/Employee Sponsors when accessory to professional office, see Section 47-18.8	P	P	P	P	P	P	P	<u>P</u>
Concessions, accessory to parks, including refreshment stands, pro shops, souvenir shops	P							<u>P</u>
Electronic Installation, when accessory to electronic sales, only in wholly enclosed building	P				P			<u>P</u>
Film Processing, when accessory to a permitted use (when accessory to a pharmacy or copy center in RAC-TMU zoning district)					P	P	P	<u>P</u>
Outdoor Dining and Sidewalk Cafés, see Section 47-19.9	P	P	P	P	P	P	P	<u>P</u>
Outdoor storage, see Section 47-19.9							P	

Use Type	Zoning District							
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe and NWRAC-MUw
Key:								
P - Permitted								
C - Conditional								
Parks Maintenance and Administrative Facility	P							
Public Restrooms, when accessory to a park	P							
Utility Facilities incidental to other uses	P							
Video Games Arcade, when accessory to a shopping center	P				P		P	<u>P</u>
Warehouse Facilities							P	
Watercraft Rental Facility, see Chapter 8, Article V, Division 3 of Volume I of this Code, and Section 47-23.7	P							
Watercraft Sales and Rental, new or used when accessory to a Marina		P						<u>C</u>
Urban Agriculture See Section 47-18.41								

Secs. 47-13.22 – 47-13.28~~29~~. Reserved

Sec. 47-13.29. Design Standard Applicability.

A. Sections 47-13.30 through 47-13.60 shall be read in conjunction with the following adopted design standards. Should a conflict between the requirements of the ULDR and the adopted design standards be found the design standards shall take precedence.

1. SRAC-SA Illustrations of Design Standards
2. NWRAC-MU Illustrations of Design Standards

B. Development shall be subject to, but shall not be limited by the following to meet the intent of the design standards as indicated in Section 47-13.29 above:

1. Development shall be required to meet all design standards including but not limited to the following:

- Building orientation,
- Architectural requirements,
- Open Space,

Vehicular and pedestrian access,

Building materials,

Active ground floor uses,

Façade.

2. *Parking Facilities.*

a. *Off-street parking regulations are as provided in Section 47-20, Parking and Loading Requirements.*

b. *Parking garage.* The minimum design standards for a parking garage are:

i. *Sloped garage ramps facing public right-of-ways shall have ornamental grating or other architectural features which screen the sloped ramp from view of the right-of-way.*

ii. *Parked vehicles shall be screened from view from abutting public rights-of-way, excluding alleys. Screening may be provided by intervening buildings, architectural detailing such as ornamental grating, or landscaping.*

iii. *Pedestrian walkways shall be provided between a parking garage and any principal or accessory building it serves and to abutting public rights-of-ways and public spaces.*

iv. *When a parking garage is provided for a principal structure on the same plot, the design of the parking garage shall complement and contain architectural features consistent with the principal structure.*

3. *Landscaping.* Development shall meet the following landscape requirements:

a. *VUA landscaping:* Surface parking lots shall meet the landscape requirements for vehicular use areas as provided in Section 47-21, Landscaping and Tree Preservation Requirements.

b. *Location of Street Trees.* The requirements for street trees, as provided herein, may be located within the public rights-of-way, as provided by the entity with jurisdiction over the abutting right-of-way.

c. All other landscape requirements in accordance with the SRAC-SA Design Standards and the NWRAC-MU Design Standards.

4. Signage.

a. Development shall be required to meet the signage requirement applicable in the Community Business (CB) zoning district as provided in Section 47-22, Sign Requirements.

5. Streetscape.

a. Streetscape improvements are required to be made as a part of a development. The required streetscape improvements shall be required to be made to that portion of the right-of-way abutting the proposed development site. If a development is located on two Primary Streets or a Primary Street and a Secondary Street, street improvements shall be required to be made to both rights-of-way. These streetscape improvements may include but are not limited to the following:

- i. Street Trees.
- ii. Sidewalk.
- iii. Parking.
- iv. Medians.
- v. Curb and gutter.
- vi. Landscaping.
- vii. Street furniture.
- viii. Transit Stop.
- ix. Traffic control devices.

b. Each applicant shall be responsible for making the streetscape improvements in accordance with the adopted design standards and the applicable to the abutting right-of-way.

If a right-of-way is not under City of Fort Lauderdale jurisdiction and the authority with jurisdiction will not permit the improvement, or if, as determined by the City Manager, the streetscape improvement cannot reasonably be made at the time the development is constructed, the department shall estimate the cost of the streetscape improvement and the sum shall be paid by the applicant to the City to be held and earmarked for such streetscape improvement to be made in the future. If

the streetscape improvement is unable to be made within 5 years of development approval, the sum shall be refunded to the applicant including interest accrued at a rate accrued on similar City funds.

c. Modification to the required streetscape improvements may be permitted based on the preservation of natural barriers, avoidance of interference with overhead lines or other obstructions as approved by the City's Landscape Planner or may be modified based on an alternative design found to achieve the underlying intent of the streetscape design as indicated in the adopted design standards.

d. Applicant shall be required to execute maintenance agreement providing for the repair, replacement and maintenance of required off-site improvements in form approved by the City Engineer, to be recorded in the public records of Broward County at applicant's expense. The City Engineer is authorized to execute said agreement on behalf of City.

6. Accessory structures.

a. Fencing. Chain-link fencing shall not be permitted abutting any Primary or Secondary street. In all other areas of the RAC, all chain-link fencing shall be black vinyl coated. Temporary fencing may be permitted pursuant to Section 47-19.5.B.

Sec. 47-13.30. - Table of Dimensional Requirements for the SRAC Districts.

REQUIREMENTS	SRAC-SAe & SRAC-SAw	
Max. Height (Note A)	110 ft (10 stories) max.	
Min. Lot Size	None	
Min. Lot Width		
Max. FAR		
Density	50 du/acre	
	Primary Street	Secondary Street
Front & Corner Yard Build-to Line	0 ft max.	5 ft min. - 10 ft max.
Side & Rear Yard Setback		
When abutting existing residential zone or use	10 ft min.	10 ft min.
All others	None	None
(*) Shoulder Height	25 ft (2 stories) min.	25 ft (2 stories) min.
	75 ft (6 stories) max.	75 ft (6 stories) max.
(*) Front & Corner Stepback (Note B)	12 ft min.	15 ft min.
(*) Tower Design Standards	Floorplate Max.	Side/Rear Stepback
Residential	<8,000 sf	20 ft min.

Non-Residential	8,001 sf—10,000 sf	25 ft min.
	10,001—12,000 sf	30 ft min.
	<16,000 sf	20 ft min.
	16,001 sf—20,000 sf	25 ft min.
	20,001—32,000 sf	30 ft min.

Note A: Subject to Site Plan Level II permit, with City Commission approval, for heights greater than one hundred ten (110) feet, up to one hundred fifty (150) feet, and proposed tower(s) cannot exceed the following standards:

Max. Floorplate:	Min. Tower Separation:
Commercial 20,000 sf	25 ft side and rear stepback
Residential 10,000 sf	25 ft side and rear stepback

Any portion of a structure over 7-stories (75-feet in height) shall meet the minimum step back requirements. **Note B:** Structures located on Andrews Avenue or at the corner of Andrews Avenue and any other Street are exempt from the step back requirements along those street frontages.

(*) May be modified if alternative design is found to achieve the underlying intent of the design standard as provided in the SRAC-SA Design Standards

Sec. 47-31.31. Table of Dimensional Requirements for the NWRAC-MU District

REQUIREMENTS (Note A)	<u>NWRAC-MUe</u>	<u>NWRAC-MUw</u>
Max. Height (Note B)	100 ft (8 Stories) max	65 ft (5 Stories) max
Min Lot Size	None	
Min. Lot Width		
Max FAR		
Density	50 du/ac	
Yard Requirements (Note B & C)	0 ft (Primary Street) /5 ft (NW 7 th Ave) 5 ft (Secondary Street)	
<u>When abutting residential</u>	<u>15 ft</u>	<u>15 ft</u>
(*) <u>Min. Shoulder Height</u>	<u>25 ft (2 Stories) min</u>	
(*) <u>Max. Shoulder Height</u>	<u>65 ft (5 Stories) max</u>	
<u>When abutting residential</u>	<u>45 ft (4 Stories) max</u>	
(*) <u>Tower Stepback</u>		
(*) <u>Tower Floorplate/Separation</u>	<u>Floorplate Max</u>	<u>Side/Rear Stepback Min</u>
<u>Non-Residential</u>	<u><16,000 sf</u>	<u>20 ft min</u>
	<u>16,001 – 20,000 sf</u>	<u>25 ft min</u>
	<u>20,001 – 32,000 sf</u>	<u>30 ft min</u>
<u>Residential</u>	<u>< 8,000 sf</u>	<u>20 ft min</u>
	<u>8,001 – 10,000 sf</u>	<u>25 ft min</u>
	<u>10,001 – 12,000 sf</u>	<u>30 ft min</u>
	<u>10,001 – 12,000 sf</u>	<u>30 ft min</u>

Note A: Dimensional requirements are subject to the intent of the NWRAC-MU Illustration of Design Standards.

In the event of a conflict the NWRAC-MU Illustration of Design Standards shall take precedence.

Note B: Subject to Site Plan Level II permit, with City Commission approval, for heights greater than sixty-five (65) feet in the NWRAC-MUe up to one hundred (100) feet and heights greater than forty-five (45) feet in the NWRAC-MUw up to sixty-five (65) feet subject to towers meeting all other dimensional requirements.

Note C: A side yard is not required unless abutting residential property

(*) May be modified if alternative design is found to achieve the underlying intent of the standards as provided in the NWRAC-MU Illustration of Design Standards

~~Sec. 47-13.31. - SRAC special regulations applicable to all SRAC zoning districts.~~

~~A. *Applicability.* The following regulations shall apply to development permitted within a SRAC zoning district as shown on the List of Permitted and Conditional Uses - Section 47-13.10~~

~~B. *Density.* Density within the entire SRAC is limited in accordance with the number of units as provided in the adopted Comprehensive Plan.~~

~~1. Density within the entire SRAC may be increased as provided in the Comprehensive Plan.~~

~~2. Dwelling units are allocated at the time of development plan approval. Upon expiration of a development plan the allocation of dwelling units shall terminate and such units shall be made available for future development.~~

~~3. The allocation of dwelling units shall be subject to all provisions of the ULDR applicable at the time of development permit approval when the dwelling units are allocated and subject to any conditions imposed by Broward County on the approval of the land use plan amendment that permits additional dwelling units including but not limited to conditions requiring affordable housing, student station fees or any other fees required to be collected as a condition of the allocation of dwelling units.~~

~~4. The dwelling units that are allocated to the SRAC as provided in the City's Comprehensive Plan are available in accordance with the ULDR applicable at the time a development plan application is submitted on a first come, first serve basis.~~

~~5. Dwelling units shall be allocated in the SRAC land use district in accordance with regulations adopted by City for the dwelling units allocated and no development shall be permitted unless and until the City adopts a zoning regulation addressing the allocation of the dwelling units identified in the City's Plan.~~

C. ~~Streetscape Regulations and Classification.~~

1. ~~The purpose of the streetscape regulations is to create a safe, comfortable and visually interesting experience for the pedestrian, thereby encouraging more street level activity by creating a well landscaped street corridor defined by a consistent streetwall.~~

~~The regulations are intended to accomplish streetscape goals by requiring or encouraging the following:~~

- a. ~~Delineation of a streetwall through the limitation of space between buildings along the street.~~
 - b. ~~Enhancing pedestrian and vehicular safety through traffic calming measures and regulation of sidewalk width and quality as well as vehicular crossings and the location of off-site parking;~~
 - c. ~~Providing sufficient light and air through setback regulations, while providing weather protection from rain and sunshine through the use of natural shade trees, canopies and awnings;~~
 - d. ~~Sidewalks that are safe to travel by regulating the width and quality of sidewalk and vehicular crossings, and the location of off-site parking;~~
 - e. ~~The provision of an interesting experience for pedestrian activity by locating non-residential, active uses on the first floor, principal building access to be oriented toward the street, requiring transparent glazing, architectural features or both on the first floor fronting of a building to front toward the street, and encouraging consolidated open areas along the street front along with street furniture.~~
 - f. ~~Permitting a mix of housing, retail and business uses that will create an active urban environment.~~
 - g. ~~Light and view to those occupying a building above the 6th floor or 75 feet by requiring setbacks at this height.~~
2. ~~Street Classifications. In the SRAC all streets are classified as primary or secondary. This classification is made according to various functional~~

~~characteristics of the street such as width, traffic volume, and suitability for human-scale, pedestrian-friendly street life. The form of development that occurs on any given street is in part determined by the street classification. The regulations for development arising from street classifications encourage development of both sides of the street in a consistent manner.~~

a. ~~*Primary Streets:* Primary streets are characterized by active commercial and retail frontage at the ground floor, taller and more intensive buildings fronting the street, and a consistent streetwall. Primary Streets typically feature a full complement of pedestrian amenities, including wide sidewalks, on street parking, and a well-developed streetscape, which may include open space for public use. Primary Streets are the principal urban streets and are intended to be well used by vehicles and pedestrians and to be the primary transit routes. In the SRAC, the Primary streets are:~~

- ~~i. South Andrew's Avenue.~~
- ~~ii. Davie Boulevard.~~
- ~~iii. South East 17th Street.~~

b. ~~*Secondary Streets:* Secondary streets are more residential in nature, and have smaller scale non-residential uses transitioning between the more urban areas and the existing residential and commercial neighborhoods. Secondary streets offer a combination of a mix of uses, but at less intensity and with less vehicular traffic while maintaining a pedestrian friendly environment. Secondary streets are streets other than Primary Streets listed in subsection (a) above.~~

3. ~~The SRAC establishes development provisions intended to reinforce the qualities described for primary and secondary streets. For each street type, the right-of-way width and particular street section may vary depending on available space and other existing constraints.~~

Secs. 47-13.32 – 47-13.42. Reserved

47-13.43. General Regulations

A. The following regulations shall apply to all development permitted within the zoning districts as indicated herein and as specified in Section 47-13.10, List of Permitted and Conditional Uses:

1. South Regional Activity Center-South Andrews east (SRAC-SAe)
2. South Regional Activity Center-South Andrews west (SRAC-SAw)
3. Northwest Regional Activity Center-Mixed Use (NWRAC-MU)

B. Definitions

1. Floorplate: The gross square footage (GSF) for any floor of a tower. This does not include balconies that are open on three sides.
2. NWRAC-MU Design Standards: NWRAC-MU Illustrations of Design Standards as part of the creation of the NWRAC zoning districts adopted as part of this ordinance on mm/dd/yyyy incorporated as if fully set out herein and on file with the Department.
3. Pedestal: The portion of a building extending from the ground to the shoulder.
4. Shoulder: The portion of a building below the horizontal setback between a tower and a pedestal.
5. SRAC-SA: The overall area comprised of both the SRAC-SAw and SRAC-SAe zoning districts.
6. SRAC-SA Design Standards: SRAC-SA Illustrations of Design Standards as part of the creation of the SRAC-SA zoning districts adopted as part of this ordinance on January 4, 2011, incorporated as if fully set out herein and on file with the Department.
7. Stepback: The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal.
8. Streetscape: Exterior public space beginning at the face of a building extending into the adjacent right-of-way, which includes travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians. Streetscape may also include, but not be limited to, landscaped medians and plantings, street trees, benches, and streetlights as well as fences, yards, porches, and awnings.
9. Streetwall: The building façade adjacent to the street, along or parallel to the lot-line.

10. Story: The complete horizontal section of a building, having one continuous or practically continuous floor.

11. Tower: The portion of a building extending upward from the pedestal.

C. Density. Density within the applicable zoning districts is limited in accordance with the number of units as provided in the adopted Comprehensive Plan.

1. Density may be increased as provided in the Comprehensive Plan.

2. Dwelling units are allocated at the time of development plan approval. Upon expiration of a development plan the allocation of dwelling units shall terminate and such units shall be made available for future development.

3. The allocation of dwelling units shall be subject to all provisions of the ULDR applicable at the time of development permit approval when the dwelling units are allocated.

4. The dwelling units allocated as provided in the City's Comprehensive Plan are available in accordance with the ULDR applicable at the time a development plan application is submitted on a first come, first serve basis.

5. Dwelling units shall be allocated in accordance with regulations adopted by City for the dwelling units allocated and no development shall be permitted unless and until the City adopts a zoning regulation addressing the allocation of the dwelling units identified in the City's Plan.

D. Streetscape Regulations and Classification.

2. The purpose of the streetscape regulations is to create a safe, comfortable and visually interesting experience for the pedestrian, thereby encouraging more street level activity by creating a well landscaped street corridor defined by a consistent streetwall.

The regulations are intended to accomplish streetscape goals by requiring or encouraging the following:

a. Delineation of a streetwall through the limitation of space between buildings along the street.

- b. Enhancing pedestrian and vehicular safety through traffic calming measures and regulation of sidewalk width and quality as well as vehicular crossings and the location of off-site parking;
- c. Providing sufficient light and air through setback regulations, while providing weather protection from rain and sunshine through the use of natural shade trees, canopies and awnings;
- d. Sidewalks that are safe to travel by regulating the width and quality of sidewalk and vehicular crossings, and the location of off-site parking;
- e. The provision of an interesting experience for pedestrian activity by locating non-residential, active uses on the first floor, principal building access to be oriented toward the street, requiring transparent glazing, architectural features or both on the first floor of a building fronting toward the street, and encouraging consolidated open areas along the street front along with street furniture.
- f. Permitting a mix of housing, retail and business uses that will create an active urban environment.
- g. Light and view to those occupying a building above a specified height by requiring setbacks at this height.

Secs. 47-13.44 – 47-13.50. Reserved.

Sec. 47-13.4651. - SRAC-SA special regulations.

A. *Applicability.* In addition to the general regulations provided for in Section 47-13.43 development in ~~SRAC zoning districts~~, the following additional regulations shall apply to all development permitted within the SRAC-SAw and SRAC-SAe zoning districts as shown on the List of Permitted and Conditional Uses, Section 47-13.10.6. ~~As used herein, the SRAC-SA Design Standards shall refer to the Illustrations of Design Standards on file with the Department and incorporated herein as if fully set out in those sections of the ULDR that refer to the SRAC-SA Design Standards.~~

1. *Street Classifications.* All streets are classified as primary or secondary. This classification is made according to various functional characteristics of the street such as width, traffic volume, and suitability for human-scale, pedestrian-friendly street life. The form of development that occurs on any given street is in part

determined by the street classification. The regulations for development arising from street classifications encourage development of both sides of the street in a consistent manner. The SRAC-SA Design Standards establishes development provisions intended to reinforce the qualities described for primary and secondary streets. For each street type, the right-of-way width and particular street section may vary depending on available space and other existing constraints.

a. Primary Streets: Primary streets are characterized by active commercial and retail frontage at the ground floor, taller and more intensive buildings fronting the street, and a consistent streetwall. Primary Streets typically feature a full complement of pedestrian amenities, including wide sidewalks, on street parking, and a well-developed streetscape, which may include open space for public use. Primary Streets are the principal urban streets and are intended to be well used by vehicles and pedestrians and to be the primary transit routes. In the SRAC, the Primary streets are:

i. South Andrew's Avenue.

ii. Davie Boulevard.

iii. South East 17th Street.

b. Secondary Streets: Secondary streets are more residential in nature, and have smaller scale non-residential uses transitioning between the more urban areas and the existing residential and commercial neighborhoods. Secondary streets offer a combination of a mix of uses, but at less intensity and with less vehicular traffic while maintaining a pedestrian friendly environment. Secondary streets are streets other than Primary Streets listed in subsection (a) above.

B. ~~Definitions. For the purpose of sections 47-13.30 through 47-13.47, the following terms are defined as follows:~~

1. ~~Floorplate: The gross square footage (GSF) for any floor of a tower. Does not include balconies that are open on three sides.~~

2. ~~Pedestal: The portion of a building extending from the ground to the shoulder.~~

3. ~~Shoulder: The portion of a building below the horizontal stepback between a tower and a pedestal.~~

4. ~~SRAC-SA: The overall area comprised of both the SRAC-SAw and SRAC-SAe zoning districts.~~
5. ~~SRAC-SA Design Standards: The Illustrations of Design Standards as part of the creation of the SRAC-SA zoning districts adopted as part of this ordinance on January 4, 2011 and incorporated as if fully set out herein.~~
6. ~~Stepback: The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal.~~
7. ~~Streetscape: Exterior public space beginning at the face of a building extending into the adjacent right-of-way, which includes travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians. Streetscape may also include, but not be limited to, landscaped medians and plantings, street trees, benches, and streetlights as well as fences, yards, porches, and awnings.~~
8. ~~Streetwall: The building façade adjacent to the street, along or parallel to the lot-line.~~
9. ~~Story: The complete horizontal section of a building, having one continuous or practically continuous floor.~~
10. ~~Tower: The portion of a building extending upward from the pedestal.~~

C. ~~All dimensional requirements shall be as follows provided in Section 47-13.30~~

D. ~~A development shall be required to meet all other standards provided in the SRAC-SA Plan including but not limited to the following:~~

- ~~Building orientation,~~
- ~~Architectural requirements,~~
- ~~Open Space,~~
- ~~Vehicular and pedestrian access,~~
- ~~Building materials,~~
- ~~Active ground floor uses,~~
- ~~Façade.~~

E. ~~*Parking Facilities.*~~

~~1. Off-street parking regulations are as provided in Section 47-20, Parking and Loading Requirements, except as provided herein:~~

~~a. SRAC-SAe and SRAC-SAw district parking and loading requirements are as provided in Table 3, Section 47-20, Parking and Loading Requirements. For residential uses, the general parking requirement shall apply. For non-residential uses, the parking and loading requirements for Transition Mixed Use Districts for the Downtown RAC shall apply.~~

~~2. *Parking garage.* The minimum design standards for a parking garage are:~~

~~a. Sloped garage ramps facing public right-of-ways shall have ornamental grating or other architectural features which screen the sloped ramp from view of the right-of-way.~~

~~b. Parked vehicles shall be screened from view from abutting public rights-of-way, excluding alleys. Screening may be provided by intervening buildings, architectural detailing such as ornamental grating, or landscaping.~~

~~c. Pedestrian walkways shall be provided between a parking garage and any principal or accessory building it serves and to abutting public rights-of-ways and public spaces.~~

~~d. When a parking garage is provided for a principal structure on the same plot, the design of the parking garage shall complement and contain architectural features consistent with the principal structure.~~

~~F. *Landscaping.* Development within the SRAC-SAe and SRAC-SAw districts shall meet the following landscape requirements:~~

~~1. *VUA landscaping:* Surface parking lots within the SRAC-SAe and SRAC-SAw districts shall meet the landscape requirements for vehicular use areas as provided in Section 47-21, Landscaping and Tree Preservation Requirements.~~

~~2. *Location of Street Trees.* The requirements for street trees, as provided herein, may be located within the public rights-of-way, as provided by the entity with jurisdiction over the abutting right-of-way.~~

~~3. All other landscape requirements in accordance with the Plan.~~

~~G. Signage.~~

- ~~1. Development shall be required to meet the signage requirement applicable in the Community Business (CB) zoning district as provided in Section 47-22, Sign Requirements.~~

~~H. Streetscape.~~

- ~~1. Streetscape improvements as described in the SRAC-SA Plan are required to be made as a part of a development within the SRAC-SA districts. The required streetscape improvements shall be required to be made to that portion of the right-of-way abutting the proposed development site. If a development is located on two Primary Streets or a Primary Street and a Secondary Street, street improvements shall be required to be made to both rights-of-way. These streetscape improvements may include but are not limited to the following:~~

- ~~a. Street Trees.~~
- ~~b. Sidewalk.~~
- ~~c. Parking.~~
- ~~d. Medians.~~
- ~~e. Curb and gutter.~~
- ~~f. Landscaping.~~
- ~~g. Street furniture.~~
- ~~h. Transit Stop.~~
- ~~i. Traffic control devices.~~

- ~~2. Each applicant shall be responsible for making the streetscape improvements in accordance with the SRAC-SA Design Standards applicable to the abutting right-of-way based on the right-of-way's width and the median as described in the Plan.~~

~~If a right-of-way is not under City of Fort Lauderdale jurisdiction and the authority with jurisdiction will not permit the improvement, or if, as determined by the City Manager, the streetscape improvement cannot reasonably be made at the time the development is constructed, the department shall estimate the cost of the streetscape improvement and the sum shall be paid by the applicant to the City to be held and earmarked for such streetscape improvement to be made in the future. If the streetscape improvement is unable to be made within 5 years of~~

~~development approval, the sum shall be refunded to the applicant including interest accrued at a rate accrued on similar City funds.~~

- ~~3. Modification to the required streetscape improvements may be permitted based on the preservation of natural barriers, avoidance of interference with overhead lines or other obstructions as approved by the City's Landscape Planner or may be modified based on an alternative design found to achieve the underlying intent of the design standard as provided in the SRAC-SA Design Standards.~~
- ~~4. Applicant shall be required to execute maintenance agreement providing for the repair, replacement and maintenance of required off-site improvements in form approved by the City Engineer, to be recorded in the public records of Broward County at applicant's expense. The City Engineer is authorized to execute said agreement on behalf of City.~~

~~I. *Accessory structures.*~~

- ~~1. *Fencing.* Chain-link fencing shall not be permitted abutting any Primary or Secondary street. In all other areas of the RAC, all chain-link fencing shall be black vinyl coated. Temporary fencing may be permitted pursuant to Section 47-19.5.B.~~

Sec. 47-13.52. - NWRAC-MU special regulations.

A. *Applicability.* In addition to the general regulations provided for in Section 47-13.43, the following additional regulations shall apply to all development permitted within the NWRAC-MU zoning districts as shown on the List of Permitted and Conditional Uses, Section 47-13.10.6.

1. *Street Classifications.* In the NWRAC-MU all streets are classified as primary or secondary. This classification is made according to various functional characteristics of the street such as width, traffic volume, and suitability for human-scale, pedestrian-friendly street life. The form of development that occurs on any given street is in part determined by the street classification. The regulations for development arising from street classifications encourage development of both sides of the street in a consistent manner and in character with the established residential areas of the NWRAC-MU or development that is compatible with zoning districts outside of the NWRAC-MU. The NWRAC-MU Design Standards establishes development provisions intended to reinforce the qualities described for primary and secondary streets. For each street type, the

right-of-way width and particular street section may vary depending on available space and other existing constraints.

a. Primary Streets: Primary streets are characterized by an active commercial ground floor, which includes walk-up residential, commercial and retail uses with taller and more intensive buildings fronting the street creating a consistent streetwall. Primary Streets typically feature a full complement of pedestrian amenities, including wide sidewalks, on street parking, and a well-developed streetscape, which may include open space for public use. Primary Streets are the principal urban streets and are intended to be well used by vehicles and pedestrians and to be the primary transit routes. In the NWRAC, the Primary streets are:

- i. 7th Avenue.
- ii. 6th Street (Sistrunk Boulevard).
- iii. Sunrise Boulevard.
- iv. Broward Boulevard.

b. Secondary Streets: Secondary streets are more residential in nature, and have smaller scale compatible non-residential uses transitioning from the higher intensity primary streets that are more urban in nature to the existing residential and commercial neighborhoods, which are lower in scale and intensity. Secondary streets offer a combination of a mix of uses, but at less intensity and with less vehicular traffic while maintaining a pedestrian friendly environment. Secondary streets are: streets other than Primary Streets listed in subsection (a) above.

2. All dimensional requirements shall be as provided in Section 47-13.32

3. Dumpsters shall be located to allow access from existing alleys and away from existing residential property to the greatest extent possible.

Sec. 47-13.53 – 47-13.59. Reserved.

Sec. 47-13.4760. - Permit approval.

A. Review process. ~~SRAC-SA zoning districts:~~ Except as provided in ~~Section 47-13.30 and Section 47-24, Table 1. Development Permits and Procedures,~~ development within the following SRAC SAe and SRAC SAw zoning districts shall be reviewed as a Site Plan Level II permit. In addition to any other notice of consideration of an application for development permit in the SRAC SAe and SRAC SAw zoning districts pursuant to

~~Section 47-27 of the ULDR, posting of a sign notice as provided in Section 47-27.4.A.3. shall be required prior to DRC review of an application for Site Plan Level II permit.~~

1. SRAC-SA zoning districts.

a. In addition to any other notice of consideration of an application for development permit in the SRAC-SAE and SRAC-SAW zoning districts pursuant to Section 47-27 of the ULDR, posting of a sign notice as provided in Section 47-27.4.A.3. shall be required prior to DRC review of an application for Site Plan Level II permit.

2. NWRAC-MU zoning district.

- B. *Criteria.* An application for a development permit ~~in the SRAC-SA zoning district~~ within the zoning districts specified in Section 47-13.60.A shall be reviewed for compliance with the criteria applicable to the proposed development as provided in the ULDR. The development shall also be reviewed to determine whether it is consistent with the principals and standards provided in the ~~SRAC-Plan~~ adopted design standards as indicated in Section 47-13.29. In the event compliance with the ULDR would not permit consistency with the ~~SRAC-Plan~~ adopted design standards, the ~~SRAC-Plan~~ adopted design standards shall govern.
- C. *Effect of other ULDR provisions.* Unless otherwise provided in the provisions applicable to development within the zoning districts specified in Section 47-13.60.A ~~in the SRAC-SA district~~, the provisions of the ULDR with general applicability to development within the City shall apply as requirements for the development of property ~~within the SRAC-SA district~~ and shall not be modified unless specifically provided herein.
- D. *Effective Date of Approval.* Approval of a Site Plan Level II development within the zoning districts specified in Section 47-13.60.A ~~within the SRAC-SA~~ shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is approved by the City Commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR.
- E. *Appeal.* An appeal of a denial of an a SRAC-SA development application within the zoning districts specified in Section 47-13.60.A shall be to the Planning and Zoning Board pursuant to Section 47-26.B.

Section 47-20.2 Table 3

TABLE 3. PARKING AND LOADING ZONE REQUIREMENTS – RAC AND CENTRAL BEACH DISTRICTS

Northwest Regional Activity Center—NWRAC-MU Districts

	<u>Standard Requirements</u>	
<u>Use</u>	<u>Parking Space Requirements</u>	<u>Loading Zone Requirements</u>
<u>Residential Use</u>	See Parking requirements for uses as provided in <u>Table 1.</u>	<u>N/A</u>
<u>Nonresidential Use</u>	Exempt for development between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the parking space requirements for uses as provided in <u>Table 1.</u>	See Loading requirements for uses as provided in <u>Table 2.</u>

47-6.10. List of permitted and conditional uses, Community Business (CB) District.

A.	PERMITTED USES	B.	CONDITIONAL USES
...	...		
4.	Food and Beverage Service		<u>(Liquor Store and Convenience Store uses are not permitted within the Northwest Regional Activity Center land use boundaries)</u>

47-6.11. List of permitted and conditional uses, Boulevard Business (B-1) District.

A.	PERMITTED USES	B.	CONDITIONAL USES
...	...		
4.	Food and Beverage Service		<u>(Liquor Store and Convenience Store uses are not permitted within the Northwest Regional Activity Center land use boundaries)</u>

47-6.12. List of permitted and conditional uses, General Business (B-2) District.

A.	PERMITTED USES	B.	CONDITIONAL USES
...	...		
4.	Food and Beverage Service		<u>(Liquor Store and Convenience Store uses are not permitted within the Northwest Regional Activity Center land use boundaries)</u>

47-6.13. List of permitted and conditional uses, Heavy Commercial/Light Industrial (B-3) District.

A.	PERMITTED USES	B.	CONDITIONAL USES
...	...		
4.	Food and Beverage Service, Retail and		<u>(Liquor Store and Convenience Store uses</u>

	<i>Wholesale</i> <u><i>are not permitted within the Northwest Regional Activity Center land use boundaries)</i></u>
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47-3.8. Termination of nonconforming status

- B. Notwithstanding other provisions of this Ordinance, the following nonconforming uses shall be discontinued within the periods provided below:
1. The following legal non-conforming uses lawfully existing within the Northwest Regional Activity Center future land use designation as of the effective date of ordinance _____ may continue for a period of seven (7) years following the effective date of ordinance _____, the use shall then be discontinued and terminated no later than July 31, 2020.”
 - a. Liquor Store; and,
 - b. Convenience Store.