

S-MU

d. South Districts.

(1) South Districts Purpose and Character.

- (a) Encourage higher intensity mixed-use transit oriented or transit ready development, which accommodate a diverse mix of commercial, service oriented, and residential uses, serving the region and adjacent neighborhoods.
- (b) Orient the higher intensity and ground floor commercial uses towards State Road 7 to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses which promote pedestrian activity.
- (c) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.
- (d) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.
- (e) Identify areas within a quarter-mile radius of the intersection of State Road 7 and Hollywood Boulevard for the purpose of a Mobility Hub, to establish a place of connectivity for different modes of transportation that seamlessly converge with where people live, play, shop, and work.

(2) South District Use and Development Regulations.

(a) S-MU – South Mixed-Use District

(i) S-MU – South Mixed-Use District Use Table.

S-MU - SR7 South – Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities <sup>1</sup> Amusement Uses Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing Assembly of Pre-Manufactured Parts for Sale on the Premises Automotive Rental <sup>2</sup> Automotive Repair, except north of Washington Street <sup>2</sup> Automotive Sales New <sup>2</sup> Automotive Sales Used, except north of Washington	Automotive Paint or Body Automotive Repair Automotive Sales Used Contractor Shop associated to Retail or Showroom 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 <sup>6</sup> Outdoor Storage, except north of Washington Street	Day Care Facilities 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 Gun Shop Pawn Shops Psychic Help Uses Any use not listed as a Main Permitted

Street <sup>2</sup>	Retail Sales (Outdoor)	Use.
Bar, Lounge, or Night Club	Tattoo, Body Art, or Body	
Cabinet, Furniture, Upholstery	Piercing <sup>7</sup>	
Shop	Any use customarily	
Car Wash <sup>3</sup>	associated with one of the	
Coin Laundry <sup>4</sup>	Main Permitted Uses.	
Commercial Uses		
Contractor Shop (Indoor) <sup>5</sup>		
Dry Cleaners		
Food Processing		
Funeral Homes		
Hotel		
Institutional		
Live-Work		
Microbrewery, Microdistillery, and Microwinery		
Motel		
Multi-Family Residential, except on the ground floor		
<b>adjacent</b> to Hollywood Boulevard, Washington Street, Pembroke Road, and State Road <sup>7</sup>		
Museum, Art Gallery, and Similar Cultural Uses		
Office		
Parking Lots and Garages (commercial), except fronting State Road 7		
Personal Service		
Place of Worship, Meeting Hall, and Fraternal Lodges		
Restaurant		
Retail (Indoor)		
School, Business, Commercial, or Vocational; Recreational or Cultural; and University <sup>1</sup>		
Self-Storage Facility, except north of Washington Street		
Single Family Residential, except on the ground floor		

adjacent to Hollywood Boulevard, Washington Street, Pembroke Road and State Road 7 Wholesale & Warehousing

<sup>1</sup> 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.

<sup>2</sup> Automotive Rental; Repair; Sales, New, shall be designed in a pedestrian oriented manner; vehicular inventory shall be stored in an enclosed building, or at the rear or side of the site and fully screened from public rights-of-way.

<sup>3</sup> Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.

<sup>4</sup> Coin Laundries shall be fully enclosed and air-conditioned.

<sup>5</sup> Contractor Shop (Indoor) shall be limited to the use of existing buildings and shall occur fully within an enclosed structure.

<sup>6</sup> 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.

<sup>7</sup> 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.

(ii) S-MU – South Mixed-Use District Development Regulations Table.

<b>S-MU - SR7 South - Mixed-Use District Development Regulations</b>	
<b>MAXIMUM DENSITY</b>	
Single Use Buildings	Vertical Mixed-Use Building Bonus
36 Dwelling Units per Acre	50 Dwelling Units per Acre
The number of hotel rooms is double the maximum number of dwelling units.	
<b>MAXIMUM HEIGHT</b>	
Single Use Buildings	Vertical Mixed-Use Building Bonus for Sites or portions of sites fronting State Road 7
North of Hollywood Boulevard: 85 ft.	175 ft.

South of Hollywood Boulevard: 65 ft.				
Sites or portions of sites within 100 feet of MF-9, MF-25, and other residential zoning districts: 45 ft.				
<b>MINIMUM SETBACKS</b>				
Frontage				
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.			
Side Interior	0 ft.			
Rear/Alley	5 ft. When adjacent to MF-9, MF-25, and other residential zoning districts: 20 ft.			
<b>MAXIMUM SETBACKS</b>				
Frontage	Ground Floor	Above Ground Floor		
State Road 7	30 ft.	N/A		
<b>MINIMUM ACTIVE USES</b>				
Frontage	Ground Floor	Above Ground Floor		
State Road 7	60%	N/A		
Hollywood Boulevard	40%	N/A		

(iii) S-MU – South Mixed-Use District Special Requirements

- For lots which abut State Road 7, the tower orientation shall be towards State Road 7.
- Where possible, vehicular access shall be located along the east-west streets.
- Structured parking is encouraged.

(Ord. O-2007-34, passed 12-18-2007; Am. Ord. O-2009-40, passed 12-2-2009; Am. Ord. O-2013-13, passed 6-19-13; Am. Ord. O-2016-22, passed 10-19-16; Am. Ord. O-2017-23, passed 12-6-17; Am. Ord. O-2019-28, passed 12-4-19; Am. Ord. O-2020-01, passed 1-15-20; Ord. O-2021-04, passed 2-17-21)