

## SECTION 47-13. - REGIONAL ACTIVITY CENTER DISTRICTS

*Footnotes:*

--- (1) ---

**Editor's note—** Ord. No. C-10-50, § 1, adopted January 4, 2011, amended the title of Section 47-13 to read as herein set out. Prior to inclusion of said ordinance, Section 47-13 was entitled, "Downtown Regional Activity Center Districts."

### Sec. 47-13.1.1. - List of Districts—Downtown.

- A. City Center (RAC-CC).
- B. Arts & Sciences (RAC-AS).
- C. Urban Village (RAC-UV).
- D. Residential and Professional Office (RAC-RPO).
- E. Transitional Mixed-Use (RAC-TMU)—(RAC-EMU, RAC-SMU and RAC-WMU).

(Ord. No. C-97-19, § 1(47-13.1), 6-18-97; Ord. No. C-10-50, § 1, 1-4-11)

**Note—** Formerly § 47-13.1.

### Sec. 47-13.1.2. - List of Districts—South Regional Activity Center.

- A. *South Regional Activity Center South Andrews (SRAC-SA)*.
  - 1. SRAC-SA(e).
  - 2. SRAC-SA(w).

(Ord. No. C-10-50, § 1, 1-4-11)

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

- A. Northwest Regional Activity Center—Mixed Use (NWRAC-MU).
  - 1. Northwest Regional Activity Center—Mixed Use northeast (NWRAC-MU<sub>ne</sub>).
  - 2. Northwest Regional Activity Center—Mixed Use east (NWRAC-MU<sub>e</sub>).
  - 3. Northwest Regional Activity Center—Mixed Use west (NWRAC-MU<sub>w</sub>).

(Ord. No. C-14-51, § 1, 1-21-15)

### 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 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-SAw 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-SAe 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-SAe 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)*. 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.

(Ord. No. C-97-19, § 1(47-13.2), 6-18-97; Ord. No. C-10-50, § 1, 1-4-11; Ord. No. C-14-51, § 1, 1-21-15)

**Note**— Formerly § 47-13.2.

Secs. 47-13.3—47-13.9. - Reserved.

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 northeast (NWRAC-MU<sub>ne</sub>), Northwest Regional Activity Center-Mixed Use east (NWRAC-MU<sub>e</sub>) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MU<sub>w</sub>) collectively known as NWRAC-MU.

**District Categories**—Automotive; Boats, Watercraft and Marinas; Commercial Recreation; Food and Beverage Sales and Service; Light Manufacturing; Lodging; Manufacturing; Public Purpose Facilities; Residential Uses; Retail Sales; Services/Office Facilities, Including Wholesale Service; Services/Office Facilities;

Storage Facilities; Wholesale Sales; and Accessory Uses, Buildings and Structures.

[illegible]

Automotive Sales, Rental, new or used vehicles, see <a href="#">Section 47-18.3</a> (only permitted when abutting Federal Highway or the Florida East Coast Rail Road in the RAC-CC, RAC-UV and RAC-TMU zoning districts)	P		P		P		P			P
Automotive Service Station, see <a href="#">Section 47-18.5</a> (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)	P		P	P	P	P	P	P	P	P
Car Wash, Automatic, see <a href="#">Section 47-18.7</a> (Car Wash, Outdoor Hand-wash permitted as conditional use in SRAC-SAw and NWRAC-MUe, NWRAC-MUe and NWRAC-MUw zoning districts)	P						P	C	C	C
Motorcycle/Moped Sale, wholesale sales permitted							P			P

Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see <a href="#">Section 47-18.27</a>							P			
Taxi Lot/Operations							P			
Tire sales, including Retreading and Service (wholesale sales permitted in SRAC-Saw )	P				P		P			P
Boats, Watercraft and Marinas										
Charter and Sightseeing Boat, see <a href="#">Section 47-23.8</a>	P	C			C		C	C	C	C
Hotel Marina, see <a href="#">Section 47-23.8</a>	P	C			C		C			
Marina, see <a href="#">Section 47-23.8</a>	P	C		C	C	C	C	C	C	C
Marine Parts and Supplies Store	P	P	P	P	P	P	P	P	P	P
Marine Service Station, see <a href="#">Section 47-18.20</a>	P	C			C		C			
Sailmaking							P			
Shipyard							C			
Watercraft Repair, major repair, see <a href="#">Section 47-18.37</a>							P			

[illegible]



[illegible]

Liquor Store	P		P	P	P	P	P			
Meat and Poultry Store	P		P	P	P	P	P	P	P	P
Restaurant	P	P	P	P	P	P	P	P	P	P
Seafood Store	P		P	P	P	P	P	P	P	P
Supermarket	P		P	P	P	P	P	P	P	P
Wine Specialty Store								P	P	P
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	P	P	P
Hotel, see Section 47-18.16	P	P	P	P	P	P	P	P	P	P
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	P	P	P	P	P	P	P	P
Addiction Treatment Center, see <a href="#">Section 47-18.31</a>	C	C	C	C	C	C	C			
Bus Terminal, Railroad Station, Transportation Terminal	P						P			
Civic and Private Club Facility	P	P	P	P	P	P	P	P	P	P
College, University	C		P					P	P	P
Communication Towers, Structures, and Stations, see <a href="#">Section 47-18.11</a>							C	C	C	C
Conservation Area	P		P							
Courthouse	P							P	P	P
Cultural, Educational and Civic Facility	P				P			P	P	P



[illegible]

Townhouse, see <a href="#">Section 47-18.33</a>			P	P	P	P	P	P	P	P
Two-Family/Duplex Dwellings			P	P	P	P	P			
Zero Lot Line Dwelling, see <a href="#">Section 47-18.38</a>			P	P	P	P	P			
Retail Sales  (*Including Wholesale Sales)										
Antiques Store	P	P	P	P	P	P	*P	P	P	P
Apparel/Clothing, Accessories Store	P	P	P	P	P	P	*P	P	P	P
Apothecary		P								
Art Galleries, Art Studio, Dealer	P	P	P	P	P	P	*P	P	P	P
Arts & Crafts Supplies Store	P	P	P	P	P	P	*P	P	P	P
Bait and Tackle Store	P	P	P	P	P	P	*P	P	P	P
Bicycle Shop	P	P	P	P	P	P	*P	P	P	P
Book Store	P	P	P	P	P	P	*P	P	P	P

Building Supplies, Materials and Equipment with Outdoor Storage, see <u>Section 47-19.9</u> (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	P	P	P
Candle Shop		P						P	P	P
Card & Stationery Store	P	P	P	P	P	P	*P	P	P	P
Cigar, Tobacco Store	P	P	P	P	P	P	*P	P	P	P
Computer/Software Store	P		P	P	P	P	*P	P	P	P
Consignment, Thrift Store	P		P	P	P	P	*P	P	P	P
Cosmetics, Sundries Store	P		P	P	P	P	*P	P	P	P
Department Store	P		P	P	P	P	*P	P	P	P
Fabric, Needlework, Yarn Shop	P	P	P	P	P	P	*P	P	P	P
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	P	P	P

Florist Shop	P	P	P	P	P	P	*P	P	P	P
Furniture Store	P		P	P	P	P	*P	P	P	P
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	P	P	P
Glassware, China, Pottery Store	P	P	P	P	P	P	*P	P	P	P
Hardware Store	P		P	P	P	P	*P	P	P	P
Hobby Items, Toys, Games Store	P	P	P	P	P	P	*P	P	P	P
Holiday Merchandise, Outdoor Sales, see <a href="#">Section 47-18.15</a>	P	P	P	P	P	P	*P	P	P	P
Home Improvement Center (abutting railroad track only in RAC-CC zoning district)	P				P		*P			
Household Appliances Store	P		P	P	P	P	*P	P	P	P
Jewelry Store	P	P	P	P	P	P	*P	P	P	P



Lawn and Garden Center, Outdoor Display (abutting railroad track only in RAC-CC zoning district)	P		P	P	P	P	*P	P	P	P
Linen, Bath, Bedding Store	P	P	P	P	P	P	*P	P	P	P
Luggage, Handbags, Leather Goods Store	P		P	P	P	P	*P	P	P	P
Lumber Yards							*P			
Medical Supplies Store	P		P	P	P	P	*P	P	P	P
Mobile Vendor, see <a href="#">Section 47-18.22</a>	P		P				P	P	P	P
Music, Musical Instruments Store	P	P	P	P	P	P	*P	P	P	P
Newspapers, Magazines Store	P	P	P	P	P	P	*P	P	P	P
Nursery, Plants, Flowers							*P	P	P	P
Office Supplies, Equipment Store	P		P	P	P	P	*P	P	P	P
Optical Store	P	P	P	P	P	P	*P	P	P	P
Paint, Wallpaper Store	P		P	P	P	P	*P	P	P	P
Party Supply Store	P	P	P	P	P	P	*P	P	P	P
Pawn Shop							*P			
Pet Store	P		P	P	P	P	*P	P	P	P

Pharmacy	P	P	P	P	P	P	*P	P	P	P
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	P	P	P
Shoe Store	P	P	P	P	P	P	*P	P	P	P
Shopping Center				P	P	P	*P	P	P	P
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	P	P	P
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	P	P	P
Woodcraft		P								
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 <a href="#">Section 47-18.8</a>							*P	P	P	P

Child Day Care Facilities, Large, see <a href="#">Section 47-18.8</a>	P		P	P	P		*C	C	C	C
Contractors			*P				*P	P	P	P
Copy Center	P		*P	P	P	*P	*P	P	P	P
Dry Cleaner, see <a href="#">Section 47-18.12</a> (laundering plant permitted only in RAC-UV, SRAC-SAw zoning districts)	P		*P	P	P	*P	*P	P	P	P
Equipment Rental							*P			
Film Processing Store	P	P	*P	P	P	*P	*P	P	P	P
Financial Institution, including Drive-Thru Banks	P		*P	P	P	*P	*P	P	P	P
Formal Wear, Rental	P		*P	P	P	*P	*P	P	P	P
Fortunetellers and Psychic Readers							*P			
Funeral Home			*P				*P	P	P	P
Hair Salon	P	P	*P	P	P	*P	*P	P	P	P
Health and Fitness Center	P	P	*P	P	P	*P	*P	P	P	P
Helistop, see <a href="#">Section 47-18.14</a>	C									
Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater	P	P	*P	P	P	*P	*P	P	P	P

Interior Decorator	P	P	*P	P	P	*P	*P	P	P	P
Laundromat, see <a href="#">Section 47-18.19</a>	P		*P	P	P	*P	*P	P	P	P
Mail, Postage, Fax Service	P	P	*P	P	P	*P	*P	P	P	P
Massage Therapist	P		*P	P	P	*P	*P	P	P	P
Medical/Dental Office/Clinic	P		*P	P	P	*P	*P	P	P	P
Mover, Moving Van Service							*P			
Nail Salon	P	P	*P	P	P	*P	*P	P	P	P
Nursing Home, see <a href="#">Section 47-18.23</a>	P				P	*C	*C	C	C	C
Parking Facility, see <a href="#">Section 47-20</a>	P	P	*P	P	P	*P	*P	P	P	P
Personnel Services, including Labor Pools	P		*P	P	P	*P	*P	P	P	P
Pest Control			*P				*P			
Pet Boarding Facility, Domestic Animals Only							*P			
Photographic Studio	P	P	*P	P	P	*P	*P	P	P	P
Professional Office	P	P	*P	P	P	*P	*P	P	P	P
Publishing Plant			*P				*P	P	P	P
Security Systems	P		*P	P	P	*P	*P	P	P	P

Senior Citizen Center, see <a href="#">Section 47-18.30</a>	P		*P	P	P	*P	*P	P	P	P
Shoe Repair, Shoe Shine	P	P	*P	P	P	*P	*P	P	P	P
Tailor, Dressmaking Store, Direct to the Customer	P	P	*P	P	P	*P	*P	P	P	P
Tanning Salon	P	P	*P	P	P	*P	*P	P	P	P
Tattoo Artist	P	P	*P	P	P	*P	*P	P	P	P
Taxidermist			*P				*P			
Travel Agency	P	P	*P	P	P	*P	*P	P	P	P
Veterinary Clinic, see <a href="#">Section 47-18.35</a>			*P	P	P	*P	*P	P	P	P
Warehouse Facility			*P							
Watch and Jewelry Repair	P	P	*P	P	P	*P	*P	P	P	P
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 <a href="#">Section 47-19.9</a>	*P									
Self Storage Facility, see <a href="#">Section 47-18.29</a>	*C						P			

Warehouse Facility	*P		*P				P			
Accessory Uses, Buildings and Structures (See <u>Section 47-19</u> )										
Accessory uses to Hotels, see <u>Section 47-19.8</u>	P	P	P	P	P	P	P	P	P	P
Catering Services (accessory to restaurant, bakery or performing arts theatre in RAC-CC zoning district)	P	P				P	P	P	P	P
Child Day Care - Corporate/Employee Sponsors when accessory to professional office, see <u>Section 47-18.8</u>	P	P	P	P	P	P	P	P	P	P
Concessions, accessory to parks, including refreshment stands, pro shops, souvenir shops	P							P	P	P
Electronic Installation, when accessory to electronic sales, only in wholly enclosed building	P				P			P	P	P
Film Processing, when accessory to a permitted use (when accessory to a pharmacy or copy center in RAC-TMU zoning district)					P	P	P	P	P	P

Outdoor Dining and Sidewalk Cafés, see <u>Section 47-19.9</u>	P	P	P	P	P	P	P	P	P	P
Outdoor storage, see <u>Section 47-19.9</u>							P			
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	P	P	P
Warehouse Facilities							P			
Watercraft Rental Facility, see Chapter 8, Article V, Division 3 of Volume I of this Code, and <u>Section 47-23.7</u>	P									
Watercraft Sales and Rental, new or used when accessory to a Marina		P						C	C	C
Urban Agriculture See <u>Section 47-18.41</u>										

(Ord. No. C-10-50, § 1, 1-4-11; Ord. No. C-11-14, § 7, 6-21-11; Ord. No. C-11-24, § 1(Exh. 1), 9-20-11; Ord. No. C-12-24, § 4, 7-10-12; Ord. No. C-14-42, § 7, 10-21-14; Ord. No. C-14-51, § 1, 1-21-15; Ord. No. C-15-36, § 9, 10-20-15; Ord. No. C-17-44, § 9, 11-7-17; Ord. No. C-20-38, § 1, 11-5-20)



**Editor's note—** Ord. No. C-10-50, § 1, adopted January 4, 2011, repealed former §§ 47-13.10—47-13.14. Said ordinance enacted provisions designated as new §§ 47-13.10, 47-13.30 47-13.31, 47-13.46 and 47-13.47. See also the Unified Land Development Code Comparative Table for a detailed analysis of inclusion.

Secs. 47-13.11—47-13.19. - Reserved.

Sec. 47-13.20. - Downtown RAC review process and special regulations.

A. *Applicability.* The following regulations shall apply to those uses permitted within the Downtown RAC district, as shown on the List of Permitted and Conditional Uses, Sections 47-13.10 to 47-13.14.

1. Downtown Master Plan Design Guidelines. The guidelines contained in Chapter 4 of the Consolidated Downtown Master Plan for the City of Fort Lauderdale, Florida (herein "Downtown Master Plan") as accepted by the city commission on November 18, 2003 (Resolution No. 03-170) and updated revisions approved by the city commission on June 19, 2007 (Resolution 07-120) are hereby incorporated and referred to as Downtown Master Plan Design Guidelines.
2. Intent. The Downtown Master Plan Design Guidelines are form-based, graphic guidelines intended to guide development within the Downtown Regional Activity Center zoning districts. The Downtown Master Plan includes intent driven language that is not meant to be prescriptive in all situations, to allow for a qualitative design-oriented approach to development and redevelopment proposals.
3. Downtown Master Plan Chapter 4 Sections. The Downtown Master Plan Design Guidelines consist of ten (10) sections established in Chapter 4 of the Downtown Master Plan. Any proposed development or redevelopment shall be reviewed against these sections of Chapter 4. These ten (10) sections consist of:
  - a. Principles of Street Design
  - b. Street Design Examples
  - c. Principles of Building Design
  - d. Quality of Architecture
  - e. Principles of Storefront Design
  - f. Character Area Guidelines
  - g. Neighborhood Transition Areas
  - h. Thematic Planning Districts
  - i. Principles of Riverfront Design
  - j. Implementation

B. *Downtown Master Plan Standards.* Development within the Downtown Regional Activity Center shall be required to meet the following minimum standards, as specified by the geographical boundaries of the character area in which the development or redevelopment proposal is located:

1. Maximum Building Height
2. Maximum Building Streetwall Length
3. Maximum Building Tower Stepback
4. Maximum Building Podium (Pedestal) Height
5. Minimum Building Tower Separation Distance
6. Maximum Building Tower Floorplate Square Footage
7. Minimum Open Space Square Footage
8. Transition Zones
9. Local Street Cross Section

C. *Downtown Character Areas.* In addition to the RAC Districts described in Section 47-13.2.1 the Downtown Regional Activity Center shall be further characterized by three (3) distinct character areas. The character areas are defined by geographic boundaries and are intended to create a variety of urban experiences throughout the Downtown Regional Activity Center through guidelines that set maximum building height, maximum podium height, podium stepback, and floorplate square footage for development in each area. Each character area exhibits unique urban form and characteristics while sharing common themes relating to pedestrian oriented design. Character areas consist of the following:

1. The Downtown Core character area is a mixed-use central business district that encourages a variety and higher intensity of commercial, entertainment, office, civic uses and high-density housing. It is characterized by vertical slender towers with minimum stepbacks, and includes the following Downtown Regional Activity Center zoning districts which guide specific uses:
  - a. RAC-CC
  - b. RAC-AS
  - c. RAC-WMU
2. The Near Downtown character area is made up of a variety of institutional, retail, and office uses, and offers a variety of housing options. It is characterized by intermediate scale buildings that frame the street with a defined building shoulder height and towers stepped back above, and includes the following Downtown Regional Activity Center zoning districts which guide specific uses:
  - a. RAC-CC
  - b. RAC-UV

- c. RAC-WMU
  - d. RAC-EMU
  - e. RAC-SMU
  - f. RAC-AS
3. The Urban Neighborhood area is primarily residential in nature, with supporting community retail, employment opportunities, local amenities and services. It is characterized by varied scale buildings with defined podium heights and some towers stepped back above, and includes the following Downtown Regional Activity Center zoning districts which guide specific uses:
- a. RAC-UV
  - b. RAC-RPO
  - c. RAC-AS
  - d. RAC-EMU
  - e. RAC-WMU
  - f. RAC-SMU
4. Character Area Boundaries. The specific geographical boundaries of each character area are shown on the Addendum "A" of the "Official Downtown Character Area Map of the City of Fort Lauderdale."

*D. Development Permit, Density, Effective Date of Approval of Existing Site Plans.*

1. Density within the Downtown Regional Activity Center zoning districts is limited in accordance with the number of units as provided in the City of Fort Lauderdale adopted Comprehensive Plan, as amended from time to time, and as per Section 47-28. of the ULDR, Flexibility Rules, or compliance with Broward County Land Use Plan Policy 2.16.4. and Section 47-23.16. of the ULDR, Affordable Housing Regulations, and any other applicable provisions in the Unified Land Development Regulations. Density may be increased as provided for in the City's Comprehensive Plan.
2. With exception to the TDR Program in Section 47-36.1, dwelling units are allocated at the time of development permit approval. Upon expiration of a development permit the dwelling units shall be returned to the density pool for future allocation.
3. For the purposes of the TDR program in Section 47-36.1, Comprehensive Plan Future Land Use (FLU) category density pool units may be allocated from a sending site to a receiving site in perpetuity with the approval and recordation of a Certificate of Transfer in accordance with meeting all requirements under Section 47-36.1.
- 4.

The allocation of dwelling units shall be subject to all applicable provisions of the ULDR at the time of development permit approval. Dwelling units are allocated on a first come, first serve basis.

5. Density in the RAC-TMU District and RAC-RPO District.
  - a. All development within the TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre shall be eligible to apply for additional dwelling units subject to the following. Such approval shall be based upon consideration of the number of additional dwelling units available under the City's Comprehensive Plan, the number of additional dwelling units requested, the impact of the proposed development on abutting residential areas, the proposed residential density of the proposed development, location of the proposed development, sensitivity to adjacent development of the site design and proposed orientation of the proposed development, including proposed setbacks, pedestrian movements associated with the proposed development, proposed landscaping, and traffic and parking impacts of the proposed development on the transportation network. Approval for allocation of any additional dwelling units, hotel rooms or both, for multifamily dwellings, hotels and mixed-use developments shall conform to the City's Comprehensive Plan and may be granted subject to approval of a Site Plan Level II permit, subject to the considerations for such review as prescribed above. A minimum setback of twenty (20) feet from all property lines for every building used exclusively for residential purposes may be required. Such minimum setback may also be required for mixed use buildings in which residential use exceeds fifty-nine percent (59%) of the total floor area, exclusive of parking garages.
  - b. All development within the RAC-RPO district that is greater in density than thirty-five (35) dwelling units per net acre and up to fifty (50) dwelling units per net acre shall be reviewed subject to the requirements of Section 47-24.3., Conditional Use.
6. A development permit requesting the allocation of flex and reserve units shall comply with Section 47-28.1, Flexibility Rules. Density may be increased through the allocation of bonus density provisions for affordable housing or sleeping rooms and shall comply with provisions on limitation as outlined in the City's Comprehensive Plan.
7. Effective date. The development permit shall not take effect until the 30-day city commission request for review has expired. Effective date shall be the 30-day expiration, or the day of city commission action.
8. Existing Site Plans in DRAC. Development applications received and pending review by the city or approved by the city on or before November 5, 2020, may be approved, amended, or modified through the use of provisions of the zoning regulations in effect at the time the approved application or application pending review was submitted.

*Open Space Regulations.* Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. Covered arcades with a minimum width of ten (10) feet and at least one (1) side open to a street shall be credited towards open space requirements. The required open space shall be shaded through the use of trees, canopies, trellises or other unenclosed shade structures and may include seating, fountains and other elements that enhance the public realm. A minimum of twenty-five percent (25) of the required open space shall be in pervious landscape area. At least forty percent (40) of the required open space shall be provided at-grade and the remaining open space may be accessible to individual residential units or through common areas, or both. Pervious surface area, for purposes of this requirement, may be provided through open planting beds, porous paving systems, sand-set pavers, or any combination thereof.

The total amount of open space required shall be calculated based on the size and density of the development, as follows:

1. Open Space for Residential Uses. For development in the RAC districts, except for RAC-CC, open space shall be required for any development that includes residential uses as follows.
  - a. For developments of fifty (50) residential units or less, or developments of twenty-five (25) dwelling units per acre or less density: A minimum of two hundred (200) square feet of open space per unit;
  - b. For developments of between fifty-one (51) and one hundred fifty (150) residential units, or developments of greater than twenty-five (25) dwelling units per acre and up to sixty (60) dwelling units per acre density: A minimum of one hundred fifty (150) square feet of open space per unit. The minimum total amount of open space shall be no less than the maximum square footage of open space as defined in Section 47-13.20.E.1.a. In no case shall the minimum open space provided be less than ten thousand (10,000) square feet;
  - c. For developments of more than one hundred fifty (150) residential units, or developments of greater than sixty (60) dwelling units per acre density: A minimum of one hundred (100) square feet of open space per unit. The minimum total amount of open space shall be no less than the maximum square footage of open space as defined in Section 47-13.20.E.1.b. In no case shall the minimum open space provided be less than twenty-two thousand five hundred (22,500) square feet.
2. Open space general. For development within the Downtown Regional Activity Center zoning districts that do not include residential uses or for all development within the RAC-CC, open space shall be required at a minimum equivalent of ten (10) percent of the gross lot area. Up to fifty (50) percent credit towards the required landscaping as defined in Section 47-13.20.E for landscaping improvements proposed in the right-of-way may be applied if approved by the agency with jurisdiction over the subject right-of-way. For development sites of 1.5 acres

or less, up to seventy-five (75) percent credit may be applied towards the required landscaping as defined in Section 47-13.20.E for landscaping improvements proposed in the right-of-way if approved by the agency with jurisdiction over the subject right-of-way.

3. For projects that include both residential and non-residential uses the lesser of the calculations above shall apply.

F. *Transition Zones.* Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures to effectively transition between higher and lower density districts. Transition zones shall be established to ensure a suitable transition from those more intensive zoning districts within the Downtown Regional Activity Center to those less intensive zoning districts outside of the Downtown Regional Activity Center.

1. Commercial Transition Zone:

- a. Proposed maximum height at the boundary of the RAC-CC district shall be one hundred fifty (150) feet and may be increased one (1) foot for every one (1) foot of setback from the RAC-CC district boundary, for a distance of one hundred (100) feet from the RAC-CC district.
- b. A transition zone shall be required for any development or redevelopment located within the Downtown Regional Activity Center that is within one hundred (100) feet of a nonresidential property outside of the Downtown RAC. This transition zone shall only be required if the height limitation of the Downtown Regional Activity Center zoning district is greater than that of the neighboring zoning district and shall consist of the following: a maximum of one hundred and fifty (150) feet for that portion of the structure that is within one hundred (100) feet of the zoning district boundary abutting the RAC and the height may increase a maximum of one (1) foot for each one (1) foot of setback from the boundary for a distance of one hundred (100) feet.

2. Residential Transition Zone: A transition zone shall be required for any development of redevelopment located within the Downtown Regional Activity Center that is within two hundred (200) feet of a residential property. This transition zone shall only be required if the height limitation of the Downtown Regional Activity Center zoning district is greater than that of the neighboring zoning district and shall consist of the following:

- a. No structure may exceed a height limitation two and one-half times the height of the maximum height of the zoning district outside of the RAC for a distance equal to mid-block of the development site or for a depth of two hundred (200) feet as measured from the zoning district boundary abutting the zoning district of the RAC, whichever is less.

G.

*RAC Landscape Requirements.* Surface parking lots within the RAC district shall meet the landscape requirements for vehicular use areas as specified in Section 47-21, Landscaping and Tree Preservation Requirements. All other landscape requirements shall comply with the Downtown Master Plan Chapter 4 Design Guidelines.

- H. *RAC Streetscape Design.* All streetscape cross sections shall comply with Chapter 4 of the Design Guidelines of Fort Lauderdale for those streets under City of Fort Lauderdale jurisdiction. Streets not under Fort Lauderdale jurisdiction shall comply with the Downtown Master Plan Chapter 4 Design Guidelines to the greatest extent possible. Alternative streetscape designs may be considered if conflicts with existing utilities prevent placement of street trees and result in the building being placed more than seven (7) feet away from the build to line as prescribed by the street cross sections of the Design Guidelines.

Development shall meet the following streetscape design requirements:

1. 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.
2. Streetscape improvements. Streetscape improvements are required to be made as a part of a development in accordance with the Downtown Master Plan design standards applicable to the abutting right-of-way. The required streetscape improvements shall be required to be made to that portion of the right-of-way abutting the proposed development site. Developer shall be responsible for making the streetscape improvements in accordance with the Downtown Master Plan design standards applicable to the abutting right-of-way.

Modification to the required streetscape improvements may be permitted based on the preservation of natural barriers, avoidance of interference with utility lines or other obstructions as approved by the DRC 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.

Streetscape improvements shall include but are not limited to the following:

- a. *Street Trees.* Street trees shall be planted and maintained along the street abutting the property to provide a canopy effect. The trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The requirements for street trees, as provided herein, may be located within the public right-of-way, as approved by the entity with jurisdiction over the abutting right-of-way.
  - i. In addition to the requirements of Section 47-21, to accommodate proper root growth, street trees shall require the use of a sub-grade soil medium, such as CU Structural Soil® or similar, to be provided to support root growth for trees adjacent to pedestrian pavement and the use of a modular sub-grade block system, such as Silva

Cell or similar, to be provided to support root growth for trees adjacent to traffic loads and utilities, and other amenities including but not limited to irrigation, up lighting, porous paving systems.

- ii. Street trees shall be shade trees maintained at a minimum twelve (12) foot horizontal clearance from buildings. Shade trees shall be provided at maximum every thirty (30) lineal feet on-center along the street frontage. Palm trees may be provided at intersections where streets with shade trees converge. Provide tall palms at the immediate corners to provide a visual marker and to frame the street. Small canopy trees and small palms may be permitted when existing or proposed physical conditions may prevent the proper growth of shade trees or tall palms, as determined by the DRC, at maximum every fifteen (15) lineal feet along the street frontage. All trees shall satisfy the following standards at the time of planting:
- iii. Shade trees: Minimum sixteen (16) feet in height, with a minimum seven (7)-foot ground clearance. Palms are to be single-trunk and a minimum of 7-foot ground clearance and spaced to provide maximum visibility at intersection.
- b. Sidewalk. A minimum 7-foot clear sidewalk shall be provided along all streets defined as local streets in the Downtown Master Plan Chapter 4 Design Guidelines.
- c. RAC Fencing. Within RAC districts, chain-link fencing shall not be permitted along street frontages.
- d. Maintenance Agreement: Applicant shall be required to execute a 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. *New River Waterfront Corridor*. Except in the RAC-TMU zoning district, development on parcels located within one hundred (100) feet of the New River shall be reviewed pursuant to the process for a site plan level IV development permit (section 47-24.2) without planning and zoning board review, and shall be required to meet the following regulations:
  1. Within the RAC-CC and RAC-AS districts a principal structure shall provide a minimum sixty (60) foot setback from the seawall or the high water mark of the river's edge if no seawall exists, or less if the existing right-of-way or easement is less than sixty (60) feet in width, but in no case shall there be less than a forty-five (45) foot setback, except for the following:
    - a. A residential use or marine-related use as specified in sections 47-13.10 and 47-13.11, Boats, Watercraft and Marinas, that have portions of structures devoted to those uses that are no higher than thirty-five (35) feet in height may encroach within the setback specified above, but shall in no case be less than twenty (20) feet from the seawall or the high water mark, if no seawall exists.



If the minimum or greater setbacks specified in subsection J.1. are provided, the development plan shall be reviewed giving consideration to the location, size, height, design, character and ground floor utilization of any structure or use, including appurtenances; access and circulation for vehicles and pedestrians, streets, open spaces, relationship to adjacent property, proximity to New River and other factors conducive to development and preservation of a high quality downtown regional activity center district. No approval shall be given to the setbacks shown on the development plan unless a determination is made that the setbacks conform to all applicable provisions of the ULDR, including the requirements of section 47-13, Downtown Regional Activity Center Districts, that the safety and convenience of the public are properly provided for and that adequate protection and separation are provided for contiguous property and other property in the vicinity. Approval of the setbacks of a development plan may be conditioned by imposing one (1) or more setback requirements exceeding the minimum requirements.

- b. Within the RAC-CC and RAC-AS districts, structures may provide less than the minimum setback specified in subsection J.1., above or exceed the thirty-five (35) foot height limitation, as specified above, if approved in accordance with the requirements of a site plan level IV development permit, (Section 47-24.2) without planning and zoning board review, subject to the review criteria as provided in Section 47-25.3, Neighborhood Compatibility, as provided in Section 47-25.3.A.3.e.iii, and the following additional criteria and limitations are met:
  - i. Principal structures shall provide a minimum of one (1) or more setbacks totaling a minimum of twenty (20) feet, between a height of twelve (12) feet and fifty-five (55) feet.
  - ii. No portion of a structure in excess of thirty-five (35) feet in height shall encroach upon a 1:1 height-to-setback plane, as measured from a line twenty (20) feet from the seawall or high water mark, if no seawall exists, up to a height of ninety-five (95) feet. Portions of structures above ninety-five (95) feet in height may proceed vertically without additional setback, subject to the provisions of subsection J.2.c.
  - iii. Principal structures shall also provide a minimum of five (5) of the following architectural features: variation in rooflines, terracing, cantilevering, angling, balconies, arcades, cornices, architectural ornamentation, color and material banding, or courtyards, plazas or landscaped areas which encourage pedestrian interaction between the development site and the New River.

2. Additional criteria.

- a.

Within the RAC-CC district only, all principal structures located on the south side of the New River shall provide a minimum setback as required so as to not produce a shadow pattern that shadows a point on the river's edge for more than four (4) hours between the hours of 9:00 a.m. and 4:00 p.m. on March 21 (spring equinox).

- b. Within the RAC-CC district only, ground level design and amenities shall functionally and visually coordinate with and complement existing public improvements along the New River adjacent or abutting the development site, including pedestrian access and landscaping.

J. *Review process.* Except as provided in Section 47-24, Table 1. Development Permits and Procedures, development within the following zoning districts shall be reviewed as a Site Plan Level II permit.

1. A Site Plan Level II approval of a development for which a site plan has been approved by the city commission, or which has been the subject of an agreement with the city shall not be final until thirty (30) days after final DRC approval and then only if no motion is adopted by the city commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR. The action of the DRC shall be final and effective after the expiration of the thirty-day period if no action is taken by the city commission.
2. Approval of all other Site Plan Level II developments within the RAC shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is adopted by the city commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR.
3. In the event the developer of a parcel of land in the Downtown RAC districts desires to deviate from the requirements of Section 47-13.20.B., the developer may submit the design of the proposed development for review and approval by the city commission, if the alternative design meets the overall intent of the Downtown Master Plan.

K. *Definitions.*

1. Density Pool: The total number of residential dwelling units permitted by the City's Comprehensive Plan for land within a regional activity center land use designation that has not been allocated to a particular development.
2. Floorplate: The gross square footage (GSF) for any floor of a tower. This does not include balconies that are open on three (3) sides.
3. Pedestal: The portion of a building extending from the ground to the shoulder. Also referred to as "podium".
4. Shoulder: The portion of a building below the horizontal stepback between a tower and a pedestal.
- 5.

Stepback: The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal.

6. 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.
7. Streetwall: The building façade adjacent to the street, along or parallel to the lot-line.
8. Story: The complete horizontal section of a building, having one (1) continuous or practically continuous floor.
9. Tower: The portion of a building extending upward from the pedestal.

(Ord. No. C-97-19, § 1(47-13.4), 6-18-97; Ord. No. C-97-65, § 1, 12-16-97; Ord. No. C-99-7, § 1, 2-16-99; Ord. No. C-99-15, § 1, 3-16-99; Ord. No. C-99-20, § 2, 3-16-99; Ord. No. C-99-75, § 1, 12-21-99; Ord. No. C-99-76, § 5, 11-16-99; Ord. No. C-00-57, § 1, 10-17-00; Ord. No. C-01-17, § 2, 5-1-01; Ord. No. C-03-19, § 3, 4-22-03; Ord. No. C-04-4, § 3, 1-21-04; Ord. No. C-04-33, § 1, 7-7-04; Ord. No. C-07-101, § 1, 11-20-07; Ord. No. C-07-107, § 1, 12-4-07; Ord. No. C-13-16, § 1, 6-4-13; Ord. No. C-17-35, § 1, 10-3-17; Ord. No. C-20-38, § 2, 11-5-20; Ord. No. C-22-04, § 1, 2-15-22; Ord. No. C-23-10, § 2, 3-23-23; Ord. No. C-25-20, § 1, 5-20-25)

Sec. 47-13.21. - Table of dimensional requirements for the RAC District.

RAC Character Area	Downtown Core	Near Downtown	Urban Neighborhood
Maximum Building Height *	None (FAA restrictions apply)	30 Floors **	6 Floors 12 Floors **
Maximum Building Streetwall Length	300 Feet	300 Feet	300 Feet

Maximum Gross Square Footage of Building Tower Floor Plate Size	Residential: 18,000 for entirety of building tower up to 15 floors high / 12,500 for entirety of building tower up to 37 floors high Non-residential: 32,000	Residential: 18,000 for entirety of building tower up to 15 floors high / 12,500 for entirety of building tower up to 30 floors high Non-residential: None for entirety of building up to 9 floors high / 32,000 for entirety of building tower up to 30 floors high	Residential: 10,000 Non-residential: 16,000
Maximum Building Podium Height	9 Floors	7 Floors	6 Floors
Minimum Building Tower Step Back	None	15 Feet	12 Feet
Minimum Separation between Building Towers	60 Feet 30 Feet minimum on subject property if adjacent to abutting lot under separate ownership	60 Feet 30 Feet minimum on subject property if adjacent to abutting lot under separate ownership	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership
Minimum Residential Unit Size	400 Square Feet	400 Square Feet	400 Square Feet

Notes:

\* Refer to Section 47-13.20.F, Transition Zones, for additional criteria.

\*\* Heights above six (6) floors and up to twelve (12) floors in the Urban Neighborhood Character

Area and RAC-RPO zoning districts shall be reviewed subject to the requirements of Section 47-24.3, Conditional Use Permit, except that parcels abutting Andrews Ave. and Federal Hwy. shall be exempt from Conditional Use Review for height.

(Ord. No. C-97-19, § 1(47-13.5), 6-18-97; Ord. No. C-20-38, § 3, 11-5-20)

Secs. 47-13.22—47-13.28. - 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.A. above.
  - 1. Development shall be required to meet all design standards including but not limited to the following:
    - a. Building orientation,
    - b. Architectural requirements,
    - c. Open Space,
    - d. Vehicular and pedestrian access,
    - e. Building materials,
    - f. Active ground floor uses, and
    - g. 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 rights-of-way 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-way 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 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 five 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 (Note B)	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 C)	12 ft min.	15 ft min.
(*) Tower Design Standards	Floorplate Max.	Side/Rear Stepback
Residential	<8,000 sf	20 ft min.
	8,001 sf—10,000 sf	25 ft min.
	10,001—12,000 sf	30 ft min.
Non-Residential	<16,000 sf	20 ft min.
	16,001 sf—20,000 sf	25 ft min.
	20,001—32,000 sf	30 ft min.



<b>Note A:</b>	<p>Subject to Site Plan Level II permit, with City Commission request for review, for heights greater than one hundred ten (110) feet, up to two hundred (200) feet, with adherence to the performance standards of Section 47-13.51.B.1 - Performance Standards and Criteria for Additional Height Bonus.</p> <p>Or;</p> <p>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, with adherence to the performance standards of Section 47-13.51.B.2. - Performance Standards and Criteria for Additional Height Bonus.</p> <p>Proposed tower(s) cannot exceed the following standards:</p>	
	<b>Max. Floorplate:</b>	<b>Min. Tower Separation:</b>
	Commercial 20,000 sf	25 ft side and rear stepback
	Residential 10,000 sf	25 ft side and rear stepback
<b>Note B:</b>	<p>Development requesting an affordable housing density incentive may exceed fifty (50) dwelling units per acre through the allocation of affordable housing units, not to exceed two hundred (200) dwelling units per acre, with approval as a Site Plan level II Development Permit in adherence with the requirements of Section 47-23.16.B.2 - Affordable Housing Density Incentives, subject to City Commission Request for Review.</p>	
<b>Note C:</b>	<p>Any portion of a structure over 7-stories (75-feet in height) shall meet the minimum step back requirements. 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.</p>	
(*)	<p>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</p>	

(Ord. No. C-10-50, § 1, 1-4-11; Ord. No. C-22-18, § 1, 9-22-22)

REQUIREMENTS (Note A)	NWRAC-MU <sub>ne</sub>	NWRAC-MU <sub>e</sub>	NWRAC-MU <sub>w</sub>
Max. Height (Note B)	120 ft	65 ft	45 ft
Min Lot Size	None		
Min. Lot Width			
Max FAR			
Density	None		
Yard Requirements (Note B & C)	(*) 0 ft (Primary Street) 5 ft (Secondary Street & NW 7 <sup>th</sup> Ave)		
When abutting residential	15 ft	15 ft	15 ft
(**) Min. Shoulder Height	25 ft (2 Stories) min		
(**) Max. Shoulder Height	65 ft (5 Stories) max		
When abutting residential	45 ft max		
(**) Tower Stepback			
(**) Tower Floorplate Separation	Floorplate Max	Floorplate Max	Side Rear Stepback Min

<b>Non-Residential</b>	≤16,000 sf	≤16,000 sf	20 ft min
	16,001—20,000 sf	16,001—20,000 sf	25 ft min
	20,001—32,000 sf	20,001—32,000 sf	30 ft min
<b>Residential</b>	≤ 8,000 sf	≤ 8,000 sf	20 ft min
	8,001—10,000 sf	8,001—10,000 sf	25 ft min
	10,001—12,000 sf	10,001—12,000 sf	30 ft min
	10,001—12,000 sf	10,001—12,000 sf	30 ft min

<b>Note A:</b>	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.
<b>Note B:</b>	<p>An increase in height shall be permitted as follows:</p> <p>NWRAC-MUe east of NW 2<sup>nd</sup> Avenue: up to one hundred twenty (120) feet,</p> <p>NWRAC-MUe west of NW 2<sup>nd</sup> Avenue: up to one hundred ten (110) feet subject to the performance standards provided in Section 47-13.52.B. and City Commission request for review provided in <u>Section 47-26A.2</u>.</p> <p>NWRAC-MUw: up to sixty-five (65) feet subject to the performance standards provided in Section 47-13.52.B., and City Commission request for review provided in <u>Section 47-26A.2</u>.</p>
<b>Note C:</b>	A side yard is not required unless abutting residential property.
<b>(*)</b>	Yard setback is based on the adopted street cross-sections and shall correspond to those as indicated in the NW-RAC Illustrations of Design Standards.
<b>(**)</b>	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.

Secs. 47-13.32—47-13.49. - Reserved.

Sec. 47-13.50. - 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-S Ae)
2. South Regional Activity Center-South Andrews west (SRAC-S Aw)
3. Northwest Regional Activity Center-Mixed Use (NWRAC-M Ue)
4. Northwest Regional Activity Center-Mixed Use (NWRAC-M Uw)
5. Northwest Regional Activity Center-Mixed Use (NWRAC-M Une)

B. *Definitions.*

1. *Density Pool:* The total number of residential dwelling units permitted by the city's Comprehensive Plan for land within a regional activity center land use designation that has not been allocated to a particular development.
2. *Floorplate:* The gross square footage (GSF) for any floor of a tower. This does not include balconies that are open on three sides.
3. *NWRAC-MU Design Standards:* NWRAC-MU Illustrations of Design Standards as part of the creation of the NWRAC-MU zoning districts adopted as part of the ordinance adopted on January 21, 2015 incorporated as if fully set out herein and on file with the department.
4. *Pedestal:* The portion of a building extending from the ground to the shoulder.
5. *Shoulder:* The portion of a building below the horizontal stepback between a tower and a pedestal.
6. *SRAC-SA:* The overall area comprised of both the SRAC-S Aw and SRAC-S Ae zoning districts.
7. *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 the ordinance adopted on January 4, 2011, incorporated as if fully set out herein and on file with the department.
8. *Stepback:* The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal.
9. *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.

10. *Streetwall*: The building façade adjacent to the street, along or parallel to the lot-line.
  11. *Story*: The complete horizontal section of a building, having one continuous or practically continuous floor.
  12. *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, as amended from time to time, as per Section 47-28, Flexibility Rules, and any other applicable provisions in the Unified Land Development Regulations.
1. Density may be increased as provided in the Comprehensive Plan.
  2. With exception to the TDR Program in Section 47-36.1, dwelling units are allocated at the time of development permit approval. Upon expiration of a development permit the dwelling units shall be returned to the density pool for future allocation.
  3. For the purposes of the TDR Program in Section 47-36.1, Comprehensive Plan Future Land Use (FLU) category density pool units may be allocated from a sending site to a receiving site in perpetuity with the approval and recordation of a Certificate of Transfer in accordance with meeting all requirements under Section 47-36.1.
  4. The allocation of dwelling units shall be subject to all applicable provisions of the ULDR at the time of development permit approval.
  5. Dwelling units are allocated on a first come, first serve basis.
  6. A development permit requesting the allocation of flex and reserve units shall comply with Section 47-28.1, Flexibility Rules, and shall not exceed a density of 50 units per gross acre. Density may be increased through the allocation of bonus density provisions for affordable housing or sleeping rooms, and shall comply with provisions on limitation as outlined in the city's Comprehensive Plan.
- D. *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 stepback 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 stepbacks at this height.

(Ord. No. C-14-51, § 1, 1-21-15; Ord. No. C-17-34, § 1, 10-3-17; Ord. No. C-25-20, § 2, 5-20-25)

Sec. 47-13-51. - SRAC-SA special regulations.

A. *Applicability.* In addition to the regulations provided for in Section 47-13.50, General Regulations, 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 As used herein, the SRAC-SA Design Standards shall refer to the SRAC-SA: 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 Andrews 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. *Performance standards and criteria for additional height bonus.* The following performance standards and criteria shall be met by developments requesting an increase in maximum height pursuant to Note A of Section 47-13.30 - Table of Dimensional Requirements for the SRAC Zoning Districts:

1. Site Plan Level II permit with city commission request for review for heights greater than one hundred ten (110) feet, up to two hundred (200) feet, with adherence to Section 47-23,16.B.1. - Affordable Housing Height Incentives.

or;

2. 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,

3. Additional Height Criteria:

In addition to the performance standards outlined herein, the following additional criteria shall apply:

- a. Land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties;
- b.

Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures; effective transition between higher and lower density uses; and,

- c. Street and alley vacations shall not be considered unless the applicant demonstrates no decrease to the pedestrian and functional connectivity previously provided and increases options for pedestrian and/or multimodal connectivity.
- 4. Development that demonstrates substantial, significant, and recognizable improvements and long-term beneficial effect to the community and city, Such as:
  - a. Preservation/adaptive-reuse of historically significant structures not otherwise protected;
  - b. Superior architectural design, placement and orientation of buildings and attainment of Leadership in Energy and Environmental Design-Neighborhood Development ("LEED ND") certification for the development or LEED certification of individual buildings and/or other similar state, national or city-recognized programs;
  - c. Provisions of public facilities and public usable open space such as plazas, parks, provision for waterfront public access, greenway features, etc., and may include amenities such as playgrounds, special event space, etc., where the quality and programming of the space shall be emphasized over quantity;
  - d. Landscaping shall be provided in a manner which maximizes tree canopy, emphasizes native vegetation, improves the aesthetic appearance, and provides opportunities for storm water infiltration, including innovative design usage such as Low Impact Development ("LID"), which is an ecologically-based stormwater management approach favoring soft engineering to manage rainfall on site through a vegetated treatment network; and
  - e. Preservation or restoration of environmental or natural resources that would not otherwise be protected, including environmental remediation/brownfield redevelopment.

(Ord. No. C-10-50, § 1, 1-4-11; Ord. No. C-14-51, § 1, 1-21-15; Ord. No. C-22-18, § 3, 9-22-22)

**Note**— Formerly § 47-13.46.

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

- A. *Applicability.* In addition to the provided for in Section 47-13.50 General Regulations, 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. As used herein, the NWRAC-MU Design Standards shall refer to the NWRAC-MU: 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 NWRAC-MU Design Standards.



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. 7<sup>th</sup> Avenue.
      - ii. 6<sup>th</sup> Street (Sistrunk Boulevard).
      - iii. Sunrise Boulevard.
      - iv. Broward Boulevard.
      - v. Andrews Avenue.
      - vi. Progresso Drive.
    - 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 47-13.31.
  3. Dumpsters shall be located to allow access from existing alleys and away from existing residential property to the greatest extent possible.
- B. Performance standards and criteria for additional height bonus.

The following performance standards and criteria shall be met by developments requesting an increase in maximum height pursuant to Note B of Section 47-13.31, Table of Dimensional Requirements for the following NWRAC-MU zoning districts:

- NWRAC-MUe (west of NW 2<sup>nd</sup> Avenue)—up to one hundred ten (110) feet
- NWRAC-MUw—up to sixty-five (65) feet

1. Adherence to Section 47-23.16.-Affordable Housing Regulations.
2. Additional Height Criteria:

In addition to the performance standards outlined herein, the following additional criteria shall apply:

- a. Land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties;
  - b. Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures; effective transition between higher and lower density uses; and,
  - c. Street and alley vacations shall not be considered unless the applicant demonstrates no decrease to the pedestrian and functional connectivity previously provided and increases options for pedestrian and/or multimodal connectivity;
3. Development that demonstrates substantial, significant and recognizable improvements and long-term beneficial effect to the community and city. Such as:
    - a. Preservation/adaptive-reuse of historically significant structures not otherwise protected;
    - b. Superior architectural design, placement and orientation of buildings and attainment of Leadership in Energy and Environmental Design—Neighborhood Development ("LEED ND") certification for the development or LEED certification of individual buildings and/or other similar state, national or city-recognized programs;
    - c. Provision of public facilities and public usable open space such as plazas, parks, provision for waterfront public access, greenway features, etc. and may include amenities such as playgrounds, special event space, etc. where the quality and programming of the space shall be emphasized over quantity;
    - d. Landscaping shall be provided in a manner which maximizes tree canopy, emphasizes native vegetation, improves the aesthetic appearance, and provides opportunities for storm water infiltration, including innovative design usage such as Low Impact

Development ("LID"), which is an ecologically-based stormwater management approach favoring soft engineering to manage rainfall on site through a vegetated treatment network; and;

- e. Preservation or restoration of environmental or natural resources that would not otherwise be protected, including environmental remediation/brownfield redevelopment.

(Ord. No. C-14-51, § 1, 1-21-15; Ord. No. C-22-18, § 4, 9-22-22)

Secs. 47-13.53—47-13.59. - Reserved.

Sec. 47-13.60. - Permit approval.

- A. *Review process.* Except as provided in Section 47-24, Table 1. Development Permits and Procedures, development within the following zoning districts shall be reviewed as a 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 districts.
- B. *Criteria.* An application for a development permit 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 adopted design standards as indicated in Section 47-13.29. In the event compliance with the ULDR would not permit consistency with the adopted design standards, the 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, the provisions of the ULDR with general applicability to development within the city shall apply as requirements for the development of property 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 shall not be final until 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 a 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.

(Ord. No. C-10-50, § 1, 1-4-11; Ord. No. C-11-24, § 4, 9-20-11; Ord. No. C-14-51, § 1, 1-21-15)