

Sec. 32-160. West RAC district.

- a. *Purpose and intent.* The purpose of the West RAC district is to provide single-family, duplex, and multi-family dwellings in the established neighborhoods along the Foster Road corridor, while also providing a mix of compatible, neighborhood scale commercial uses, such as small convenience stores, barber shops, and ice cream shops. Such neighborhood scale uses can occur without sacrificing the existing image and character of the surrounding neighborhood. The purpose of West RAC district is also to encourage and promote well planned, suitable and appropriate mixed use developments along the Pembroke Road corridor.

(Ord. No. 2014-31, § 14(Exh. A), 11-5-2014)

Sec. 32-160.a. Regulating plan showing West RAC subdistricts.

- a. *Purpose and intent.* The overall intent of the West RAC subdistricts is to encourage developments that offer a balanced mix of uses, provide for the diverse needs of the residents of the city, and allow development flexibility. To facilitate the development of projects that are designed with a blend of compatible uses within the West RAC area, three subdistricts are hereby created and assigned to land as shown on both a map entitled, "Hallandale Beach Zoning Map" and a map entitled Hallandale Beach West RAC Regulating Plan":
 1. Palms Gateway.
 2. Pembroke Road.
 3. Foster Road.
- b. The Hallandale Beach West RAC Regulating Plan, depicted in Figure 32-160.a, identifies the subdistricts contained in this division and is hereby officially adopted as an integral part of these regulations.

(Ord. No. 2014-31, § 14(Exh. A), 11-5-2014)

Sec. 32-160.b. Allowable uses.

Table 32-160.a identifies uses that are allowed as permitted or conditional uses in each West RAC subdistrict as well as uses that are not permitted in each subdistrict. Uses identified with a "P" are permitted by right. Uses identified with a "C" are permitted subject to the standards in [section 32-964](#) and additional standards in each subdistrict. Uses identified with a "-" are not permitted in the subdistrict.

a. *Compatibility of uses.*

1. Mixed-uses. The West RAC permits mixed use development (Table 32-160.a).
 - a. Mixed use development blends a combination of compatible uses in an environment where such uses are physically and functionally integrated.

- b. Permitted uses cannot be mixed with prohibited uses.
- 2. Mixed uses in the West RAC zoning district shall provide pedestrian connections and combine compatible uses that function in concert with all other uses in the development.
 - a. Proposed mixed use developments, at the discretion of the director, must provide a supplemental report that outlines the following:
 - 1. Special provisions made to ensure compatibility of the uses; and
 - 2. Design features that enhance physical and functional integration (including parking, loading, sanitation storage, crime prevention, noise reduction, on-site circulation, etc).

Figure 32-160.a

HALLANDALE BEACH

WEST RAC REGULATING PLAN



LEGEND

- WEST RAC ZONING DISTRICT
- WEST RAC SUBDISTRICT
- PERMITTED ROAD
- FOSTER ROAD
- PERMITS DISTRICT

Table 32-160.a West RAC Permitted Uses by Subdistrict

West RAC Permitted Uses by Subdistrict	Palms Gateway	Pembroke Road	Foster Road
Residential uses			
Single-family residential dwelling	P	-	-
Two-family (duplex) residential dwellings	P	-	-
Multi-family residential dwellings	P	P	P
Assisted living facilities	See section 32-524		
Other residential care facilities			
Lodging			
Bed-and-breakfast inns	-	-	-
Hotels	-	P	P
Commercial uses			
Alcoholic beverage establishments, subject to chapter 5	-	P	-
Automobile rental agencies ¹		P	P

West RAC Permitted Uses by Subdistrict	Palms Gateway	Pembroke Road	Foster Road
Check cashing	-	-	-
Contractor and trade operations	-	-	-
Drive-through facilities (for any use)	-	C	-
Family Entertainment Center		C	C
Garages, parking (commercial or non- commercial principal use)	-	C	-
Medical marijuana treatment center dispensing facility, subject to chapter 32, art. IV, division 24	-	P	P
Office	-	P	P
Parking lots (commercial or noncommercial principal use)	-	C	-
Pawn shops	-	-	-
Restaurants (minimum of 1,000 square feet of G.F.A.)	-	P	P

West RAC Permitted Uses by Subdistrict	Palms Gateway	Pembroke Road	Foster Road
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required)

Restaurant (fast food/no drive-thru) (minimum of 1,000 square feet of G.F.A. required)	-	P	P
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Service stations/convenience business (subject to 1,500 feet separation to other auto related uses)	-	C	-
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Stores and services, general-	-	P	P
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Stores and services, large format	-	P	P
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Studio or workshop	-	P	P
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Vehicle sales, repair, or service	-	-	-
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Warehouse/self-storage facility	-	C	-
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Civic uses

Animal hospitals/veterinary clinics (with ancillary boarding in an enclosed	-	C	-
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West RAC Permitted Uses by Subdistrict	Palms Gateway	Pembroke Road	Foster Road
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air-conditioned building)

Civic open spaces	P	P	P
Day care centers	C	C	C
Government uses	-	P	P
Places of worship	C	-	P
Schools, public and private	C	C	C

¹ Outdoor storage of rental fleet shall be located within a parking structure or be visually screened from the public right-of-way and adjacent properties by a fence/wall and landscape.

b. Reserved.

c. Accessory uses within the West RAC district are administered pursuant to article IV, division 2 of the zoning and land development code ([section 32-242](#)).

d. Home occupations within the West RAC district are administered pursuant to [section 32-370](#) of the zoning and land development code.

b. *Nonconforming uses.* Nonconforming lots, structures or uses located within this district shall be subject to the provisions of article VII of the zoning and land development code.

c. *Landscaping.* Minimum landscaping requirements for new or existing development proposals are contained in [section 32-383](#) the zoning and land development code. Pembroke Road subdistrict shall be subject to additional landscape requirements to include street trees, as described below.

1. Additional landscaping requirements, Pembroke Road subdistrict.

a. *Provisions for street trees:* The planting of street trees is required within the Pembroke Road overlay district. Development proposals must provide for the installation of street trees in conformance with the following criteria:

b. Street trees are not counted for credit towards the minimum number of on-site trees required by [section 32-384](#).

c. Street trees must be a minimum of 20 feet in height with a minimum diameter of three inches at a point four feet above ground level at the time of planting and have trunks which can be maintained in a clean condition for over six feet

of clear wood measured from ground level.

- d. Street trees must be spaced center to center and must be planted and maintained so that there is at least one tree per 30 linear feet of street frontage, exclusive of accessways.
 - e. The minimum height and specified street trees for major transportation corridor standards contained herein for street trees may be modified by the city manager, without penalty, where the installation of the trees would interfere with overhead utilities, so long as the minimum number and spacing of trees is maintained.
 - f. Street trees must be of noninvasive root species and must be designated as street or shade trees on the city's approved plant materials list. The designated street tree for Pembroke Road is the Royal Palm. The designation for all other local trees is Mahogany trees.
- d. *Parking.* Minimum parking space requirements for new or existing development proposals are contained in [section 32-203](#) the zoning and land development code.
- e. *Awnings.*
1. Projecting canvas, fabric or metal awnings may be placed over doors or windows but shall not project closer than two feet to property lines provided however, that commercial uses fronting on Foster Road may project up to three feet over existing sidewalks into public rights-of-way. Such structure shall not be less than seven and one-half feet from grade. All awnings encroaching into a public right-of-way are subject to the city manager's approval as to location and structure.
 2. Awnings projecting over a public right-of-way are erected at the risk of the property owner. If the city or other governmental entity determines that the [awning](#) must be removed or modified, it shall be the duty of the property owner to remove or modify same, and bear all costs associated therewith.
 3. [Awning](#) signage shall be maintained in good condition, free from fading, peeling, or any other condition which renders the signage unreadable, either partially or totally. Additionally, all awnings installed in storefronts shall be maintained in good condition, free from tears, holes, fading or peeling, inclusive of all supporting structures. Repairs of awnings or [awning](#) signage shall be with the same or comparable materials. Internally illuminated or plastic awnings are prohibited.
 4. Any [awning](#) which will abut into the public right-of-way may be constructed only after a permit from the city has been obtained for such encroachment into the public right-of-way.
- f. *Signage.* Sign regulations for new or existing development proposals are contained in section 32, division 17 of the zoning and land development code. Pembroke Road subdistrict shall be subject to additional sign requirements, as described below.
1. Additional signage requirements, Pembroke Road subdistrict.
 - a. Signs are prohibited along NW 10 Street within the subdistrict, except for traffic

- control, address signs and dedication plaques not exceeding three square feet in sign area.
- b. Uniform signage. Signage on buildings with multiple storefronts must be of the same type (such as box sign channel lettering, molded lettering). Painted wood wall signs are prohibited within the Pembroke Road subdistrict.
- g. *Sidewalks, fences, and walls*. Minimum sidewalk, wall and fence requirements for new or existing development proposals are contained in [section 32-331](#) the zoning and land development code, and the following provisions.
 - 1. Additional requirements for walls - Pembroke Road subdistrict.
 - a. When abutting residential zoning district, an eight-foot masonry wall must be provided with the required landscape buffer strip. Such walls must be painted to blend with the overall architectural design scheme of the development proposal.
 - b. All masonry walls must be finished on both sides so that no CBS courses are visible.
 - 2. Additional requirements for fencing - West RAC district.
 - a. Galvanized chain link and privacy wood fences are prohibited along the Foster Road and Pembroke Road Corridors.
 - 3. Additional requirements for fencing - Foster Road subdistrict.
 - a. Permitted fencing along Foster Road shall be setback a minimum of two feet to be finished as landscaping or as a sidewalk extension to existing sidewalk in the public right-of-way.
 - b. No barbed wire extensions shall be permitted on any fence within the West RAC zoning district.
 - c. Galvanized chain link and privacy wood fences are prohibited in the West RAC district.
- h. *Dumpster enclosures*. Dumpster enclosures shall be of masonry. All exterior walls shall be finished in stucco and/or painted to present a finished appearance.
- i. [Development review procedures](#). Development applications may follow two different review and approval processes:
 - 1. Major development applications in the West RAC zoning district may be approved administratively if the application:
 - a. Meets all requirements of this code; and
 - b. Does not exceed the permitted or base [density](#) specified for its RAC subdistrict; and
 - c. Does not require any conditional uses; and,
 - d. Does not require non-administrative: variances, or [redevelopment area](#) modifications.
 - 2. Development applications in the West RAC zoning district may be approved only by the city commission using the major [development review](#) process if the application:

- a. Meets all requirements of this code only upon approval of simultaneously requested conditional uses; and/or
 - b. Meets all requirements of this code only upon approval of simultaneously requested non-administrative variances, or [redevelopment area](#) modifications; and/or
 - c. Is requesting more than the allowable base or permitted [density](#) in any West RAC subdistrict subject to the provisions of subsection 32-206(c).
- j. [Redevelopment area](#) modifications. The provisions of [section 32-135](#) of the zoning and land development code shall apply within the West RAC district, except as may be modified by the following:
- 1. *Criteria.* The city commission may modify any land development code standard through the [redevelopment area](#) modification process if all the criteria specified in article III, [section 32-135](#) of the chapter are met.
 - 2. *Review.* The transmittal of a [redevelopment area](#) modification [waiver](#) request for properties within the West RAC district shall coincide with transmittal of the corresponding major [development review](#) application to the city commission, if applicable.
 - 3. *Administrative waivers.* Within the West RAC district, the city manager shall be allowed to approve administrative waivers for [redevelopment area](#) modifications up to 20 percent of minimum required for landscaping and setback requirements, and any measureable standard, with the exception of parking, building height, and [density](#).
- k. *Nonconformities.* Any previously lawful lot, structure, use, or characteristic of use made non-conforming by these provisions shall be subject to provisions of article VII of this Code,

(Ord. No. 2014-31, § 14(Exh. A), 11-5-2014; Ord. No. 2015-13, § 1, 10-7-2015; Ord. No. 2018-024, § 3, 9-17-2018; Ord. No. 2024-006, § 2, 1-17-2024)

Sec. 32-160.d. Pembroke Road subdistrict standards.

- a. *Purpose and intent.* The Pembroke Road subdistrict is to encourage well-designed commercial and mixed-use developments along the Pembroke Road corridor.
- b. *Permitted uses.*
 - 1. *Specific uses.* Specific uses in the Pembroke Road subdistrict shall conform to the regulations in Table 32-160.a.
 - 2. *Conditional use* standards. Conditional uses are noted in Table 32-160.a and must be approved pursuant to the provisions in [section 32-964](#).

Table 32-160.d Pembroke Road Subdistrict Dimensional Requirements

Lot size	Non-residential	Multi-family and mixed use
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Lot size	Non-residential	Multi-family and mixed use
Lot width (min.)		

All lots	50 ft.	50 ft.
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Lot area (min.)		
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All lots	5,000 sf.	10,000 sf.
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Building placement		
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A. Front setback ¹ (min./max.)	Min. 10 ft. Max. 15 ft.	Min. 10 ft. Max. 15 ft.
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B. Side interior setbacks (min.)	0 ft.	0 ft.
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C. Rear setbacks

1. Rear setback (min.)	10 ft. 20 ft. adjacent to residential district	10 ft. 20 ft. adjacent to residential district
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2. Rear setback above the 5 th floor (min.)	30 ft.	30 ft.
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D. Accessory structure setback (min.)	10 ft.	10 ft.
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E. Minimum building	60%	60%
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Lot size	Non-residential	Multi-family and mixed use
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frontage—
Pembroke Road

F. Minimum landscape area	10% of lot area	5% of lot area
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Building height

Minimum building height	1 story or 20 ft.	2 stories
Base building height	3 stories	3 stories
Maximum building height ²	10 stories ²	10 stories ²

Density

Base <u>density</u>	-	40 du/ac
Maximum <u>density</u> ²	-	80 du/ac ²

¹ All lot lines facing streets are regulated by front yard setback requirements.

² Maximum density allocation shall be subject to the performance criteria in [section 32-160.d.\(d\)\(4\)](#) and approval by the city commission, pursuant to sections 32-160.b.(i) and 32-206.

c. *Residential unit size.* Table 32-160.d(1) provides the minimum residential unit sizes for dwellings for the Pembroke Road subdistrict.

Table 32-160.d(1) Minimum Floor Area for Residential Dwelling Units

Minimum per unit (sq. ft.)	Minimum average (sq. ft.)
350	750

1. Dwelling units with a minimum floor area of 500 square feet or less may be counted as 0.5 dwelling units for residential [density](#) calculations.
2. When affordable housing units are required, such units shall be proportionately distributed amongst unit types and sizes throughout the building(s) and site.
3. The minimum average floor area as provided in Table 32-160.d(1) may be reduced to 500 square feet for the following developments:
 - a. Minor developments on platted development sites that are less than or equal to 7,500 square feet.
 - b. Developments where all residential units are made affordable to very-low-income persons as defined in the Florida Statutes and maintained for a period of at least 30 years guaranteed through a restrictive covenant in a form acceptable to the city attorney.

d. *Building massing and placement.*

1. *Lot size and building placement.* Table 32-160(d) provides the dimensional requirements regarding lot size, lot coverage, building setbacks, and building frontage for the Pembroke Road subdistrict.
 - a. A minimum of 60 percent of the linear width of the lot along Pembroke Road shall be occupied by active uses, located in accordance with the minimum and maximum setbacks in Table 32-160(d). Active use requirements may be reduced or waived at the discretion of the director when sufficient evidence is provided to indicate that necessary vehicular access and circulation cannot be accommodated.
 - b. Buildings taller than five stories are subject to additional setback requirements to ensure harmony among adjacent buildings and architectural articulation of building mass; and protect the character of residential neighborhoods.
 - c. Buildings with more than 200 feet of street frontage shall provide a pedestrian passageway at least ten feet wide connecting rear parking to the sidewalk in the public right-of-way that the building faces.
 - d. At-grade parking lots shall not be permitted within frontage setbacks and shall be located behind the main structure to the maximum degree possible.
2. *Building articulation.*
 - a. Building facades shall incorporate breaks in the horizontal and vertical wall plane to provide articulation and reduce visual mass.

- b. Blank walls visible from adjacent streets, public areas or adjacent buildings shall not be permitted and shall incorporate facade articulation. A portion of the facade proportionate to the building massing may be permitted.
 - c. For ground floor commercial active uses, 50 percent of the storefront facade area shall provide transparency. Transparency may be provided through the use of windows and door glazing as well as unobstructed openings in the building façade.
 - d. Architectural treatment shall be provided for all non-active use facade elevations and shall be harmonious and integrated with the design of adjacent active use facades. Architectural treatment shall be provided through a combination of two or more treatments including, but not limited to: the use of similar materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation, and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of pervious surfaces and planters; and the provision of consistent signage, graphics, and architectural lighting. The following treatments are permitted but shall not fulfill the requirement for architectural treatment: the application of paint and faux treatments; scoring, construction joints or material projections less than four inches in height, width, or depth.
3. *Base density*. The base density in Table 32-160(d) is the number of dwelling units allowed per acre.
 4. *Maximum density and height*. The maximum density and height in Table 32-160(d) shall be subject to approval by the city commission, pursuant to sections 32-160.b.(i) and 32-206. and the following performance criteria:
 - a. For a maximum density of 80 du/ac and/or a maximum building height of ten stories, projects shall provide:
 1. At least 15 percent of the project's total residential units as affordable housing maintained for a period of at least 30 years guaranteed by execution of a restrictive covenant or agreement in a form acceptable to the city attorney. The quality of finishes and fixtures for affordable housing units shall be identical to the quality of finishes and fixtures for market rate units;
 2. Street/streetscape improvements consistent with the city's complete streets efforts, on both sides of adjacent rights-of-way, where feasible; and
 3. At least two of the following:
 - i. A total of five percent of the site, or the portion of the site proposed for development in a multi-phased project, as civic open space(s);
 - ii. Fully conceal parking garage levels at the sidewalk level for a

depth of at least 20 feet by a story containing active use(s), such as residential, office, or retail; and

iii. Public art in a form and location acceptable to the city accessible and visible to the public from the right-of-way.

e. *Other sections applicable.* Section 32-194, configuration of buildings, and sections 32-202 through 32-204, civic open spaces, off-street-parking requirements and street and block standards also apply to the Pembroke Road subdistrict.

(Ord. No. 2014-31, § 14(Exh. A), 11-5-2014; Ord. No. 2024-006, § 2, 1-17-2024; Ord. No. 2024-015, § 2, 6-5-2024; Ord. No. 2024-017, § 2, 6-26-2024)