

1 **Sec. 030-040. Standards for lots and urban form.**

DISTRICT	
WDAE	Wilton Drive Arts and Entertainment District
BOUNDARIES	
The WDAE District coincides with those properties lying adjacent to that section of Wilton Drive (a/k/a S.R. 811) extending from the center line of the south fork of the Middle River to the intersection of Wilton Drive, North Dixie Highway and N.E. 26th Street (a/k/a Five Points) and the property described on the Broward County Tax Rolls under Folio #494226150010 as Amadale 29-6B Lot 1 S 100 of W 10.2 S 100, 3 less W 10 Block 1.	
LOT SIZE	
Minimum lot dimensions	None

2

GENERALIZED PERMITTED USES			
	Permitted	Not Permitted	Notes
Civic	•		With restrictions
Commercial	•		
Freestanding Multifamily		•	
<u>Freestanding Multifamily fronting secondary street and all other streets for properties without primary frontage.</u>	•		
Industrial		•	
Institutional	•		With restrictions
Lodging	•		
Townhomes		•	
<u>Townhomes fronting secondary street and all other streets for properties without primary frontage.</u>	•		
Mixed Uses	•		Subject to Section 030-032

3

DISTRICT			
WDAE	Wilton Drive Arts and Entertainment District		
BUILDING HEIGHTS			
Absolute Maximum Height (Allowable Base Heights + Incentive Additional Heights)		See Article 030-038 — Absolute Maximum Height	
	Allowable Base Heights		Incentive Additional Heights
For properties less than 2 ac			
	Minimum	Maximum	
Tier 1	1 Story	3 Stories	—
Tier 2	—	3 Stories	2 Stories (a)

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For properties greater than 2 ac			
	Minimum	Maximum	
Tier 1	2 Stories	3 Stories	=
Tier 2	—	3 Stories	2 Stories (a)
Notes:			
(a) Development shall meet all Additional Heights Incentive Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.			

1

DISTRICT	
WDAE	Wilton Drive Arts and Entertainment District
Criteria for properties less than 2 ac	
SITE DESIGN STANDARDS	
Note: All setbacks identified are measured from the property line	
Streetscape Frontage Setback Requirements	
Wilton Drive	5 feet
Primary Street	5 feet
Secondary Street	5 feet
All Other Streets	5 feet
Pedestrian Realm Frontage Setback Requirements	
Wilton Drive	5 feet
Primary Street	5 feet minimum
Secondary Street	5 feet minimum
All Other Streets	5 feet minimum
FRONTAGE STANDARDS	
Minimum Frontage built on frontage line	65%
Maximum setback for remaining frontage	Frontage Line + 20 feet
Notes:	
1. Exceptions may be made by the Planning and Zoning Board only when a public amenity, limited to a publicly-accessible courtyard or plaza, is provided abutting the frontage line.	

2

DISTRICT	
WDAE	Wilton Drive Arts and Entertainment District
Criteria for properties less than 2 ac	
URBAN FORM DESIGN STANDARDS	
Notes:	
1. All setbacks identified are measured from the property line.	

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2. Development shall meet all Site Design Standards, Urban Form Design Standards and pedestrian realm frontage Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.	
Tier 1 Setbacks (Minimum)	
Wilton Drive	5 feet
Primary Street	5 feet minimum
Secondary Street	5 feet minimum
All Other Streets	5 feet minimum
Interior Side	0 feet; 45 feet when abutting single-family use
Rear	10 feet; 45 feet when abutting single-family use (30 feet when abutting single-family use and property is less than 100 feet in depth)
Tier 2 Setbacks (Minimum)	
Wilton Drive and Primary Street	20 feet minimum
Secondary Street	15 feet minimum
All Other Streets	7 feet minimum
Interior Side	0 feet; 55 feet when abutting single-family use
Rear	10 feet; 55 feet when abutting single-family use (40 feet when abutting single-family use and property is less than 100 feet in depth)

1

DISTRICT	
WDAE	Wilton Drive Arts and Entertainment District
Criteria for properties greater than 2 ac	
SITE DESIGN STANDARDS	
Note: All setbacks identified are measured from the property line	
Streetscape Frontage Setback Requirements	
Wilton Drive	5 feet
Primary Street	5 feet
Secondary Street	5 feet
All Other Streets	5 feet
Pedestrian Realm Frontage Setback Requirements	
Wilton Drive	18 feet (5 feet if less than 175 feet in depth)
Primary Street	10 feet minimum
Secondary Street	10 feet minimum
All Other Streets	5 feet minimum
FRONTAGE STANDARDS	
Minimum Frontage built on frontage line	65%
Maximum setback for remaining frontage	Frontage Line + 20 feet

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Notes:

1. Exceptions may be made by the Planning and Zoning Board only when a public amenity, limited to a publicly-accessible courtyard or plaza, is provided abutting the frontage line.

1

DISTRICT	
WDAE	Wilton Drive Arts and Entertainment District
Criteria for properties greater than 2 ac	
URBAN FORM DESIGN STANDARDS	
Notes:	
<ol style="list-style-type: none"> 1. All setbacks identified are measured from the property line. 2. Development shall meet all Site Design Standards, Urban Form Design Standards and pedestrian realm frontage Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed. 	
Tier 1 Setbacks (Minimum)	
Wilton Drive	18 feet (5 feet if less than 175 feet in depth)
Primary Street	10 feet minimum
Secondary Street	10 feet minimum
All Other Streets	5 feet minimum
Interior Side	0 feet; 45 feet when abutting single-family use
Rear	10 feet; 45 feet when abutting single-family use (30 feet when abutting single-family use and property is less than 100 feet in depth)
Tier 2 Setbacks (Minimum)	
Wilton Drive and Primary Street	28 feet minimum
Secondary Street	25 feet minimum
All Other Streets	15 feet minimum
Interior Side	20 feet; 65 feet when abutting single-family use
Rear	10 feet; 65 feet when abutting single-family use

2

DISTRICT	
TOC-N	Transit-Oriented Corridor North District
BOUNDARIES	
The TOC-N District coincides with the area designated TOC on the Future Land Use Plan Map north of NE 26th Street and west of the FEC Railroad right-of-way.	
LOT SIZE	
Minimum lot dimensions	None

3

GENERALIZED PERMITTED USES			
	Permitted	Not Permitted	Notes
Civic	•		With restrictions

{00621557.4 2976-9201291 }

Commercial	•		
Freestanding Multifamily		•	
<u>Freestanding Multifamily fronting secondary street and all other streets for properties without primary frontage.</u>	•		
Industrial	•		With significant restrictions
Institutional	•		With restrictions
Lodging	•		
Townhomes		•	
<u>Townhomes fronting secondary street and all other streets for properties without primary frontage.</u>	•		
Mixed Uses	•		Subject to Section 030-032

1

DISTRICT			
TOC-N		Transit-Oriented Corridor North District	
BUILDING HEIGHTS			
Absolute Maximum Height (Allowable Base Heights + Incentive Additional Heights)		See Article 030-038 — Absolute Maximum Height	
	Allowable Base Heights		Incentive Additional Heights
For properties less than 2 ac			
	Minimum	Maximum	
Tier 1	1 Story	3 Stories	—
Tier 2	—	3 Stories	1—2 Stories (s)
For properties greater than 2 ac			
	Minimum	Maximum	
Tier 1	2 Stories	3 Stories	—
Tier 2	—	3 Stories	1—2 Stories (s)
Notes: (a) Development shall meet all Additional Heights Incentive Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.			

2

DISTRICT	
TOC-N	Transit-Oriented Corridor North District
Criteria for properties less than 2 ac	

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SITE DESIGN STANDARDS	
Note: All setbacks identified are measured from the property line.	
Streetscape Frontage Setback Requirements	
Primary Street	5 feet (3 feet if less than 150' in depth)
Secondary Street	5 feet
All Other Streets	5 feet
Pedestrian Realm Frontage Setback Requirements	
Primary Street	10 feet min (8 feet if less than 150' in depth)
Secondary Street	10 feet minimum
All Other Streets	5 feet minimum
FRONTAGE STANDARDS	
Minimum Frontage built on frontage line	65%
Maximum setback for remaining frontage	Frontage Line + 20 feet
Notes:	
1. Exceptions may be made by the Planning and Zoning Board only when a public amenity, limited to a publicly-accessible courtyard or plaza, is provided abutting the frontage line.	

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DISTRICT	
TOC-N	Transit-Oriented Corridor North District
Criteria for properties less than 2 ac	
URBAN FORM DESIGN STANDARDS	
Notes:	
1. All setbacks identified are measured from the property line.	
2. Development shall meet all Site Design Standards, Urban Form Design Standards and pedestrian realm frontage Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.	
Tier 1 Setbacks (Minimum)	
Primary Street	10 feet min (8 feet if less than 150' in depth)
Secondary Street	10 feet minimum
All Other Streets	7 feet minimum
Interior Side	15 feet; 45 feet when abutting single-family use
Rear	15 feet; 45 feet when abutting single-family use (30 feet when abutting single-family use and property is less than 100 feet in depth)
Tier 2 Setbacks (Minimum)	
Primary Street	15 feet minimum
Secondary Street	15 feet minimum
All Other Streets	7 feet minimum
Interior Side	25 feet; 55 feet when abutting single-family use

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Rear	35 feet; 55 feet when abutting single-family use (45 feet when abutting single-family use and property is less than 100 feet. in depth)
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DISTRICT	
TOC-N	Transit-Oriented Corridor North District
Criteria for properties greater than 2 ac	
SITE DESIGN STANDARDS	
Note: All setbacks identified are measured from the property line.	
Streetscape Frontage Setback Requirements	
Primary Street	5 feet
Secondary Street	5 feet
All Other Streets	5 feet
Pedestrian Realm Frontage Setback Requirements	
Primary Street	20 feet min (8 feet if less than 150' in depth; or 15 feet if less than 175' in depth)
Secondary Street	20 feet minimum
All Other Streets	12 feet minimum
FRONTAGE STANDARDS	
Minimum Frontage built on frontage line	65%
Maximum setback for remaining frontage	Frontage Line + 20 feet
Notes:	
1. Exceptions may be made by the Planning and Zoning Board only when a public amenity, limited to a publicly-accessible courtyard or plaza, is provided abutting the frontage line.	

2

DISTRICT	
TOC-N	Transit-Oriented Corridor North District
Criteria for properties greater than 2 ac	
URBAN FORM DESIGN STANDARDS	
Notes:	
1. All setbacks identified are measured from the property line.	
2. Development shall meet all Site Design Standards, Urban Form Design Standards and pedestrian realm frontage Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.	
Tier 1 Setbacks (Minimum)	
Primary Street	20 feet min (8 feet if less than 150' in depth; or 15 feet if less than 175' in depth)

{00621557.4 2976-9201291 }

Secondary Street	20 feet minimum
All Other Streets	12 feet minimum
Interior Side	15 feet; 45 feet when abutting single-family use
Rear	15 feet; 45 feet when abutting single-family use (45 feet when abutting single-family use and property is less than 150 feet in depth)
Tier 2 Setbacks (Minimum)	
Primary Street	35 feet minimum
Secondary Street	25 feet minimum
All Other Streets	12 feet minimum
Interior Side	20 feet; 65 feet when abutting single-family use
Rear	15 feet; 65 feet when abutting single-family use

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DISTRICT	
TOC-S	Transit-Oriented Corridor South District
BOUNDARIES	
The TOC-S District coincides with the area designated TOC on the Future Land Use Plan Map south of NE 26th Street and west of the FEC Railroad right-of-way.	
LOT SIZE	
Minimum lot dimensions	None

2

GENERALIZED PERMITTED USES			
	Permitted	Not Permitted	Notes
Civic	•		With restrictions
Commercial	•		
Freestanding Multifamily fronting primary street	•		With restriction, must be part of a Mixed-Use project
<u>Freestanding Multifamily fronting secondary street and all other streets for properties without primary frontage.</u>	•		
Industrial	•		With significant restrictions
Institutional	•		With restrictions
Lodging	•		
Townhomes fronting primary street	•		With restriction, must be part of a Mixed-Use project
<u>Townhomes fronting secondary street and all other streets for</u>	•		

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<u>properties without primary frontage.</u>			
Mixed Uses	•		Subject to Section 030-032

1

DISTRICT			
TOC-S		Transit-Oriented Corridor South District	
BUILDING HEIGHTS			
Absolute Maximum Height (Allowable Base Heights + Incentive Additional Heights)		See Article 030-038 — Absolute Maximum Height	
	Allowable Base Heights		Incentive Additional Heights
For properties less than 2 ac			
	Minimum	Maximum	
Tier 1	1 Story (a)	3 Stories	—
Tier 2	—	3 Stories	1—2 Stories (b)
For properties greater than 2 ac			
	Minimum	Maximum	—
Tier 1	2 Stories (a)	3 Stories	—
Tier 2	—	3 Stories	1-2 Stories (b)
Notes:			
(a) 3 stories min for Freestanding Multifamily when fronting a Primary Street Frontage.			
(b) Development shall meet all Additional Heights Incentive Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.			

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DISTRICT	
TOC-S	Transit-Oriented Corridor South District
Criteria for properties less than 2 ac	
SITE DESIGN STANDARDS	
Note: All setbacks identified are measured from the property line.	
Streetscape Frontage Setback Requirements	
Primary Street	5 feet
Secondary Street	5 feet
All Other Streets	5 feet
Pedestrian Realm Frontage Setback Requirements	
Primary Street	10 feet min (8 feet if less than 150' in depth)
Secondary Street	10 feet minimum
All Other Streets	5 feet minimum

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FRONTAGE STANDARDS	
Minimum Frontage built on frontage line	65%
Maximum setback for remaining frontage	Frontage Line + 20 feet
Notes:	
1. Exceptions may be made by the Planning and Zoning Board only when a public amenity, limited to a publicly-accessible courtyard or plaza, is provided abutting the frontage line.	
2. Free standing multifamily residential buildings may be set back up to ten (10) feet from the frontage line.	

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DISTRICT	
TOC-S	Transit-Oriented Corridor South District
Criteria for properties less than 2 ac	
URBAN FORM DESIGN STANDARDS	
Notes:	
1. All setbacks identified are measured from the property line.	
2. Development shall meet all Site Design Standards, Urban Form Design Standards and pedestrian realm frontage Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.	
Tier 1 Setbacks (Minimum)	
Primary Street	10 feet min (8 feet if less than 150' in depth)
Secondary Street	10 feet minimum
All Other Streets	7 feet minimum
Interior Side	15 feet; 45 feet when abutting single-family use
Rear	15 feet; 45 feet when abutting single-family use (30 feet when abutting single-family use and property is less than 100 feet in depth)
Tier 2 Setbacks (Minimum)	
Primary Street	15 feet minimum
Secondary Street	15 feet minimum
All Other Streets	7 feet minimum
Interior Side	25 feet; 55 feet when abutting single-family use
Rear	35 feet; 55 feet when abutting single-family use (45 feet when abutting single-family use and property is less than 100 feet in depth)

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DISTRICT	
TOC-S	Transit-Oriented Corridor South District
Criteria for properties greater than 2 ac	
SITE DESIGN STANDARDS	

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Note: All setbacks identified are measured from the property line.	
Streetscape Frontage Setback Requirements	
Primary Street	5 feet
Secondary Street	5 feet
All Other Streets	5 feet
Pedestrian Realm Frontage Setback Requirements	
Primary Street	20 feet min (8 feet if less than 150' in depth; or 15 feet if less than 175' in depth)
Secondary Street	20 feet minimum
All Other Streets	12 feet minimum
FRONTAGE STANDARDS	
Minimum Frontage built on frontage line	65%
Maximum setback for remaining frontage	Frontage Line + 20 feet
Notes:	
1. Exceptions may be made by the Planning and Zoning Board only when a public amenity, limited to a publicly-accessible courtyard or plaza, is provided abutting the frontage line.	
2. Free standing multifamily residential buildings may be set back up to ten (10) feet from the frontage line.	

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DISTRICT	
TOC-S	Transit-Oriented Corridor South District
Criteria for properties greater than 2 ac	
URBAN FORM DESIGN STANDARDS	
Notes:	
1. All setbacks identified are measured from the property line.	
2. Development shall meet all Site Design Standards, Urban Form Design Standards and pedestrian realm frontage Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.	
Tier 1 Setbacks (Minimum)	
Primary Street	20 feet min (8 feet if less than 150' in depth; or 15 feet if less than 175' in depth)
Secondary Street	20 feet minimum
All Other Streets	12 feet minimum
Interior Side	15 feet; 45 feet when abutting single-family use
Rear	15 feet; 45 feet when abutting single-family use (45 feet when abutting single-family use and property is less than 150 feet in depth)
Tier 2 Setbacks (Minimum)	
Primary Street	35 feet minimum
Secondary Street	25 feet minimum
All Other Streets	12 feet minimum

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Interior Side	20 feet; 65 feet when abutting single-family use
Rear	15 feet; 65 feet when abutting single-family use

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DISTRICT	
TOC-E	Transit-Oriented Corridor East District
BOUNDARIES	
The TOC-E District coincides with the area designated TOC on the Future Land Use Plan Map east of the FEC Railroad right-of-way, excluding the area north of NE 26th Street and west of NE 14th Avenue, excluding the area south of NE 25th Street and east of NE east of NE 13th Avenue, and excluding Colahatchee Park.	
LOT SIZE	
Minimum lot dimensions	None

2

GENERALIZED PERMITTED USES			
	Permitted	Not Permitted	Notes
Civic	•		With restrictions
Commercial	•		
Freestanding Multifamily <u>fronting primary street</u>	•		With restriction, must be part of a Mixed-Use project
Freestanding Multifamily <u>fronting secondary street and all other streets for properties without primary frontage.</u>	•		
Industrial		•	
Institutional	•		With restrictions
Lodging	•		
Townhomes <u>fronting primary street</u>	•		With restriction, must be part of a Mixed-Use project
Townhomes <u>fronting secondary street and all other streets for properties without primary frontage.</u>	•		
Mixed Uses	•		Subject to Section 030-032

3

DISTRICT	
TOC-E	Transit-Oriented Corridor East District

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BUILDING HEIGHTS			
Absolute Maximum Height (Allowable Base Heights + Incentive Additional Heights)		See Article 030-038 — Absolute Maximum Height	
	Allowable Base Heights	Incentive Additional Heights	
For properties less than 2 ac			
	Minimum	Maximum	
Tier 1	1 Story (a)	3 Stories	—
Tier 2	—	3 Stories	1—2 Stories (b)
For properties greater than 2 ac			
	Minimum	Maximum	
Tier 1	2 Stories (a)	3 Stories	—
Tier 2	—	3 Stories	1—2 Stories (b)
Notes:			
(a) 3 stories min for Freestanding Multifamily when fronting a Primary Street Frontage.			
(b) Development shall meet all Additional Heights Incentive Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.			

1

DISTRICT	
TOC-E	Transit-Oriented Corridor East District
Criteria for properties less than 2 ac	
SITE DESIGN STANDARDS	
Note: All setbacks identified are measured from the property line.	
Streetscape Frontage Setback Requirements	
Primary Street	5 feet
Secondary Street	5 feet
All Other Streets	5 feet
Pedestrian Realm Frontage Setback Requirements	
Primary Street	10 feet min (8 feet if less than 150' in depth)
Secondary Street	10 feet minimum
All Other Streets	5 feet minimum
FRONTAGE STANDARDS	
Minimum Frontage built on frontage line	65%
Maximum setback for remaining frontage	Frontage Line + 20 feet
Notes:	
1. Exceptions may be made by the Planning and Zoning Board only when a public amenity, limited to a publicly-accessible courtyard or plaza, is provided abutting the frontage line.	
2. Free standing multifamily residential buildings may be set back up to ten (10) feet from the frontage line.	

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DISTRICT	
TOC-E	Transit-Oriented Corridor East District
Criteria for properties less than 2 ac	
URBAN FORM DESIGN STANDARDS	
Notes: 1. All setbacks identified are measured from the property line. 2. Development shall meet all Site Design Standards, Urban Form Design Standards and pedestrian realm frontage Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.	
Tier 1 Setbacks (Minimum)	
Primary Street	10 feet min (8 feet if less than 150' in depth)
Secondary Street	10 feet minimum
All Other Streets	5 feet minimum
Interior Side	15 feet; 45 feet when abutting single-family use
Rear	15 feet; 45 feet when abutting single-family use (30 feet when abutting single-family use and property is less than 100 feet in depth)
Tier 2 Setbacks (Minimum)	
Primary Street	15 feet minimum
Secondary Street	15 feet minimum
All Other Streets	7 feet minimum
Interior Side	25 feet; 55 feet when abutting single-family use
Rear	35 feet; 55 feet when abutting single-family use (45 feet when abutting single-family use and property is less than 100 feet in depth)

2

DISTRICT	
TOC-E	Transit-Oriented Corridor East District
Criteria for properties greater than 2 ac	
SITE DESIGN STANDARDS	
Note: All setbacks identified are measured from the property line.	
Streetscape Frontage Setback Requirements	
Primary Street	5 feet
Secondary Street	5 feet
All Other Streets	5 feet
Pedestrian Realm Frontage Setback Requirements	
Primary Street	20 feet min (8 feet if less than 150' in depth; or 15 feet if less than 175' in depth)

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Secondary Street	20 feet minimum
All Other Streets	12 feet minimum
FRONTAGE STANDARDS	
Minimum Frontage built on frontage line	65%
Maximum setback for remaining frontage	Frontage Line + 20 feet
Notes:	
1. Exceptions may be made by the Planning and Zoning Board only when a public amenity, limited to a publicly-accessible courtyard or plaza, is provided abutting the frontage line.	
2. Free standing multifamily residential buildings may be set back up to ten (10) feet from the frontage line.	

1

DISTRICT	
TOC-E	Transit-Oriented Corridor East District
Criteria for properties greater than 2 ac	
URBAN FORM DESIGN STANDARDS	
Notes:	
1. All setbacks identified are measured from the property line.	
2. Development shall meet all Site Design Standards, Urban Form Design Standards and pedestrian realm frontage Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.	
Tier 1 Setbacks (Minimum)	
Primary Street	20 feet min (8 feet if less than 150' in depth; or 15 feet if less than 175' in depth)
Secondary Street	20 feet minimum
All Other Streets	12 feet minimum
Interior Side	15 feet; 45 feet when abutting single-family use
Rear	15 feet; 45 feet when abutting single-family use (45 feet when abutting single-family use and property is less than 150 feet in depth)
Tier 2 Setbacks (Minimum)	
Primary Street	35 feet minimum
Secondary Street	25 feet minimum
All Other Streets	12 feet minimum
Interior Side	20 feet; 65 feet when abutting single-family use
Rear	15 feet; 65 feet when abutting single-family use

2

DISTRICT	
TOC-W	Transit-Oriented Corridor West District
BOUNDARIES	

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For properties greater than 2 ac			
	Minimum	Maximum	
Tier 1	2 Stories (a)	3 Stories (b)	—
Tier 2	—	1 Story (b)	2 Stories (b)
Notes:			
(a) 3 stories min for Freestanding Multifamily when fronting a primary street frontage.			
(b) Development shall meet all Additional Heights Incentive Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.			

1

DISTRICT	
TOC-W	Transit-Oriented Corridor West District
Criteria for properties less than 2 ac	
SITE DESIGN STANDARDS	
Note: All setbacks identified are measured from the property line.	
Streetscape Frontage Setback Requirements	
Primary Street	5 feet
Secondary Street	5 feet
All Other Streets	5 feet
Pedestrian Realm Frontage Setback Requirements	
Primary Street	10 feet min (8 feet if less than 150' in depth)
Secondary Street	10 feet minimum
All Other Streets	7 feet minimum
FRONTAGE STANDARDS	
Minimum Frontage built on frontage line	65%
Maximum setback for remaining frontage	Frontage Line + 20 feet
Notes:	
1. Exceptions may be made by the Planning and Zoning Board only when a public amenity, limited to a publicly-accessible courtyard or plaza, is provided abutting the frontage line.	
2. Free standing multifamily residential buildings may be set back up to ten (10) feet from the frontage line.	

2

DISTRICT	
TOC-W	Transit-Oriented Corridor West District
Criteria for properties less than 2 ac	
URBAN FORM DESIGN STANDARDS	
Notes:	
1. All setbacks identified are measured from the property line.	
2. Development shall meet all Site Design Standards, Urban Form Design Standards and pedestrian realm	

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frontage Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed.

3. For properties fronting a waterway greater than or equal to 60 feet in width, the setback shall be 15' from seawall; if less than 60 feet, the setback shall be set forth below.

Tier 1 Setbacks (Minimum)	
Primary Street	10 feet min (8 feet if less than 150' in depth)
Secondary Street	10 feet minimum
All Other Streets	5 feet minimum
Interior Side	15 feet; 45 feet when abutting single-family use
Rear	15 feet; (30 feet when abutting single-family use and property is less than 100 feet in depth; 45 feet when abutting single-family use and property is greater than 100 feet in depth and less than 150 feet in depth)
Tier 2 Setbacks (Minimum)	
Primary Street	15 feet
Secondary Street	15 feet
All Other Streets	15 feet
Interior Side	15 feet; 45 feet when abutting single-family use
Rear	35 feet; 65 feet when abutting single-family use (55 feet when abutting single-family use and property is less than 150 feet in depth)

1

DISTRICT	
TOC-W	Transit-Oriented Corridor West District
Criteria for properties greater than 2 ac	
SITE DESIGN STANDARDS	
Note: All setbacks identified are measured from the property line.	
Streetscape Frontage Setback Requirements	
Primary Street	5 feet
Secondary Street	5 feet
All Other Streets	5 feet
Pedestrian Realm Frontage Setback Requirements	
Primary Street	18 feet min (8 feet if less than 150' in depth; or 15 feet if less than 175' in depth)
Secondary Street	18 feet minimum
All Other Streets	12 feet minimum
FRONTAGE STANDARDS	
Minimum Frontage built on frontage line	65%
Maximum setback for remaining frontage	Frontage Line + 20 feet

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CODING: Words in ~~strike through~~ type are deletions from existing law;
Words in underlined type are additions.

Notes:

1. Exceptions may be made by the Planning and Zoning Board only when a public amenity, limited to a publicly-accessible courtyard or plaza, is provided abutting the frontage line.
2. Free standing multifamily residential buildings may be set back up to ten (10) feet from the frontage line.

1

DISTRICT	
TOC-W	Transit-Oriented Corridor West District
Criteria for properties greater than 2 ac	
URBAN FORM DESIGN STANDARDS	
Notes:	
<ol style="list-style-type: none"> 1. All setbacks identified are measured from the property line. 2. Development shall meet all Site Design Standards, Urban Form Design Standards and pedestrian realm frontage Design Standards criteria without exception in order to qualify for any additional height; no variances shall be allowed. 3. For properties fronting a waterway greater than or equal to 60 feet in width, the setback shall be 15' from seawall; if less than 60 feet, the setback shall be set forth below. 	
Tier 1 Setbacks (Minimum)	
Primary Street	18 feet min (8 feet if less than 150' in depth; or 15 feet if less than 175' in depth)
Secondary Street	18 feet minimum
All Other Streets	12 feet minimum
Interior Side	15 feet; 45 feet when abutting single-family use
Rear	15 feet; 45 feet when abutting single-family use
Tier 2 Setbacks (Minimum)	
Primary Street	35 feet
Secondary Street	25 feet
All Other Streets	32 feet
Interior Side	20 feet; 65 feet when abutting single-family use
Rear	45 feet; 60 feet when abutting single-family use

2

3 *Pedestrian Realm Frontage Design Standards*

- 4 (A) The Development Review Committee may approve additional pedestrian realm frontage requirements at the
- 5 time of site plan approval upon its determination that the additional width will provide for greater pedestrian
- 6 amenities, such as but not limited to, a plaza or expanded outdoor dining and entertainment area, and will not
- 7 compromise the sense of street enclosure.
- 8 (B) The Planning and Zoning Board, when considering a site plan application, may eliminate or reduce the depth
- 9 of the pedestrian realm frontage up to a maximum of three (3) feet upon lots that would have a buildable
- 10 depth of less than one hundred sixty (160) feet, without the need for a variance or exception, provided that
- 11 the waiver or reduction is needed to accommodate a parking structure with a liner building fronting the street,
- 12 or otherwise is required in order for the site to accommodate a building of at least two (2) stories in height.

. (00621557.4 2976-9201291)

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- 1 (C) It is not the intent of this Section to require demolition or alteration of an existing building in order to create
2 a pedestrian realm frontage. The Planning and Zoning Board may approve alternate streetscape frontage
3 requirements in these instances.
- 4 (D) The pedestrian realm frontage shall be comprised of a publicly accessible, continuous paved area, with a
5 minimum paved coverage of sixty-five (65) percent. The pedestrian realm frontage shall contain furnishings
6 including bicycle racks, street furniture, landscaping and planters, outdoor lighting, and may include outdoor
7 dining and other pedestrian amenities. When fronting Wilton Drive, all amenities provided within the
8 pedestrian realm frontage shall be consistent with the Wilton Drive Streetscape Plan.
- 9 (E) The Streetscape Frontage area within the pedestrian realm frontage shall be improved consistent with the
10 requirements of any applicable adopted streetscape master plan designated for its street. Where such a
11 master plan does not exist, the Streetscape Frontage shall be entirely landscaped, except where a minimum
12 six (6) foot wide sidewalk may be provided for public access where a sidewalk does not already exist. The
13 streetscape frontage shall be maintained entirely free of any permanent objects or obstructions. The
14 streetscape frontage shall be landscaped with low shrubs, groundcovers and trees pursuant to this Article. The
15 streetscape frontage may include street furniture limited to benches, trash receptacles and bus shelters.
- 16 (F) The Planning and Zoning Board may approve alternate streetscape frontage requirements for parcels
17 exceeding two (2) gross acres that abut the FEC Railroad right-of-way, and on irregularly shaped lots, provided
18 the Planning and Zoning Board finds the alternatives are consistent with the intent of this Article.

19 *Additional Height Incentive Design Standards*

20 To receive additional height, properties shall meet all eight (8) of the following criteria along with one (1)
21 optional requirement, without exception. No variances shall be granted for any of the following:

- 22 (A) The project must be mixed-use.
- 23 (B) *Open space dedication.* A minimum of ten (10) percent of the total lot area is required for any open space
24 dedications to create publicly accessible open space open to the general public including plazas and
25 courtyards with fountains or public art installations to create quality public space for people to gather at
26 no charge. Open space shall mean plazas, courtyards and any other public space where people can
27 gather, in addition to rooftops.
- 28 (C) *Enhanced landscaping.* Additional twenty-five (25) percent of height of trees, palms and landscaping
29 above minimum code requirements, and additional twenty-five (25) percent of the required number of
30 trees, palms and landscaping, and integrate landscaping into the existing palate of the roadway as well
31 as public spaces within the development. The trees, palms and landscaping must be Florida native and/or
32 drought tolerant.
- 33 (D) Building shall meet Green Building Code requirements as identified in Article 170 with double the points
34 of each use identified in the Article.
- 35 (E) Inclusion of arcades or other acceptable weather protection for pedestrians.
- 36 (F) Provide enhanced drainage on site that exceeds Broward County code requirements; the onsite
37 stormwater system should show that the 10-year 3-day storm does not exceed the lowest catch basin
38 rim and that the 50-year 3-day storm does not exceed the site berm or provide at least ten (10) percent
39 additional pervious area beyond the requirements in Section 030-090.
- 40 (G) At least two (2) parking spaces dedicated to ride share within the project area. The two (2) ride share
41 parking spaces shall be inclusive of two (2) required standard parking spaces.

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1 (H) Affordable housing component. For projects requesting additional stories, a minimum of two point five
2 percent (2.5%) of the total proposed residential units shall be dedicated as affordable housing or
3 payment in lieu of the two point five percent (2.5%) dedication in the amount of \$50,000 per unit for the
4 total number of units dedicated as affordable units. A hotel shall be exempt from the affordable housing
5 component. If a project provides payment in lieu of, the monies shall be deposited into the City of Wilton
6 Manors Affordable Housing Trust Fund. Effective October 1st of each year, the payment in lieu of fee
7 shall be adjusted by the change in the Consumer Price Index (CPI), Miami-Fort Lauderdale-West Palm
8 Beach, all items for December of the previous calendar year. If a project constructs the affordable
9 housing units, the units shall be part of the project and shall remain affordable for a minimum of thirty
10 (30) years from the date of issuance of a Certificate of Occupancy for the project. A declaration of
11 restrictive covenant shall be entered into with the City prior to the issuance of the first building permit.
12 The restrictive covenant shall run with the land and be binding on the developer's heirs, successors,
13 assigns, and transferees. The restrictive covenant is subject to review and approval of the City
14 Commission and, at a minimum will require an opinion of title or similar evidence of the status of title
15 and encumbrances. In the event an affordable housing component is provided hereunder, no additional
16 payment shall be required under Section 080-090 ULDR.

17 (I) In addition to the required criteria, one of the following additional criteria shall be provided from the
18 following, without exception:

19 (1) A minimum of two (2) art installments accessible to the public as outlined in an adopted Public Arts
20 Policy by the City Commission. In the event a Public Arts Policy is not adopted by the City
21 Commission, the minimum of two (2) art installments accessible to the public may be approved by
22 the Community Development Service Director. This can include, but not be limited to, public_art,
23 mural, water fountain, or artistic installation;

24 (2) Alternate transportation or multi-modal infrastructure in addition to pedestrian and bicycle
25 facilities; or

26 (3) Water/drainage alternate site design components to include extensive use of bioswales (provided
27 they are not located within the Pedestrian Realm frontage area) in conjunction with other low-
28 impact development strategies, or use of grey water.

29 (J) Notwithstanding anything contained herein to the contrary, a stand-alone hotel that is not part of a mixed
30 use development, and is a permitted use, shall be entitled to to receive additional height by meeting the
31 requirements of Section 030-038 (C), (D), (F), and (G), in addition to one of the criteria set forth in Section
32 030-038(I).

33 **Section 3: Codification.** It is the intention of the City Commission of the City

34 of Wilton Manors, and it is hereby ordained that the provisions of this Ordinance shall become and
35 be made a part of the Code and Ordinances of the City of Wilton Manors, Florida, and that Sections
36 of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to
37 "Section," "Article," or such other word or phrase in order to accomplish such intention.

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1 **Section 4:** **Severability.** If any clause, section, or other part of this Ordinance
2 shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such
3 unconstitutional or invalid part shall be considered as eliminated and in no way affecting the
4 validity of the other provisions of this Ordinance.

5 **Section 5:** **Conflicts.** That all Ordinances or parts of Ordinances, Resolutions, or
6 parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

7 **Section 6.** **Effective Date.** That this Ordinance shall take effect immediately
8 upon adoption.

9

10

(Signature Page to Follow)

11



City of Wilton Manors
Business Impact Estimate

Note: The business impact estimate must be posted on the City's website no later than the date the notice of proposed enactment is published per Section 166.041(4) Florida Statutes. This business impact estimate may be revised following its initial posting.

Ordinance title/reference:

Amendments to Section 030-040 entitled "Generalized Permitted Uses" of the City of Wilton Manors Unified Land Development Regulations relating to the generalized permitted use tables to allow free standing multifamily and townhomes on secondary and all other streets for properties without primary frontage within the Urban Center Mixed Use Districts.

Does any of the following exceptions to the Business Impact Estimate requirement apply? If so, check the applicable box and leave the remainder of the form blank.

- The ordinance is required for compliance with federal or state law or regulation;
- The ordinance relates to the issuance or refinancing of debt;
- The ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by the County;
- The ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
 - b. Sections 190.005 and 190.046, regarding community development districts;
 - c. Section 553.73, relating to the Florida Building Code; or
 - d. Section 633.202, relating to the Florida Fire Prevention Code.

Business Impact:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Wilton Manors (each is required):
 - 2.1 An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted

 - 2.2 Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible

 - 2.3 An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:


3. A good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

4. Additional information (if any):

1 PASSED ON FIRST READING BY THE CITY COMMISSION OF THE CITY OF WILTON
2 MANORS, FLORIDA, THIS 8th DAY OF OCTOBER, 2024.

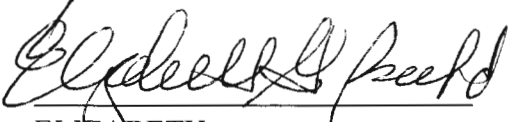
3
4 PASSED AND ADOPTED ON SECOND AND FINAL READING BY THE CITY
5 COMMISSION OF THE CITY OF WILTON MANORS, FLORIDA THIS 26th DAY OF
6 NOVEMBER, 2024.

7
8 CITY OF WILTON MANORS, FLORIDA

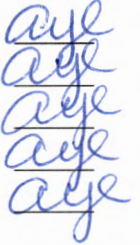
9
10
11 By: 
12 SCOTT NEWTON, MAYOR

13
14 ATTEST:

RECORD OF COMMISSION VOTE: 1ST Reading

15
16 
17 ELIZABETH
18 GARCIA-BECKFORD, MMC
19 CITY CLERK

MAYOR NEWTON
VICE MAYOR BRACCHI
COMMISSIONER CAPUTO
COMMISSIONER D'ARMINIO
COMMISSIONER ROLLI



20 I HEREBY CERTIFY that I have
21 approved the form of this Ordinance.

22
23 /s/ Kerry L. Ezrol
24 KERRY L. EZROL, ESQ.
25 CITY ATTORNEY

26 RECORD OF COMMISSION VOTE: 2ND
27 Reading

28
29 MAYOR NEWTON
30 VICE MAYOR CAPUTO
31 COMMISSIONER BRACCHI
32 COMMISSIONER D'ARMINIO
33 COMMISSIONER ROLLI

