

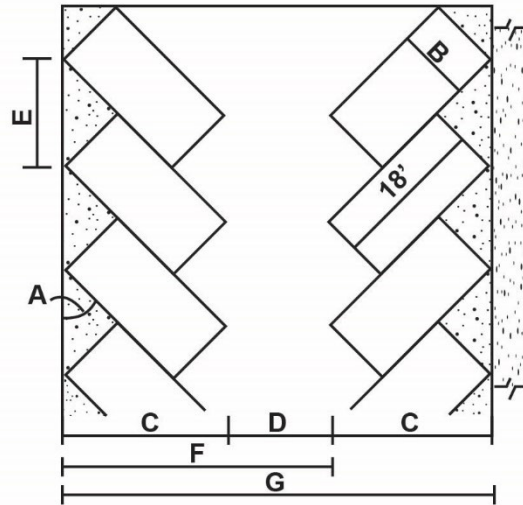


Table I, Minimum Space Requirements at Various  
Parking Angles for Self-Parking Facilities

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>
	<u>PARKING</u>	<u>STALL</u>	<u>STALL</u>	<u>AISLE</u>	<u>CURB</u>	<u>HALF</u>	<u>FULL</u>
	<u>ANGLE</u>	<u>WIDTH</u>	<u>DEPTH</u>	<u>WIDTH</u>	<u>LENGTH</u>	<u>BAY</u>	<u>BAY</u>
	<u>+0°</u>	<u>9.0'</u>	<u>9.0'</u>	<u>12.0'</u>	<u>23.0'</u>	<u>21.0'</u>	<u>30.0'</u>
	<u>20.0°</u>	<u>9.0'</u>	<u>14.6'</u>	<u>11.0'</u>	<u>26.3'</u>	<u>25.6'</u>	<u>40.2'</u>
	<u>22.5°</u>	<u>9.0'</u>	<u>15.2'</u>	<u>11.0'</u>	<u>23.5'</u>	<u>26.2'</u>	<u>41.4'</u>
	<u>30°</u>	<u>9.0'</u>	<u>16.8'</u>	<u>12.0'</u>	<u>18.0'</u>	<u>28.8'</u>	<u>45.6'</u>
	<u>40°</u>	<u>9.0'</u>	<u>18.5'</u>	<u>12.0'</u>	<u>14.0'</u>	<u>30.5'</u>	<u>49.0'</u>
	<u>45°</u>	<u>9.0'</u>	<u>19.1'</u>	<u>15.0'</u>	<u>12.7'</u>	<u>34.1'</u>	<u>53.2'</u>
	<u>50°</u>	<u>9.0'</u>	<u>19.6'</u>	<u>15.0'</u>	<u>11.7'</u>	<u>34.6'</u>	<u>54.2'</u>
	<u>60°</u>	<u>9.0'</u>	<u>20.1'</u>	<u>18.0'</u>	<u>10.4'</u>	<u>38.1'</u>	<u>58.2'</u>
	<u>70°</u>	<u>9.0'</u>	<u>20.0'</u>	<u>19.0'</u>	<u>9.6'</u>	<u>39.0'</u>	<u>59.0'</u>
	<u>75°</u>	<u>9.0'</u>	<u>19.7'</u>	<u>22.0'</u>	<u>9.3'</u>	<u>41.7'</u>	<u>61.4'</u>
	<u>80°</u>	<u>9.0'</u>	<u>19.3'</u>	<u>24.0'</u>	<u>9.1'</u>	<u>43.3'</u>	<u>62.6'</u>
	<u>90°</u>	<u>9.0'</u>	<u>18.0'</u>	<u>24.0'</u>	<u>9.0'</u>	<u>42.0'</u>	<u>60.0'</u>

Note: \*D - Dimensions are for one-way direction movement. Two-way direction movement requires a minimum of twenty-four (24) feet in width regardless of parking angle and dimensions given in Table I above.

Angles for Self-Parking Facilities:



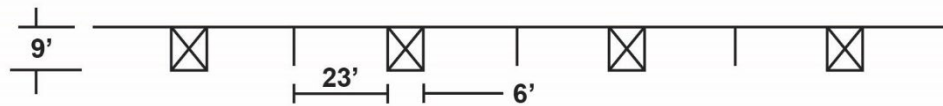
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Minimum Space Requirements:

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+0° - Parallel parking shall be designed according to the following diagram:



47

48 If a parking aisle requires access for emergency vehicles, garbage trucks, or trucks  
49 moving to or from a loading area, that parking aisle shall be at least fifteen (15) feet wide.

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...

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(e) *Overhead garage doors*: No required offstreet parking space may be

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located in front of any overhead garage door or other loading area in a nonresidential

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building, except self-storage warehouses. Such area may, however, be used to satisfy

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the requirements of sSection 39-229, eOffstreet loading, providing so long as sufficient

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driveway or aisle width, according to Table I, as depicted in (b) above, is provided before

56

and is adjacent to such offstreet loading area.

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...

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Section 2. Existing Table I, "Minimum Space Requirements at Various Parking

59

Angles for Self-Parking Facilities," Angles for Self-Parking Facilities, and Minimum Space

60 Requirements diagrams found in Section 39-217 of the Broward County Code of  
61 Ordinances are hereby repealed in their entirety.

62 Section 3. Section 39-248 of the Broward County Code of Ordinances is hereby  
63 amended to read as follows:

64 **Sec. 39-248. Density.**

65 Except as provided in Section 39-251 of this article, No agricultural zoning district  
66 shall be developed to a density exceeding one (1) dwelling unit per ~~2~~ one (1) net acres of  
67 plot area, ~~except as provided in Section 39-251 of this article.~~

68 Section 4. Section 39-251 of the Broward County Code of Ordinances is hereby  
69 amended to read as follows:

70 **Sec. 39-251. Minimum plot dimensions.**

71 . . .

72 (2) Any plot recorded as a single plot in the ~~public~~ Official ~~Records~~ of Broward  
73 County, Florida, as of December 31, 1992, or ~~which~~ that becomes undersized or  
74 oversized due to a district or regulation change, or ~~due to~~ any easement or right-of-way  
75 dedication or vacation, may be used for a permitted use subject to all other limitations  
76 and requirements of this ~~e~~Code.

77 (3) Except for wireless communication facilities, Any plot occupied or to be  
78 occupied for a permitted nonagricultural, nonresidential use shall be a minimum of ~~two~~  
79 (2) one (1) net acres, ~~except for wireless communication facilities.~~

80 Section 5. Section 39-275 of the Broward County Code of Ordinances is hereby  
81 amended to read as follows:

82 **Sec. 39-275. General provisions.**

83 . . .

84 (16) *Minimum space and basic facility requirements for dwelling units.* No person  
85 shall occupy or allow occupancy of any dwelling unit ~~which~~ that does not comply with the  
86 minimum standards specified ~~herein~~ in Section 5-58(b), requirements for space, and  
87 Section 5-58(d), requirements for basic sanitary facilities and equipment.

88 (a) *Requirements for space.*

- 89 1. ~~Each dwelling unit shall have a minimum gross floor area of not less~~  
90 ~~than one hundred fifty (150) square feet for the first occupant and not~~  
91 ~~less than one hundred twenty (120) square feet for each additional~~  
92 ~~occupant, of which forty (40) square feet shall be bedroom area,~~  
93 ~~thirty (30) square feet shall be dining area, and fifty (50) square feet~~  
94 ~~shall be living area.~~
- 95 2. ~~Every room in a dwelling unit shall have a gross floor area of not less~~  
96 ~~than seventy (70) square feet and, when occupied by more than one~~  
97 ~~occupant, shall have a gross floor area of at least (50) square feet~~  
98 ~~for each occupant. Every room shall have a minimum width of eight~~  
99 ~~(8) feet.~~
- 100 3. ~~Gross area shall be calculated on the basis of total habitable room~~  
101 ~~area as defined in section 39-4 of this code.~~
- 102 4. ~~Every dwelling unit shall have a minimum of twelve (12) square feet~~  
103 ~~of floor area of closet space for the first bedroom and six (6) square~~  
104 ~~feet of floor area for closet space for each additional bedroom.~~

105 ~~Kitchen closet space shall not be considered as meeting this~~  
106 ~~requirement. All clothes closets must have a shelf and rod.~~

107 ~~(b) *Basic sanitary facility requirements.*~~

108 ~~1. Each dwelling unit shall have not less than one flush water closet,~~  
109 ~~one lavatory basin, and one bathtub or shower for each six (6)~~  
110 ~~persons, or fraction thereof, residing in the dwelling unit.~~

111 ~~2. Urinals shall not be substituted for water closets.~~

112 ~~3. All toilet and bath facilities shall be accessible from the interior of the~~  
113 ~~dwelling unit.~~

114 ~~...~~

115 Section 6. ~~Section 39-276 of the Broward County Code of Ordinances is hereby~~  
116 ~~amended to read as follows:~~

117 ~~Sec. 39-276. Purpose of districts.~~

118 ~~The provisions requirements of these districts are intended to provide a variety of~~  
119 ~~residences and complimentary complementary uses which that conform to: (i) the density~~  
120 ~~requirements, policies, and objectives of the Broward County Land Use Plan; (ii) the~~  
121 ~~goals, policies, and objectives of the Broward County Comprehensive Plan's Broward~~  
122 ~~Municipal Services District ("BMSD") Element; (iii) the future land use designations shown~~  
123 ~~on the Broward County Land Use Plan Map; and (iv) the future land use designations~~  
124 ~~shown on the BMSD Future Land Use Map.~~

125 ~~Where a residential use is permitted by right on lands (i) designated for Commerce~~  
126 ~~on the Broward County Land Use Plan Map, or (ii) designated for Commercial,~~

127 ~~Employment Center High, or Industrial use on the BMSD Future Land Use Map, as~~  
128 ~~provided by Section 163.3177(6)(a), Florida Statutes, the following shall be required:~~

129 ~~(a) The zoning official shall make a written determination as to which residential~~  
130 ~~zoning district described in Section 39-278, or any other residential and mixed-use district~~  
131 ~~included within this chapter, is most similar to the proposed density of the proposed~~  
132 ~~development project ("Comparable Zoning District").~~

133 ~~(b) Regulations for setbacks, yards, plot coverage, building height, and~~  
134 ~~minimum floor area for the Comparable Zoning District shall be applied to the proposed~~  
135 ~~development project.~~

136 ~~(c) General provisions for residential development in Section 39-275 shall also~~  
137 ~~be applied to the proposed development project, unless complete or partial use of the~~  
138 ~~Comparable Zoning District provisions provides for uniformity or cohesiveness of~~  
139 ~~development.~~

140 Section 7. Section 39-283 of the Broward County Code of Ordinances is hereby  
141 amended to read as follows:

142 **Sec. 39-283. Common open space.**

143 (1) ~~For each net acre of property reflected in a subdivision plat or site plan for~~  
144 ~~construction of one-family, two-family or townhouse dwellings in RS-2 to RS-6 and RM-5~~  
145 ~~to RM-25 submitted for plat review after the effective date of this article, common open~~  
146 ~~space for active or passive recreation areas or water retention areas shall be reserved~~  
147 ~~and supplied as follows:~~

148           (a)   ~~For each net acre of property reflected in a subdivision plat or site plan, a~~  
149                   ~~minimum of thirteen thousand five hundred sixty (13,560) square feet of plot~~  
150                   ~~area;~~

151           (b)   ~~For plots containing less than one net acre, a minimum of twenty percent~~  
152                   ~~(20%) of the plot area;~~

153           (c)   ~~For lots platted prior to the effective date of this article or recorded in the~~  
154                   ~~public records as an individual plot, no common open space shall be~~  
155                   ~~required, provided the lots are not further subdivided.~~

156           For residential subdivisions larger than twenty (20) net acres, in addition to land  
157           required for drainage infrastructure, at least ten percent (10%) of the land must be  
158           dedicated for common open space. Subdivisions of twenty (20) net acres or less are not  
159           required to dedicate land for common open space but are encouraged to incorporate  
160           drainage infrastructure as an amenity.

161           ...

162           Section 8.   Section 39-413 of the Broward County Code of Ordinances is hereby  
163           amended to read as follows:

164           **Sec. 39-413. Site plan review procedures.**

165           (a)   *Application Procedure.* The following procedures shall govern the review of  
166           applications:

167           ...

168           (6)   *Public Participation Plan.* ~~For~~ Except as provided below, site plans located  
169                   within an neighborhood or enclave identified within the BMSD Future Land  
170                   Use Plan Map, that consist of four (4) or more residential units; new



171 commercial, mixed use, and industrial uses; or commercial or industrial  
172 renovations shall include a plan for citizen participation. Commercial and  
173 industrial renovations or changes of use requiring a site plan that increase  
174 required parking by less than five (5) spaces or less than fifty percent (50%),  
175 whichever is greater, are exempt from this provision. A citizen participation  
176 plan must be approved by the Director, or designee, prior to its execution  
177 by the applicant. The Director shall not issue a notice of the application's  
178 status pursuant to Section (c) below until after the applicant implements the  
179 citizen participation plan and submits to the Director a written report setting  
180 forth the results of the citizen participation plan as provided below.

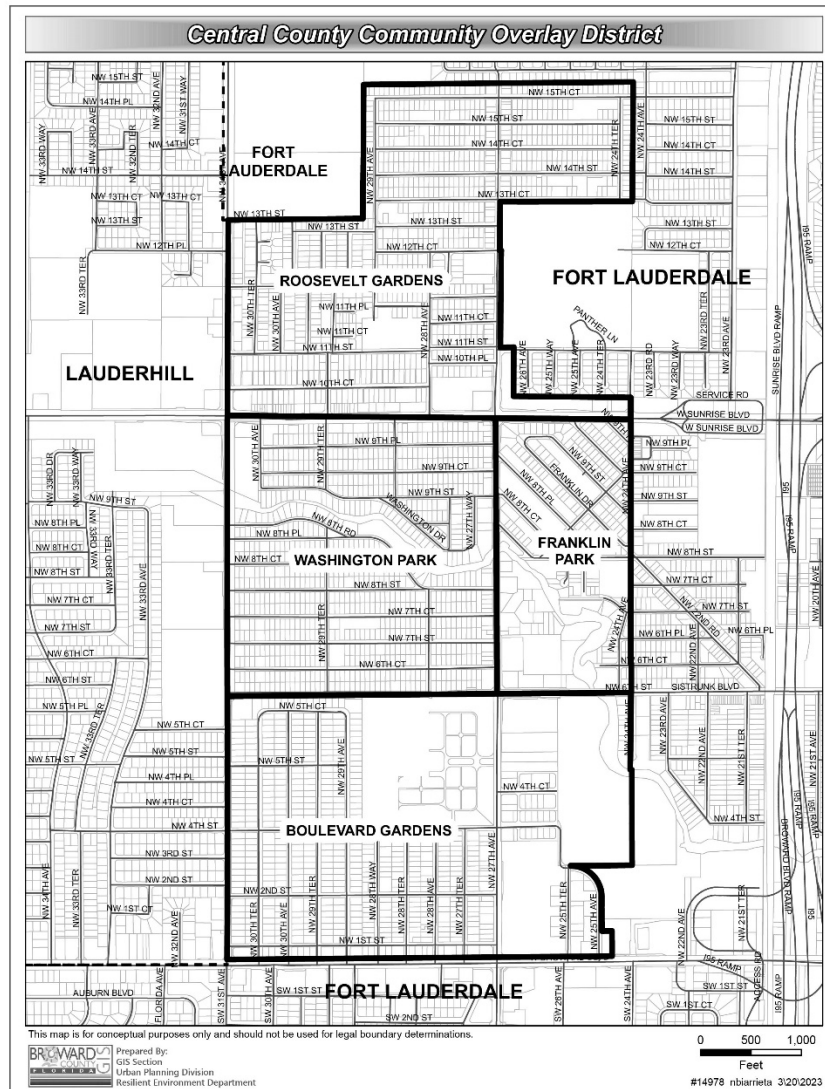
181 . . .

182 Section 9. Section 39-634 of the Broward County Code of Ordinances is hereby  
183 amended to read as follows and add a depiction of the Central County Community  
184 Overlay District:

185 **Sec. 39-634. Intent and purpose.**

186 Notwithstanding the provisions contained in Chapter 39, all properties located  
187 within the boundaries of the neighborhoods known as Boulevard Gardens, Franklin Park,  
188 Roosevelt Gardens, and Washington Park and designated on ~~that~~ the ~~map and legal~~  
189 ~~description~~ entitled "Central County Community Overlay District" ~~kept on file in the offices~~  
190 ~~of the Director of the Resilient Environment Department, which is incorporated by~~  
191 ~~reference herein~~ and depicted below, are hereby made a part of the Central County  
192 Community Overlay District. The regulations governing the Central County Community  
193 Overlay District are intended to supplement the existing underlying zoning regulations of

194 the properties contained within the Overlay District. Any specific regulation contained in  
195 the Central County Community Overlay District in conflict with other regulations contained  
196 in Chapter 39 shall control for properties within the Central County Community Overlay  
197 District.



198  
199 Section 10. Severability.  
200 If any portion of this Ordinance is determined by any court to be invalid, the invalid  
201 portion will be stricken, and such striking will not affect the validity of the remainder of this

202 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be  
203 legally applied to any individual, group, entity, property, or circumstance, such  
204 determination will not affect the applicability of this Ordinance to any other individual,  
205 group, entity, property, or circumstance.

206 Section 11. Inclusion in the Broward County Code of Ordinances.

207 It is the intention of the Board of County Commissioners that the provisions of this  
208 Ordinance become part of the Broward County Code of Ordinances as of the effective  
209 date. The sections of this Ordinance may be renumbered or relettered and the word  
210 "ordinance" may be changed to "section," "article," or such other appropriate word or  
211 phrase to the extent necessary in order to accomplish such intention.

212 Section 12. Effective Date.

213 This Ordinance is effective as of the date provided by law.

ENACTED

**PROPOSED**

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By: /s/ (in italics) 00/00/2023  
Alexis Marrero Koratich (date)  
Assistant County Attorney

By: /s/ (in italics) 00/00/2023  
Maite Azcoitia (date)  
Deputy County Attorney