

RESIDENTIAL DISTRICTS

§ 155.155 DISTANCE OF RESIDENCE FROM LOT LINE.

In any residential district, no part of any building or structure, principal or accessory (other than a fence, deck or wall, or a building projection such as eaves, as specifically provided for herein), shall be constructed within less than five feet of any lot line. No permitted building projection shall extend to any common lot line closer than four feet.

('58 Code, § 50.51) (Ord. 664, passed - - ; Am. Ord. 91-63, passed 6-25-91; Am. Ord. 99-10, passed 11-10-98) Penalty, see § 10.99

§ 155.156 SWIMMING POOLS.

In residential districts, the location of swimming pools shall be subject to the following regulations; these regulations shall also apply to spas and hot tubs.

(A) Unenclosed pools or pools enclosed only with an open mesh, shadow box, or basket weave fence may be located in a required side or rear yard, provided the following conditions are met. However, such pools shall not be located in a required front yard or a required side yard abutting a street.

(1) The pool shall not be located less than five feet from any side or rear lot line.

(2) The pool shall not be placed within a utility or drainage easement.

(3) The measurements shall be taken from the inner edge or water line of the pool.

(B) Any part of a pool which is screened, enclosed, or covered by a roof or enclosed by side walls over six feet in height shall be subject to the limitations on location of a building or structure

provided the following conditions are met. However, such pools shall not be placed in any required yard.

(1) Any pool located in a rear yard abutting a waterway shall be located a minimum of 15 feet from the waterway or rear lot line, whichever is the lesser dimension.

(2) The measurements shall be taken from the exterior of a screen enclosure, roof, or walls.

(C) Portable pools which are more than 24 inches in depth shall not be allowed in any required front or street side yard.

('58 Code, § 50.52.1) (Ord. 76-5, passed 12-2-75; Am. Ord. 81-20, passed 12-16-80; Am. Ord. 91-63, passed 6-25-91; Am. Ord. 95-55, passed 4-25-95) Penalty, see § 10.99

ONE-FAMILY RESIDENTIAL DISTRICTS

§ 155.157 RS-1 SINGLE-FAMILY RESIDENCE DISTRICT.

(A) Intent. This district is intended to accommodate single-family detached dwellings and compatible community facility uses.

(B) Permitted uses. Single-family detached dwelling.

(C) Special exception uses. Subject to the provisions of §§ 155.080 through 155.084, the following uses are permitted:

- (1) Public or private park;
- (2) Church and other house of worship;
- (3) Golf course; and

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

(4) Large family child care home as defined in § 155.003.

(I) Lot coverage, maximum of 30%.

(J) Pervious area, minimum of 30%.

(D) Accessory uses. See § 155.012 for additional regulations.

(K) Height, maximum of 35 feet, except a maximum of 40 feet where the lowest structural member of a building must be 14.5 feet or more above National Geodetic Vertical Datum of 1929 (N.G.V.D.), and except a maximum of 60 feet for church steeples.

(1) Private garage;

(2) Greenhouse (non-commercial) and utility shed eight feet or less in height;

(L) Site plan. Site plan approval is required in accordance with Chapter 157.

(3) Home based businesses as defined in § 155.003;

(M) Special regulations, see also General Provisions plus sections governing parking, landscaping and signs.

(4) Family day care home as defined in § 155.003;

(Ord. 91-63, passed 6-25-91; Am. Ord. 2004-29, passed 3-23-04; Am. Ord. 2004-73, passed 9-28-04; Am. Ord. 2007-58, passed 7-24-07; Am. Ord. 2010-24, passed 3-23-10)

(5) Satellite dish;

(6) Utility use, minor (see § 155.003); and

(7) Similar uses of structures.

§ 155.158 RS-2 SINGLE-FAMILY RESIDENCE DISTRICT.

(E) Lot area and width.

(A) Intent. This district is intended to accommodate single-family detached dwellings and compatible community facility uses.

(1) Minimum lot area of 12,000 square feet.

(2) Minimum lot width of 90 feet, except 110 feet on a corner lot.

(B) Permitted uses. Single-family detached dwelling.

(F) Density. The density shall not exceed the density permitted by the Pompano Beach Future Land Use Element.

(C) Special exception uses. Subject to the provisions of §§ 155.080 - 155.084, the following uses are permitted.

(G) Setbacks.

(1) Front yard minimum of 35 feet.

(1) Public or private park;

(2) Side yard minimum of ten feet, except 18 feet from street line on corner lots.

(2) Church and other house of worship;

(3) Rear yard minimum of 20 feet.

(3) Golf course; and

(H) Floor area. Minimum livable floor area of 1,500 square feet per dwelling.

(4) Large family child care home as defined in § 155.003.

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

(D) Accessory uses. See § 155.012 for additional regulations.

- (1) Private garage;
- (2) Greenhouse (non-commercial) and utility shed eight feet or less in height;
- (3) Home based businesses as defined in § 155.003;
- (4) Family day care home as defined in § 155.003;
- (5) Satellite dish;
- (6) Utility use, minor; or
- (7) Similar uses or structures.

(E) Lot area and width:

- (1) Minimum lot area of 7,000 square feet.
- (2) Minimum lot width of 70 feet.

(F) Density. The density shall not exceed the density permitted by the Pompano Beach Future Land Use Element.

(G) Setbacks.

- (1) Front yard minimum of 25 feet.
- (2) Side yard minimum of 7.5 feet, except 15 feet from street line on corner lots.
- (3) Rear yard minimum of 20 feet, except:
 - (a) Lots abutting waterways shall provide minimum 25 foot rear yard;
 - (b) Screened enclosures with screened roofs may extend to within 15 feet of a rear lot line on either dry or wet lots; and

(c) Any existing RS-2 lot with a rear yard 15 feet or greater in depth, but with less than the minimum depth required under these provisions, shall not be considered to be a non-conforming structure. The existing rear building line shall establish the required rear yard.

(H) Floor area. Minimum livable floor area of 1,250 square feet per dwelling.

(I) Lot coverage, maximum of 40%.

(J) Pervious area, minimum of 30%.

(K) Height, maximum of 35 feet, except a maximum of 40 feet where the lowest structural member of a building must be 14.5 feet or more above National Geodetic Vertical Datum of 1929 (N.G.V.D.), and except a maximum of 60 feet for church steeples.

(L) Site plan. Site plan approval is required in accordance with Chapter 157.

(M) Special regulations, see also General Provisions plus sections governing parking, landscaping and signs.

(Ord. 91-63, passed 6-25-91; Am. Ord. 2004-29, passed 3-23-04; Am. Ord. 2004-73, passed 9-28-04; Am. Ord. 2007-58, passed 7-24-07) Penalty, see § 10.99

§ 155.159 (RESERVED).

§ 155.160 RS-3 SINGLE-FAMILY RESIDENCE DISTRICT.

(A) Intent. This district is intended to accommodate single-family detached dwellings and compatible community facility uses.

(B) Permitted uses, single-family detached dwelling.

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

(C) Special exception uses. Subject to the provisions of §§ 155.080 - 155.084, the following uses are permitted:

- (1) Public or private park;
- (2) Church and other house of worship;
- (3) Golf course; and
- (4) Large family child care home as defined in § 155.003.

(D) Accessory uses, see § 155.012 for additional regulations.

- (1) Private garage;
- (2) Greenhouse (noncommercial) and utility shed eight feet or less in height;
- (3) Home based businesses as defined in § 155.003;
- (4) Family day care home as defined in § 155.003;
- (5) Satellite dish;
- (6) Utility use, minor; and
- (7) Similar uses or structures.

(E) Lot area and width.

- (1) Minimum lot area of 6,000 square feet.
- (2) Minimum lot width of 60 feet.

(F) Density. The density shall not exceed the density permitted by the Pompano Beach Future Land Use Element.

(G) Setbacks:

- (1) Front yard minimum of 25 feet;

(2) Side yard minimum of seven feet, except 15 feet from street line on corner lots; and

(3) Rear yard minimum of 15 feet.

(H) Floor area. Minimum livable floor area of 50 square feet per dwelling.

(I) Lot coverage, maximum of 40%.

(J) Pervious area, minimum of 30%.

(K) Height, maximum of 35 feet, except a maximum of 40 feet where the lowest structural member of a building must be 14.5 feet or more above National Geodetic Vertical Datum of 1929 (N.G.V.D.), and except a maximum of 60 feet for church steeples.

(L) Site plan. Site plan approval is required in accordance with Chapter 157.

(M) Special regulations, see also General Provisions plus sections governing parking, landscaping and signs.

(Ord. 91-63, passed 6-25-91; Am. Ord. 2004-29, passed 3-23-04; Am. Ord. 2004-73, passed 9-28-04; Am. Ord. 2007-58, passed 7-24-07; Am. Ord. 2010-24, passed 3-23-10) Penalty, see § 10.99

§ 155.161 RS-L SPECIAL SINGLE-FAMILY RESIDENCE DISTRICT.

(A) Intent. This district is intended to accommodate single-family detached dwellings and compatible community facility uses in Leisureville and other developments, wherein each dwelling is held by a separate and different owner and the project area is held in common by all of the participating site owners. Setback requirements under § 155.155 do not apply.

(B) Permitted uses. A special one-family project consisting of two or more one-family

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

dwellings, each in a separate structure, detached from any other structure.

(C) Accessory uses. Uses accessory to the above, including recreation facilities, utility service facilities, and community centers.

(D) Lot area. There shall be a gross area of not less than 5,000 square feet per one-family dwelling.

(E) Density. The density shall not exceed the density permitted by the Pompano Beach Future Land Use Element.

(F) Setbacks.

(1) Distance of dwelling unit from street on the garage door side shall be a minimum of 25 feet.

(2) Distance of dwelling unit from street on the side without a garage door shall be a minimum of 15 feet.

(3) Distance of dwelling unit from any major thoroughfare shall be a minimum of 25 feet.

(4) Distance of dwelling unit from another zoning district or canal shall be a minimum of 15 feet.

(5) Minimum distance between principal structures on the same site.

(a) There shall be not less than 10 feet minimum clearance between the outer walls of any two buildings each of which is one story in height.

(b) There shall be not less than 15 feet minimum clearance between the outer walls of any two buildings where one of these two buildings is two stories or more in height.

(c) There shall be not less than 20 feet minimum clearance between the outer walls of any

two buildings each of which is two stories or more in height.

(G) Floor area. Minimum livable floor area of 600 square feet per dwelling.

(H) Lot coverage, maximum of 35%.

(I) Pervious area, minimum of 30%.

(J) Height, maximum of 35 feet.

(K) Site plan. Site plan approval is required in accordance with Chapter 157 other than for a single-family dwelling.

(L) Special regulations, see sections governing parking, landscaping, signs, and lighting.

(Ord. 2007-09, passed 11-28-06) Penalty, see § 10.99

§ 155.162 RS-4 SINGLE-FAMILY RESIDENCE DISTRICT.

(A) Intent. This district is intended to accommodate single-family detached dwellings including zero lot line dwellings, and compatible community facility uses.

(B) Permitted uses. Single-family detached dwelling with required side yards.

(C) Special exception uses. Subject to the provisions of §§ 155.080 through 155.084, the following uses are permitted:

(1) Zero lot line single-family detached dwelling;

(2) Public or private park;

(3) Church and other house of worship;

(4) Golf course; and

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

*Excerpt from the City of Pompano Beach Code of Ordinance
Chapter 155/ full code available online at www.amlegal.com*

(5) Large family child care home as defined in § 155.003.

(D) Accessory uses. See § 155.012 for additional regulations.

(1) Private garage;

(2) Greenhouse (noncommercial) and utility shed eight feet or less in height;

(3) Home based businesses as defined in § 155.003;

(4) Family day care home as defined in § 155.003;

(5) Satellite dish;

(6) Utility use, minor; and

(7) Similar uses or structures.

(E) Lot area and width:

(1) Minimum lot area of 5,000 square feet;
and

(2) Minimum lot width of 50 feet.

(F) Density. The density shall not exceed the density permitted by the Pompano Beach Future Land Use Element.

(G) Setbacks:

(1) Front yard minimum of 25 feet;

(2) Side yard minimum of six feet on each side, except 15 feet on corner lot street frontage and in the case of zero lot line dwellings, one yard of 15 feet; and

(3) Rear yard minimum of 15 feet.

(H) Floor area, minimum livable floor area of 675 square feet per dwelling but see also § 155.097(C).

(I) Lot coverage, maximum of 40%.

(J) Pervious area, minimum of 30%.

(K) Height, maximum of 35 feet except a maximum of 60 feet for church steeples.

(L) Site plan. Site plan approval is required in accordance with Chapter 157.

(M) Special regulations, see sections governing parking, landscaping and signs.

(Ord. 91-63, passed 6-25-91; Am. Ord. 2004-29, passed 3-23-04; Am. Ord. 2007-58, passed 7-24-07; Am. Ord. 2010-24, passed 3-23-10) Penalty, see § 10.99

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

TWO-FAMILY RESIDENTIAL DISTRICTS

§ 155.163 RD-1 TWO-FAMILY RESIDENCE DISTRICT.

(A) Intent. This district is intended to accommodate single-family detached and two-family dwellings and compatible community facility uses.

(B) Permitted uses.

- (1) Single-family detached dwelling.
- (2) Two-family dwelling.

(C) Special exception uses. Subject to the provisions of §§ 155.080 through 155.084, the following uses are permitted:

- (1) Public or private park;
- (2) Church and other house of worship;
- (3) Golf course; and
- (4) Large family child care home as defined in § 155.003.

(D) Accessory uses. See § 155.012 for additional regulations.

- (1) Private garage;
- (2) Greenhouse (noncommercial) and utility shed eight feet or less in height;
- (3) Home based businesses as defined in § 155.003;
- (4) Family day care home as defined in § 155.003;
- (5) Satellite dish;

(6) Utility use, minor; and

(7) Similar uses or structures.

(E) Lot area and width:

(1) Single-family dwelling:

(a) Minimum lot area of 7,000 square feet.

(b) Minimum lot width of 60 feet.

(2) Two-family dwelling:

(a) Minimum lot area of 8,000 square feet.

(b) Minimum lot width of 70 feet.

However, any lot on public record as of August 13, 1957, which has less area or width than herein required, may be used for two-family dwelling use provided the required front yard, side yard, and rear yard of the district are maintained.

(F) Density. The density shall not exceed 12 units per net acre of site area or the density permitted by the Pompano Beach Future Land Use Element, whichever is less.

(G) Setbacks.

(1) Front yard minimum of 25 feet;

(2) Side yard minimum of eight feet, except 18 feet from street line on corner lots; and

(3) Rear yard minimum of 15 feet, except 25 feet when abutting a waterway.

(H) Building area:

(1) Minimum livable floor area of 950 square feet per single-family dwelling.

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

(2) Minimum livable floor area of 750 square feet per unit in two-family dwelling.

(I) Lot coverage, maximum of 35%.

(J) Pervious area, minimum of 30%.

(K) Height, maximum of 35 feet except a maximum of 60 feet for church steeples.

(L) Site plan. Site plan approval is required in accordance with Chapter 157.

(M) Special regulations. See sections governing parking, landscaping and signs.

(Ord. 91-63, passed 6-25-91; Am. Ord. 2004-29, passed 3-23-04; Am. Ord. 2007-58, passed 7-24-07; Am. Ord. 2010-24, passed 3-23-10) Penalty, see § 10.99

§ 155.164 (RESERVED).

MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

§ 155.165 RM-12 MULTIPLE-FAMILY RESIDENCE DISTRICT.

(A) Intent. This district is intended to accommodate the full range of housing types but primarily low-medium density multifamily structures.

(B) Permitted uses.

- (1) Single-family detached dwelling;
- (2) Two-family dwelling;
- (3) Multiple family dwelling;
- (4) Community care facility;
- (5) Community residential home.

(C) Special exceptions uses.

(1) Zero lot line single-family detached dwelling;

(2) Public or private park;

(3) Church and other house of worship;

(4) Golf course;

(5) Day care center; and

(6) Office building with a floor area not exceeding 2,000 square feet and in conformance with Implementation Section 3.02 of the Future Land Use Element.

(D) Accessory uses. All accessory uses permitted in the RS-1 District.

(E) Lot area and width.

(1) "RM-12" lots utilized for one-family dwelling use shall not be less than 7,000 square feet in area with a minimum width of 60 feet.

(2) "RM-12" lots utilized for two-family dwelling use shall not be less than 7,260 square feet in area with a minimum width of 70 feet.

(F) Density. In addition to meeting the other requirements of this section, the dwelling density shall not exceed 12 units per net acre of site area or the density specified in the Future Land Use Element of the Pompano Beach Comprehensive Plan, whichever is less.

(G) Setbacks:

(1) Front yard minimum of 25 feet;

(2) Side yard minimum of eight feet except that the side yard shall be increased by one foot for each four feet of building height, or major fraction

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

thereof, above the first 18 feet of building height;
and

(3) Rear yard minimum of 10 feet except:

(a) The rear yard shall be increased by one foot for each four feet of building height, or major fraction thereof, above the first 18 feet of building height; and

(b) In no case shall the setback be less than 25 feet from any waterway or the dune vegetation line on the ocean.

(4) Minimum distance between any portion of principal structures on the same site shall be 25 feet.

(H) Minimum floor area:

Efficiency 500 square feet

One bedroom 650 square feet

For each additional bedroom, another 100 square feet shall be required.

Single-family dwelling 950 square feet

Two-family dwelling 750 square feet

(I) Lot coverage, maximum of 60%.

(J) Pervious area, minimum of 25%.

(K) Height, maximum of 35 feet.

(L) Site plan. Site plan review by the Planning and Zoning Board is required for multiple-family projects with more than ten dwelling units and all non-residential uses, in accordance with Chapter 157.

(M) Special regulations, see sections governing parking, landscaping, signs and lighting.

(Ord. 91-63, passed 6-25-91; Am. Ord. 93-34, passed 3-23-93; Am. Ord. 2004-30, passed 3-23-04; Am. Ord. 2007-58, passed 7-24-07) Penalty, see § 10.99

§ 155.166 (RESERVED).

§ 155.167 RM-20 MULTIPLE-FAMILY RESIDENCE DISTRICT.

(A) Intent. This district is intended to accommodate the full range of housing types at medium densities but primarily multifamily structures ranging from townhouses to low rise apartments or condominiums. Hotels and office buildings may be acceptable but only if the special exception criteria in § 155.082 is met.

(B) Permitted uses:

(1) Single-family detached dwelling;

(2) Two-family dwelling;

(3) Multiple family dwelling;

(4) Community care facility;

(5) Community residential home.

(C) Special exception uses:

(1) Zero lot line single-family detached dwelling;

(2) Public or private park;

(3) Church and other house of worship;

(4) Golf course;

(5) Hotel, motel and apartment hotel;

(6) Boarding house;

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

(7) Office building or financial institution in conformance with Implementation Section 3.02 of the Future Land Use Element; and

(8) Day care center.

(D) Accessory uses:

(1) All accessory uses permitted in the RS-1 District.

(2) Restaurant or bar accessory to a hotel or motel of 50 rooms or more.

(3) Parking garage.

(4) Beach chair and umbrella rental, sale of tanning products accessory to a hotel or motel with 100 or more sleeping rooms.

(5) Volleyball courts subject to setback requirements established for special outdoor uses.

(6) Volleyball tournaments, other than professional tournaments sanctioned by and involving play by members of the Association of Volleyball Professionals, for hotels or motels with 100 or more sleeping rooms subject to parking requirements established for special outdoor uses, availability of restroom facilities as required by federal, state county, and/or local laws or regulations and subject to timely submittal and approval of a special event permit by the City Commission.

(E) Lot area and width:

Number of Dwellings	Minimum Lot Area	Minimum Lot Width
1	7,200	60
2	8,000	70
3	8,800	75
4	9,600	75
5	10,900	80
6	13,100	80
7	15,300	90
8	17,500	90
9	19,600	90
10	21,800	90
11	24,000	90
12	26,200	90
13	28,400	90
14	30,500	90
15	32,700	90
16	34,900	90
17	37,100	90
18	39,300	90
19	41,500	90
20	43,560	90

(F) Density. In addition to meeting the other requirements of this section, the dwelling density shall not exceed 20 units per net acre of site area or the density specified in the Future Land Use Element of the Pompano Beach Comprehensive Plan, whichever is less. Hotel units cannot exceed 40 sleeping rooms per acre.

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

(G) Setbacks.

- (1) Front yard minimum of 25 feet;
- (2) Side yard minimum of 10 feet except that the side yard shall be increased by one foot for each four feet of building height, or major fraction thereof, above the first 20 feet of building height.
- (3) Rear yard minimum of 10 feet except:
 - (a) The rear yard shall be increased by one foot for each four feet of building height, or major fraction thereof, above the first 20 feet of building height; and
 - (b) In no case shall the setback be less than 25 feet from any waterway or the dune vegetation line on the ocean.
- (4) Minimum distance between any portion of principal structures on the same site shall be 25 feet.

(H) Minimum floor area:

Efficiency	500 square feet
One bedroom	650 square feet
For each additional bedroom, another 100 square feet shall be required	
Single-family dwelling	950 square feet
Two-family dwelling unit	750 square feet

- (I) Lot coverage, maximum of 60%.
- (J) Pervious area, minimum of 25%.
- (K) Height. Maximum of 35 feet.
- (L) Site plan. Site plan review by the Planning and Zoning Board is required for multiple-family projects with more than 10 dwelling units

and all non-residential uses, in accordance with Chapter 157.

(M) Special regulations. See sections governing parking landscaping, signs and lighting.

(Ord. 91-63, passed 6-25-91; Am. Ord. 92-01, passed 10-8-91; Am. Ord. 93-34, passed 3-23-93; Am. Ord. 94-51, passed 7-12-94; Am. Ord. 95-92, passed 9-12-95; Am. Ord. 2004-30, passed 3-23-04; Am. Ord. 2007-58, passed 7-24-07) Penalty, see § 10.99

§ 155.168 RM-30 MULTIPLE-FAMILY RESIDENCE DISTRICT.

(A) Intent. This district is intended to accommodate the full range of housing types at medium-high densities multifamily structures ranging from townhouses to high rise apartments or condominiums. Hotels and office buildings may be acceptable but only if the special exception criteria in § 155.082 is met.

(B) Permitted uses:

- (1) Single-family detached dwelling;
- (2) Two-family dwelling;
- (3) Multiple family dwelling;
- (4) Community care facility;
- (5) Community residential home.

(C) Special exception uses:

- (1) Public or private park;
- (2) Church and other house of worship;
- (3) Golf course;
- (4) Hotel, motel and apartment hotel;

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

(5) Boarding house;

(E) Lot area and width:

(6) Office building or financial institution in conformance with Implementation Section 3.02 of the Future Land Use Element; and

(7) Day care center.

(D) Accessory uses:

(1) All accessory uses permitted in the RS-1 District.

(2) Restaurant or bar accessory to a hotel or motel of 50 rooms or more.

(3) Parking garage.

(4) Beach chair and umbrella rental, sale of tanning products accessory to a hotel or motel with 100 or more sleeping rooms.

(5) Volleyball courts subject to setback requirements established for special outdoor uses.

(6) Volleyball tournaments, other than professional tournaments sanctioned by and involving play by members of the Association of Volleyball Professionals, for hotels or motels with 100 or more sleeping rooms subject to parking requirements established for special outdoor uses, availability of restroom facilities as required by federal, state county, and/or local laws or regulations and subject to timely submittal and approval of a special event permit by the City Commission.

Number of Dwellings	Minimum Lot Area	Minimum Lot Width
1	7,200	60
2	8,000	70
3	8,700	75
4	9,400	75
5	10,100	80
6	10,800	80
7	11,500	85
8-30	12,200	85

(F) Density. In addition to meeting the other requirements of this section, the dwelling density shall not exceed 30 units per net acre of site area or the density specified in the Future Land Use Element of the Pompano Beach Comprehensive Plan, whichever is less. Hotel density cannot exceed 60 sleeping rooms per acre.

(G) Setbacks.

(1) Front yard minimum of 25 feet;

(2) Side yard minimum of 10 feet except:

(a) The side yard shall be increased by one foot for each four feet of building height, or major fraction thereof, above the first 20 feet of building height; however, this additional requirement shall not apply to properties' side yards abutting a lake, canal or other waterway at least 40 feet in width.

(b) In no case shall the setback be less than 25 feet from any waterway or the dune vegetation line on the ocean.

(3) Rear yard minimum of 10 feet except:

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

(a) The rear yard shall be increased by one foot for each four feet of building height, or major fraction thereof, above the first 20 feet of building height.

(b) In no case shall the setback be less than 25 feet from any waterway or the dune vegetation line on the ocean; however, the additional rear yard requirement above the first floor shall not apply to properties' rear yards abutting a lake, canal or other waterway at least 40 feet in width.

(4) Minimum distance between any portion of principal structures on the same site shall be 25 feet or one-half the height of the higher structure, whichever is greater.

(H) Minimum floor area:

Efficiency 500 square feet

One bedroom 650 square feet

For each additional bedroom, another 100 square feet shall be required

Single-family dwelling 950 square feet

Two-family dwelling unit 750 square feet

(I) Lot coverage, maximum of 60%.

(J) Pervious area, minimum of 25%.

(K) Height. Maximum of 105 feet.

(L) Site plan. Site plan review by the Planning and Zoning Board is required for multiple-family projects with more than 10 dwelling units and all non-residential uses, in accordance with Chapter 157.

(M) Special regulations. See sections governing parking, landscaping, signs and lighting.

(Ord. 91-63, passed 6-25-91; Am. Ord. 92-01, passed 10-8-91; Am. Ord. 93-34, passed 3-23-93; Am. Ord. 94-51, passed 7-12-94; Am. Ord. 95-92, passed 9-12-95; Am. Ord. 96-93, passed 9-24-96; Am. Ord. 2004-30, passed 3-23-04; Am. Ord. 2004-75, passed 9-28-04) Penalty, see § 10.99

§ 155.169 RM-45 MULTIPLE-FAMILY RESIDENCE DISTRICT.

(A) Intent. This district is intended to accommodate the full range of housing types at high densities but primarily multifamily structures ranging from townhouses to high rise apartments or condominiums. Hotels and office buildings may be acceptable but only if the special exception criteria in § 155.082 is met.

(B) Permitted uses:

(1) Single-family detached dwelling;

(2) Two-family dwelling;

(3) Multiple family dwelling;

(4) Community care facility;

(5) Community residential home.

(C) Special exception uses:

(1) Public or private park;

(2) Church and other house of worship;

(3) Golf course;

(4) Hotel, motel and apartment hotel;

(5) Boarding house;

(6) Office building or financial institution in conformance with Implementation Section 3.02 of the Future Land Use Element; and

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

(7) Day care center.

(E) Lot area and width:

(D) Accessory uses:

(1) All accessory uses permitted in the RS-1 District.

(2) Restaurant or bar accessory to a hotel or motel of 50 rooms or more.

(3) Parking garage.

(4) Beach chair and umbrella rental, sale of tanning products accessory to a hotel or motel with 100 or more sleeping rooms.

(5) Volleyball courts subject to setback requirements established for special outdoor uses.

(6) Volleyball tournaments, other than professional tournaments sanctioned by and involving play by members of the Association of Volleyball Professionals, for hotels or motels with 100 or more sleeping rooms subject to parking requirements established for special outdoor uses, availability of restroom facilities as required by federal, state county, and/or local laws or regulations and subject to timely submittal and approval of a special event permit by the City Commission.

Number of Dwellings	Minimum Lot Area	Minimum Lot Width
1	7,200	60
2	8,000	70
3	8,800	75
4	9,400	75
5	10,100	80
6	10,800	80
7	11,500	85
8	12,200	85
9	12,900	90
10	13,600	90
11	14,300	90
12-45	15,000 plus 450 sq. ft. for each additional dwelling unit	100

(F) Density. In addition to meeting the other requirements of this section, the dwelling density shall not exceed 45 units per net acre of site area or the density specified in the Future Land Use Element of the Pompano Beach Comprehensive Plan, whichever is less. Hotel units cannot exceed 90 sleeping rooms per acre.

(G) Setbacks.

(1) Front yard minimum of 25 feet;

(2) Side yard minimum of 10 feet except:

(a) The side yard shall be increased by one foot for each four feet of building height, or major fraction thereof, above the first 20 feet of

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

building height; however, this additional requirement shall not apply to properties' side yards abutting a lake, canal or other waterway at least 40 feet in width.

(b) In no case shall the setback be less than 25 feet from any waterway or the dune vegetation line on the ocean.

(3) Rear yard minimum of 10 feet except:

(a) The rear yard shall be increased by one foot for each four feet of building height, or major fraction thereof, above the first 20 feet of building height.

(b) In no case shall the setback be less than 25 feet from any waterway or the dune vegetation line on the ocean; however, the additional rear yard requirement above the first floor shall not apply to properties' rear yards abutting a lake, canal or other waterway at least 40 feet in width.

(4) Minimum distance between any portion of principal structures on the same site shall be 25 feet or one-half the height of the higher structure, whichever is greater.

(H) Minimum floor area:

Efficiency 500 square feet

One bedroom 650 square feet

For each additional bedroom, another 100 square feet shall be required

Single-family dwelling 950 square feet

Two-family dwelling unit 750 square feet

(I) Lot coverage, maximum of 60%.

(J) Pervious area, minimum of 25%.

(K) Height. Maximum of 105 feet.

(L) Site plan. Site plan review by the Planning and Zoning Board is required for multiple-family projects with more than 10 dwelling units and all non-residential uses, in accordance with Chapter 157.

(M) Special regulations, see sections governing parking, landscaping, signs and lighting.

(Ord. 91-63, passed 6-25-91; Am. Ord. 92-01, passed 10-8-91; Am. Ord. 93-34, passed 3-23-93; Am. Ord. 94-51, passed 7-12-94; Am. Ord. 95-92, passed 9-12-95; Am. Ord. 96-93, passed 9-24-96; Am. Ord. 2004-30, passed 3-23-04; Am. Ord. 2004-75, passed 9-28-04) Penalty, see § 10.99

§ 155.170 RPUD RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT.

(A) Intent. The purpose of this district is to permit land under unified control to be planned and developed for residential purposes with a greater amount of site design flexibility by removing some of the restrictions of conventional zoning. Such districts are recognized as serving the public interest and are encouraged for the following reasons:

(1) Housing diversity. To allow diversification of structure types and open spaces when not in conflict with abutting properties:

(2) Cost. To reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of conventional site design controls.

(3) Open space. To conserve the natural amenities of the land by encouraging the preservation of scenic and functional open space;

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

(4) Site planning. To provide maximum opportunity for innovative site planning concepts to create pleasing living environments; and

(5) Master plan. To ensure that development will occur according to the limitations of housing types, site design, density, building coverage, improvement standards, and construction phasing authorized through a master plan.

(B) Unified control. All land included for the purpose of development within a RPUD District shall be under the control of the applicant. The applicant shall present satisfactory legal documents to constitute evidence of this unified control. The applicant shall agree, in the application for rezoning, to the following:

(1) Conditions. To proceed with the proposed development according to the provisions of these regulations, the conditions attached to the rezoning of the land to RPUD and the approved master plan;

(2) Legal documents. To provide agreements, contracts, covenants, deed restrictions, and sureties acceptable to the city for completion of the development according to the plans approved at the time of rezoning to RPUD and for continuing operation and maintenance of such areas, functions and facilities which are not proposed to be provided, operated, or maintained at public expense;

(3) City review. To bind their successors in title to any commitments made under the above. All agreements and evidence of unified control shall be examined by the city staff, and no rezoning of land to RPUD shall be adopted without a certification by the city attorney that such agreements and evidence on unified control meet the requirements of these regulations:

(4) Property owner's or condominium association. The common open space shall be administered through an association or nonprofit

corporation, said organization shall conform to the applicable laws of the state.

(C) Permitted uses.

(1) Single-family detached dwelling;

(2) Two-family dwelling;

(3) Multiple-family dwelling;

(4) Community care facility;

(5) Community residential home;

(6) Office building with a floor area not exceeding 2,000 square feet and in conformance with Implementation Section 3.02 of the Future Land Use Element;

(7) Zero lot line single-family detached dwelling;

(8) Public or private park;

(9) Church and other house of worship;

(10) Golf course; and

(11) Day care center.

(D) Land use regulations.

(1) Minimum tract size. All RPUD developments shall contain a minimum of five acres of contiguous land unless the City Commission finds that a tract which contains less than five acres is suitable by virtue of some unusual conditions, in which case this minimum may be waived by the City Commission upon the recommendation of the Planning and Zoning Board.

(2) Density.

(a) The total number of dwelling units permitted in a RPUD district shall not exceed the

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

total number of units permitted by the Future Land Use Element of the Pompano Beach Comprehensive Plan.

(b) The ordinance adopting the rezoning for a specific RPUD district shall specify the allowable number of units permitted therein.

(3) Lot area and distance between structures.

(a) No minimum lot size shall be required.

(b) No minimum distance between structures shall be required. The appropriate distance between structures shall be evaluated on an individual development basis, after considering the type and character of structures proposed.

(4) Frontage. Each dwelling unit and other permitted use shall have access to a public street either directly or indirectly via a private road, pedestrian way, court or other area dedicated to public or private use of common easement guaranteeing access. Permitted uses are not required to front on a public street. The city shall be allowed access on privately owned roads, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct city services, and to generally ensure the health and safety of the residents of the development.

(5) Setbacks shall be evaluated and required as needed to further the intent of the RPUD Ordinance, i.e. preservation of open space and promotion of innovative site planning concepts; to buffer adjacent residential uses and to provide open space adjacent to public streets.

(6) (a) Height of structures. The City Commission, upon recommendation of the Planning and Zoning Board, shall determine the appropriate height limitations on an individual development basis after considering the character of the

surrounding area, the character of the proposed development, and the development goals as stated in the Pompano Beach Comprehensive Plan. Notwithstanding the above, no structure shall exceed a height of 60 feet.

(b) However, the 60 foot requirement shall not apply to those areas zoned RM-45/HR which are rezoned to the RPUD classification providing the following conditions are met:

1. The design of any structure to be located on the site is compatible with surrounding properties.

2. The City Commission may include conditions on the property which are a part of the application proposed to be rezoned to RPUD. All such conditions shall relate to the preservation of the character and integrity of the neighboring properties and mitigate adverse impacts which arise in connection with the approval of the rezoning. Conditions for approval may relate to any aspect of the master plan for the property proposed to the rezoned including, but not limited to, height, bulk, shadow, mass and design of any structure, parking access and landscaping requirements.

(7) Minimum floor area requirements. The minimum floor area per dwelling unit shall be as follows:

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

*Excerpt from the City of Pompano Beach Code of Ordinance
Chapter 155/ full code available online at www.amlegal.com*

Description	Square Feet
Single-family dwelling	950
Two-family dwelling unit	750
Efficiency unit	500
One-bedroom multiple unit	650
For each additional multiple unit bedroom	100

that lakes or other waterways shall not count for more than one-third of the open space requirement.

(11) Internal circulation. An internal pedestrian and bicycle circulation system shall be provided within the district separate from vehicular circulation systems and at a distance sufficient to ensure safety. Such pedestrian and bicycle ways shall be surfaced with a durable and dustless material. The city may waive this requirement or a portion of this requirement upon a demonstration that pedestrian and/or bicycle paths are unfeasible or undesirable in the proposed development.

(12) Other site design standards. See sections governing parking landscaping, signs and lighting.

(13) Professional services required. Any plans submitted as a part of a petition for an RPUD development shall be prepared by qualified professionals in conformance with § 157.45(C).

(E) Procedures and requirements for rezoning to RPUD. A master plan meeting the requirements of this section shall be required and shall be processed like any other rezoning. The master plan shall include:

(1) Site areas delineation of the geographical area covered by the entire development;

(2) Building layout. General schematic representation of the land uses or housing types with densities and intensities;

(3) Circulation. Delineation of internal, with hierarchical classification of streets where appropriate;

(4) Access points of connection of the local streets to the trafficways, if any, including general indication of the necessary improvements to the trafficway to accommodate the local trips generated by the development;

(8) Building site coverage.

(a) Structures 60 or fewer feet. The combined ground area occupied by all principal and accessory buildings shall not exceed 40% of the site area.

(b) Structures over 60 feet.

1. The combined ground area of all accessory structures shall not exceed 60% of the site area.

2. The combined ground area of all principal structures shall not exceed 25% of the site area.

(9) Underground utilities. All utilities, including telephone, television cable and electrical systems shall be installed underground. Primary facilities providing service to the site may be exempted from this requirement. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. The developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted above-ground.

(10) Open space requirements. The master plan shall provide pervious open space at least equal to 30% of the gross area of the development, except

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

(5) Community facilities. General location and size of any community facility included within the development such as parks, community centers, and the like;

(6) Vegetation. Indication of any existing native vegetation and any other natural features within the development together with general plans for the conservation or mitigation thereof;

(7) Drainage. Schematic depiction of existing and proposed surface water management elements, including wetlands, detention facilities, drainage easement and swales;

(8) Computations. Table of computation of land use distribution showing proposed uses, acreage, and number of units and density in the case of residential uses;

(9) Utilities. Schematic depiction of the potable water distribution and wastewater collection systems, including easements.

(F) Conformance to master plan.

(1) Conformance. After rezoning to RPUD, no permits shall be issued by the city, and no development shall commence unless in conformance with the approved master plan, unless a change or deviation is approved by City Commission.

(2) Minor changes. Upon application by the developer, the Director of Planning and Growth Management, based upon recommendations from the Development Review Committee, may approve minor changes and deviations from the approved master plan which are in compliance with the provisions and intent of this chapter, and which do not depart from the principal concept of the approved master plan. Examples of minor changes would be substitution of types of plant material so long as the general landscape theme remains the same; reconfiguration of parking areas so long as the number of parking spaces is not reduced;

relocation of landscape material by no greater than five feet; relocation or realignment of building footprints by no greater than five feet; and other similar changes.

(3) Major changes. Any change other than a minor change as defined above shall be a major change and shall be subject to the same procedures as required for a new application.

(H) Effective period of RPUD approval. Approval of a RPUD rezoning shall be conditional for a period of 18 months. Unless construction of some phase of the proposed approved project is commenced on or before the last day of the eighteenth month following the date of approval, then said approval shall expire. However, the running of the 18-month time period shall be tolled during the pendency of any legal proceedings opposing zoning, land use, or development permits issued by the city for the proposed approved project. Approval of an RPUD shall remain effective while required building permits are maintained in an active and valid status for the project except that one 4-month period of inactivity can be authorized by the Zoning Director if valid reasons are provided for the requested inactivity.

(Ord. 91-63, passed 6-25-91; Am. Ord. 2001-12, passed 11-14-00; Am. Ord. 2001-35, passed 1-23-01; Am. Ord. 2002-30, passed 1-22-02; Am. Ord. 2003-24, passed 1-14-03; Am. Ord. 2007-58, passed 7-24-07)

§ 155.171 RM-45/HR OVERLAY DISTRICT.

(A) Intent. The intent of this district is to acknowledge that prior to 1974, approximately 21 condominium developments were constructed at heights ranging from 130 to almost 300 feet and that with the adoption of the ten story height limit in 1974, these structures became officially designated as nonconforming structures with conforming uses; to balance the goals of removing those structures from nonconforming status, allowing compatible

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

densities and building heights in areas with concentrations of taller buildings and at the same time preserving physical and visual access to the beach.

(B) Reference to RM-45 District. Uses, density, setbacks, minimum floor area, lot coverage, pervious area, site plan review and special regulations requirements shall be as specified in this code for RM-45 districts.

(C) Prerequisites. To qualify for the RM-45/HR Overlay designation. the following criteria are established:

(1) The property must contain or abut a multi-family residential building which exceeds 105 feet in height, and

(2) The underlying designation of the City's Future Land Use Map must be high density residential, and

(3) The underlying zoning classification of the property must be RM-45. high density residential, and

(4) The minimum distance between two separate RM-45/HR designated areas shall be 500 feet: if the intervening land is non-residential this requirement shall not apply.

(D) Building height. Height limitations of the RM-45 District shall not apply to the RM-45/HR Overlay District.

(Ord. 98-52, passed 7-14-98; Am. Ord. 2004-54, passed 7-27-04; Am. Ord. 2004-75, passed 9-28-04)

MOBILE HOME DISTRICT

§ 155.175 MH-12 MOBILE HOME PARK DISTRICT.

(A) Purpose. The MH-12 Mobile Home District is intended to apply to areas to be used for the placement of mobile homes for living quarters for permanent occupancy as a part of a planned development.

(B) Permitted uses.

(1) Mobile home parks for occupancy by mobile homes as living quarters; or

(2) The sale, by its owner or properly authorized dealer, of used mobile homes on sites presently or previously occupied by the owner of such mobile home.

(C) Prohibited uses. Display or sale of used mobile homes except an occupied mobile home, or an unoccupied mobile home previously occupied on the same site, may be sold on that site by its owner or properly authorized dealer.

(D) Special requirements.

(1) License. Each unit of a mobile home originally moved onto the site as a separate mobile home shall be currently licensed each year as provided under F.S. Ch. 320 as currently enacted or as may be amended from time to time.

(2) Vehicular access. Each plot shall abut on a public street or a private street or drive at least 30 feet in width, have a pavement width of at least 22 feet (not including sidewalks) and shall be supplied with a driveway extending from the right-of-way pavement conformance with § 155.112 of this chapter.

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

*Excerpt from the City of Pompano Beach Code of Ordinance
Chapter 155/ full code available online at www.amlegal.com*

(3) Tract size. Any site shall consist of at least five compact gross acres and with no dimension less than 300 feet.

(4) Utilities. Each plot shall be supplied with public water and sewer service.

(E) Height, maximum of 12 feet.

(F) Setbacks and separation requirements. Every plot used for mobile home park purposes shall provide perimeter setbacks as follows:

- (1) Front yard minimum of 25 feet;
- (2) Side yard minimum of ten feet; and
- (3) Rear yard minimum of 15 feet.

(4) No part of any mobile home or any addition or appurtenance thereto shall be placed within ten feet of any mobile home, addition or appurtenance thereto. No part of any mobile home or addition or appurtenance thereto shall be located within 25 feet of any accessory or service building or structure used in conjunction with a mobile home park.

(G) Density. The density shall be 12 units per net acre of site area or the density specified in the Low Medium Density category of the Future Land Use Element, whichever is less.

(H) Porches and additions.

(1) Structures of a permanent nature shall not be added or attached to a mobile home area which exceed the gross area of the mobile home itself.

(2) All portable or demountable awnings, roofs or other appurtenances shall be dismantled and stored either with the mobile home or in some permanent building during the following circumstances:

(a) Within one hour after all hurricane warnings by the U.S. Weather Bureau; or

(b) If the mobile home is not to be occupied for a period of 30 days or more.

(I) Recreation areas. All mobile home parks shall provide recreational facilities not less than 6% of the gross area. Yard space shall not be included in the calculation of this area. On-site lakes and waterways may be used to satisfy up to one-third of this requirement.

(J) Exemption for trailer parks formerly zoned county R-1T and comprised of individually-owned lots or lots for occupancy under lease or rental for a period of one year or more and fronting on public streets.

(1) Front yards. Every plot shall be provided with a front yard not less than six feet in depth.

(2) Side yards. Every plot shall be provided with side yards not less than four feet in width, except that a roofed carport, without enclosure or side walls, may be located not closer than two feet to any interior side plot line.

(3) Rear yards. Every plot shall be provided with a rear yard not less than eight feet in depth.

(4) Encroachments. No enclosed or roofed structure shall be located in any required yard or setback area except as specified in division (J)(2) of this section.

(Ord. 91-63, passed 6-25-91; Am. Ord. 94-22, passed 3-8-94; Am. Ord. 2007-58, passed 7-24-07)

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.