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## Sec. 98-52A. DBR, Dixie Business/Residential District.

- (a) *Purpose and intent.* The purpose of this specialized zoning district is to encourage and provide enhanced property development within the Dixie Highway commercial corridor. Objectives of the district include: protecting adjacent residential land uses; providing for the development of new housing types; maintaining heights and densities at appropriate levels; enhancing the commercial status of the corridor with neighborhood serving non-residential uses; and providing architectural design guidelines to achieve a compatible and aesthetic environment.
- (b) *Definitions.* These definitions are set forth as separate and supplemental from those definitions contained in section 98-3, as they are specific to the DBR district. To the extent there is a conflict between these definitions and those of section 98-3, the meaning given herein shall control.

*Antiques* means an object having special value because of its age (typically at least 50 years old) especially a household item, clothing, piece of furniture, toys or handicraft representing a period of origin. Antiques do not include firearms, cars, watercraft or other motorized vehicles.

*Architectural style* means a system or style of a building or structure, having certain qualities of structure, decoration, rhythm, articulation, pattern, texture, and materials all of which contribute to or establish a building character.

- (1) *Old Florida coastal vernacular style.* An architectural style characterized by agrarian wood features, metal roofing, wood or stucco exterior, broad overhangs, recessed sash windows, shutters, awnings, porches and colonnades.
- (2) *Mediterranean style.* An architectural style characterized by stucco walls, barrel roof tiles, arches, corbeled brackets, a predominately-hipped roof, parapet walls and a distinguishable entrance.
- (3) *Bermuda/Island style.* An architectural style characterized by white tile roofs with stucco façades and quoins used as typical details.

*Dual frontage* means property with at least two public street frontages, on either its front, rear or side property lines.

*Fast food restaurants* means any restaurant in which the usual and customary operations includes all of the following characteristics:

- (1) There is no table service. Patrons must order and pickup their food from a counter.
- (2) The patron has the option to eat the food on the premises or take the food elsewhere for consumption.
- (3) All eating utensils are disposable.
- (4) Drive-thru or walk-up window service.

*Financial services* means an applicable licensed establishment or place of business providing financial services. Financial service uses are limited to banks, trust companies, savings and loans, credit unions, investment companies, security exchange and real estate brokers.

*Front property line* means the property line that abuts the street of highest intensity, as defined by the street hierarchy system. The address street shall determine the front property line for dual frontage property with the same street intensity.

*Limited business service* means an establishment or place of business primarily engaged in rendering services to other businesses on a fee or contractual basis. Business service uses are limited to advertising and mailing, travel, building maintenance, management consulting, security, commercial research, development and testing, photo finishing, duplicating and secretarial services.

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*Limited personal service* means an establishment or place of business primarily engaged in the sale of services of a personal nature. Personal service uses are limited to hair, nails, facials, shoe repair, tailor and alteration, pet grooming and dry cleaning shops.

*Limited retail sales* means the retail sales of new and consignment antiques, baked goods, bicycles, beer and wine, books and magazines, cards, confectioneries, cosmetics, crafts, electronics, eyewear, fabrics and linens, fish, food, fruits and vegetables, garden supplies and plants, gifts, glassware, hardware, paints, housewares, ice cream, jewelry, lighting, meats, medicines and prescriptions, music CD/tapes, musical instruments, nautical supplies, office equipment and supplies, paper and art supplies, pets and pet supplies, photographic equipment and supplies, pool supplies, sewing supplies, sporting goods (excluding firearms), toys, video sales and rentals, wearing apparel and accessories.

*Mixed-use development* means permitted residential and nonresidential uses (either outright or conditionally) in the same structure or separate structures on the same lot and meeting the standards specified in the DBR district.

*Nonresidential development* means permitted nonresidential uses (either outright or conditionally) exclusively in the same structure or separate structures on the same lot without any residential uses and meeting the standards specified in the DBR district.

*Professional office use* means specialized, State of Florida licensed services, such as the offices of a doctor, dentist, lawyer, engineer architect, chiropractor, massage therapist, osteopath, insurance agent or real estate broker.

*Prohibited use* means that the use is not allowed in the DBR district.

*Rear property line* means the property line that defines the rear of the lot, opposite of the front property line.

*Residential development* means permitted residential uses (either outright or conditionally) exclusively in the same structure or separate structures on the same lot without any nonresidential uses and meeting the standards specified in the DBR district. Residential development includes single-family, townhouses, duplex, and multifamily dwellings.

*Street front façade* means the side of a building that faces the front property line not including alleyways when viewed in elevation from the centerline of the public street on which it fronts.

*Street hierarchy system* means a classification of public thoroughfares for the movement of pedestrians and or vehicles based on the highest intensity sequence of city main streets (highest), neighborhood main streets, and local streets (lowest), and further defined as:

- (1) City main streets include Dixie Highway, and Southwest 10th Street.
  - (2) Neighborhood Main Streets include Southwest 15th Street, Southwest 14th Place, Southwest 14th Street, Southwest 13th Place, Southwest 2nd Avenue, Martin Luther King Avenue, Southwest 2nd Terrace, Southwest 5th Court, Southwest 5th Street, Southwest 4th Street, Southwest 2nd Court, Southwest 2nd Street, Southwest 1st Terrace, Southwest 1st Court, and Southwest 1st Avenue.
  - (3) Local streets include all other streets.
- (c) *Applicability.* All new construction or site improvements or alteration, expansion, renovation and similar improvements to existing structures permitted on or after (date of ordinance) shall conform to the requirements of this division. No part of any existing structures shall be converted to another permitted use within the DBR zoning district if the site is unable to comply with the requirements of this section. Conversions of existing buildings are subject to development review. A conversion shall be considered as any change in use.

- (d) *Use regulations.* The uses that are permitted by right or by condition in the Dixie Business/Residential district shall be indicated in Table A. The letter "P" in the status column means "permitted by right," and the letter "C" means permitted as a conditional use. Any use not listed in Table A as permitted, or conditionally permitted is prohibited.
- (1) Allowable permitted and conditional uses are further restricted by the property's street frontage designation and its front property line as determined by the street hierarchy system. As an example, health and fitness club uses are permitted on lots abutting streets with city main street designations but are not permitted on lots with neighborhood main or local street designations.
  - (2) For property or development plans with dual frontage, the street with the highest street designation determines allowable uses.
  - (3) All activities in the DBR district, including any sale, display, preparation and storage shall be conducted entirely within a fully-enclosed building, with the exception of restaurants which may be allowed to have outdoor seating for up to 48 as a permitted use and in excess of 48 as a conditional use.
- (e) *Accessory uses.* Uses customarily incidental to the principal permitted or approved conditional use shall be permitted accessory uses in the DBR district.

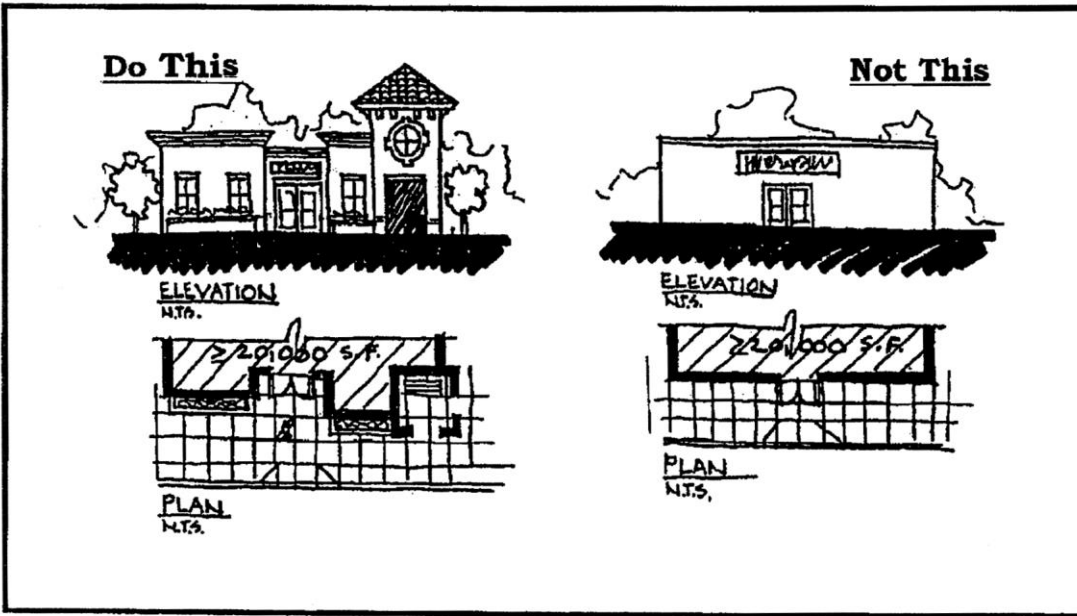
**DIXIE BUSINESS/RESIDENTIAL DISTRICT - ALLOWABLE USES**

TABLE A

Allowable Use	Street Category		
	City Main Street	Neighborhood Main Street	Local Street
Residential development (subject to Broward County residential flex availability)	C(No ground floor residential)	P	P
Convenience store (with dispersal limitation) Sec. 98-52A(f)	P		
Day-care, adult or child	C	C	C
Essential services	P	P	P
Fast food restaurant (with dispersal limitation)	P		
Financial services	P	C	C
Funeral home	P	C	
Indoor recreation (excluding pool halls) located within a shopping center of at least ten gross acres, or a freestanding building with at least three gross acres. Provided one permitted facility per shopping center.	C		
Health and fitness clubs	P		
Laundromat	P		
Limited business service (see definition)	P	C	
Limited personal service (see definition)	P	C	
Limited retail sales (see definition)	P	C	
Medical clinic	P	C	
Mixed-use developments	P	C	C
Museums and art galleries	P	P	

Assisted living facility, subject to the provisions of section 98-93 of this Code	P	C	
Office, business, governmental and professional	P	P	P
Public park	P	P	P
Restaurants (including outdoor seating for not in excess of 48 patrons, over 48 conditionally)	P	C	
Schools (public/private/arts and vocational)	C	C	C
Theatres			

- (f) *Dispersal limitation.* No fast food restaurant shall be located within 2,500 feet of any other fast food restaurant within the district. No convenience store shall be located within 2,500 feet of any other convenience store within the district.
- (1) The distance requirement shall be measured and computed by following a straight line from the nearest property line of the proposed facility to the nearest property line of an existing facility, along the city main street right-of-way line.
  - (2) Fast food restaurants and convenience stores, which are in existence on the effective date of this district, shall not be used in the 2,500-foot computation for future facility proposals.
- (g) *Building design standards.* It is the intent of the DBR specialized zoning district to ensure that the development of the Dixie corridor is carried out in accordance with a harmonious architectural style. Buildings shall have architectural features and patterns that provide visual interest, reduce massing aesthetic and respond to the site. Façades shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that is consistent with the community's identity. Articulation is accomplished by varying the building mass in height and width so that it appears to be divided into distinct massing elements (see Illustration 1 below).

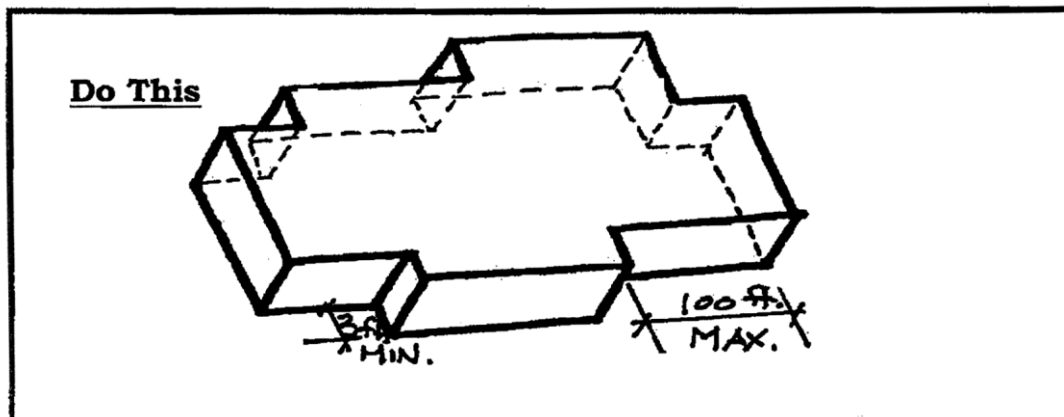


**Illustration 1**

Articulation

The principals and guidelines set out below are not intended to limit quality architecture but to establish a meaningful guide for quality development and redevelopment. In order to achieve this intent, all development shall be designed by a registered Florida architect and comply with the following:

- (1) All façades that front public rights-of-way shall be designed to be consistent with either the fundamental design concepts of the Old Florida Coastal Vernacular, Mediterranean or Bermuda/Island style and include detail and trim features that represent these architectural styles.
- (2) The ground floor of façades that face a city or neighborhood main street shall have no horizontal length or uninterrupted curve of a building façade exceeding 100 linear feet. Projections and recesses shall have a minimum depth of three feet with varied lengths (see Illustration 2 below).



**Illustration 2**

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Projections and Recesses

- (3) All nonresidential and mixed-use buildings and projects shall be required to provide a minimum of three building design treatments as listed below; (see Illustration 3 below).
- a. Canopies or porticos, integrated with the building's massing and style;
  - b. Overhangs, minimum of three feet;
  - c. Arcades, minimum of eight feet clear in width;
  - d. Raised cornice parapets over doors;
  - e. Peaked roof forms;
  - f. Arches;
  - g. Display windows;
  - h. Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design;
  - i. Clock or bell towers;
  - j. Sculptured artwork;
  - k. Any other treatment, which in the opinion of the director of planning and growth management meets the intent of this section:

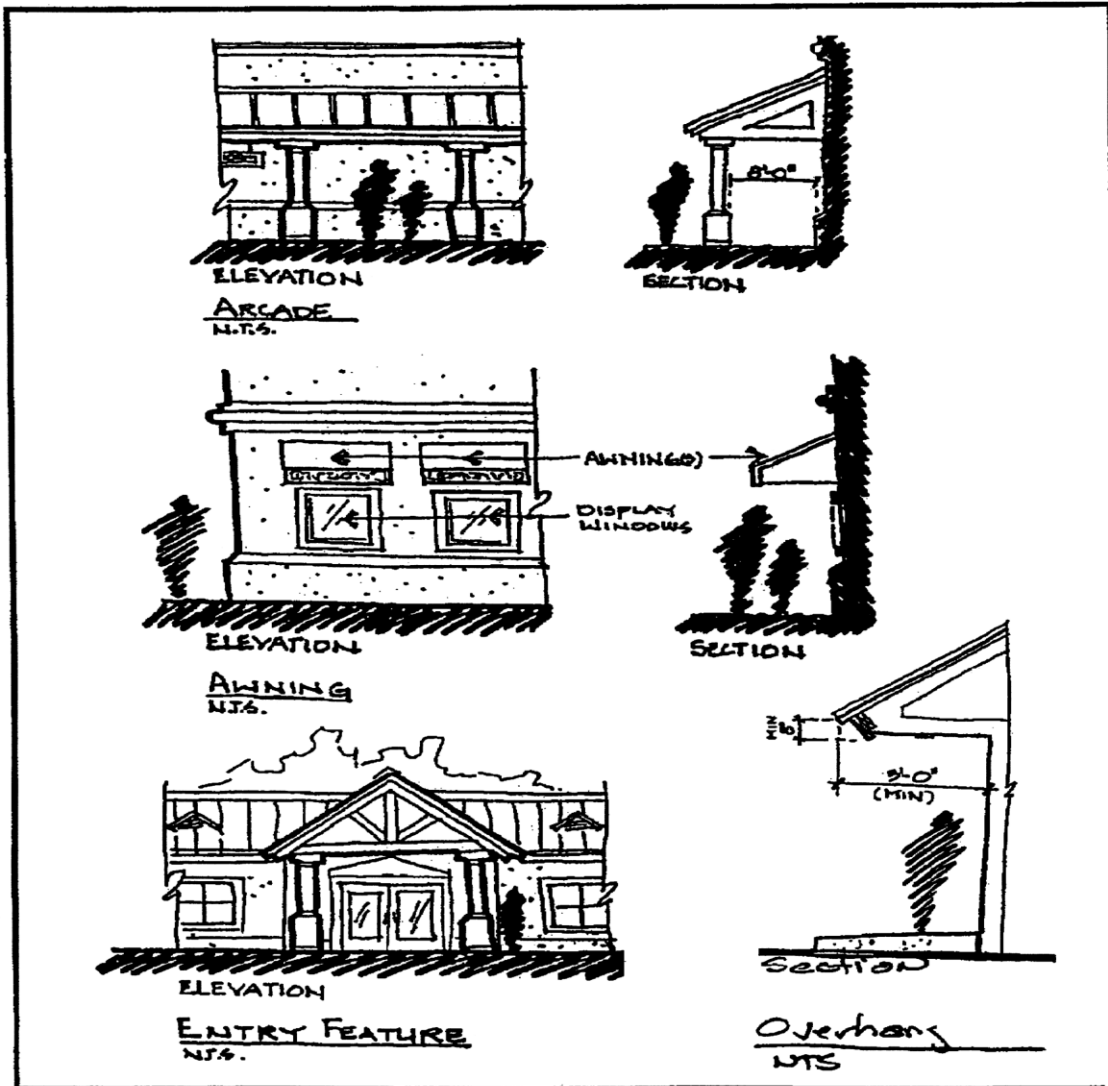


Illustration 3

Design Treatments

- (4) A nonresidential or mixed use building façade that faces a city or neighborhood main street shall have either windows along no less than 50 percent of their horizontal length or a primary customer entrance along said façade.
- (5) All nonresidential façades of outparcel structures shall be considered street facing façades and shall have the architectural, site and landscaping design elements which are integrated with and common to those used on the primary structure. These common design elements shall also include colors and materials associated with the main structure.
- (6) Roof edges and parapet treatments of city and neighborhood main street fronting buildings shall have at a minimum of one roof edge and/or parapet with a vertical change from the dominant roof

condition a minimum of three feet; (see Illustration 4).



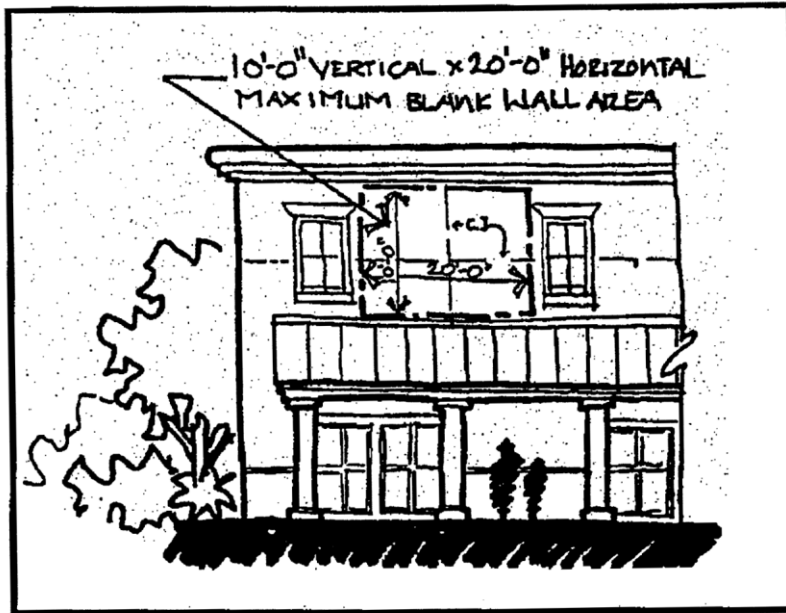
**Illustration 4**

Roof Edges and Parapet Treatments

- (7) Prohibited roof types and materials for nonresidential or mixed-use buildings shall include the following:
  - a. Asphalt shingles, except laminated, 320-pound, 30-year architectural grade asphalt shingles or better;
  - b. Roofs utilizing less than or equal to a two to 12 pitch unless utilizing full parapet coverage;
  - c. Back-lit awnings used as a mansard or canopy roof;
- (8) Blank wall areas shall not exceed ten feet in the vertical direction nor 20 feet in the horizontal direction of all street or corner street front building façades. Control and expansion joints within this area shall constitute a blank wall area unless used as a decorative pattern and spaced at intervals of six feet or



less. Relief and reveal work depth must be a minimum of one-half-inch, (see Illustration 5)



**Illustration 5**

Blank Wall Areas

- (h) *Building placement priority.* All nonresidential and mixed-use buildings with nonresidential uses shall give priority to the street of greatest intensity by placing the building's front façade, adjacent to the front property line. The building(s) street front façade shall have a minimum length, equal to 80 percent of the front property line's lot dimension as described below.
  - (1) For purposes of calculating the 80 percent minimum building length requirement for street front façades, driveways and required landscape buffer widths that comprise the front lot line dimension, may be subtracted from the total length of the front property line before calculating the 80 percent requirement; (see Illustration 6).

Front Line Dimension

- (i) *Landscaping.* Any site plan, which includes improvements along a city main street, shall provide an irrigation system rendering 100 percent coverage to the property and adjacent swale areas of the city main rights-of-way. St. Augustine sod shall be planted within the swales. In addition to the required landscaping per Code, all swale areas are to have three and one-half-inch minimum caliper Mahogany trees, planted 30 feet on center; provided that swales under power lines shall have three and one-half-inch minimum caliper, yellow Tabebuias, planted 30 feet on center.
- (j) *Property development requirements.* The development regulations for property in the Dixie Business/Residential district shall be as indicated in Table B.

**TABLE B**

Requirements	Development Type		
	Residential	Nonresidential	Mixed Use
Minimum lot area per D.U.	3,300 sq. ft.	5,000 sq. ft.	3,300 sq. ft.

Minimum lot width	20 ft.	50 ft.	50 ft.
Maximum residential density	10 units per gross acre	NA	10 units per gross acre
Minimum square footage Residential development			
(1) One bedroom unit	700 sq. ft.	NA	700 sq. ft.
(2) Two bedroom unit	900 sq. ft.	NA	900 sq. ft.
(3) Three bedroom unit	1050 sq. ft.	NA	1050 sq. ft.
Yards			
(1) Front yard	25 ft. min.	10 ft. min. and not to exceed 20 ft. maximum	10 ft. min. and not to exceed 20 ft. maximum
(2) Corner street side yard	25 ft. min.	10 ft. min.	10 ft. min.
(3) Interior side yard	5 ft. min.	None	None
(4) Rear yard	15 ft. min.	5 ft. min./10 ft. with street frontage	5 ft. min./10 ft. with street frontage
Maximum lot coverage (All buildings and accessory structures)	NA	50%	65%
Minimum landscape area	35%	15%	15%
Maximum floor area ratio	NA	1.0	1.0
Maximum building height	Two stories (35 ft. max.)	Two stories (35 ft. max.)	Three stories (45 ft. max.)
Minimum separation between principal structures on a lot	15 ft. min.	None	25 ft. min.
Maximum length of any group of attached structures	250 ft.	None.	None

- (k) *Bicycle parking facilities.* All buildings with uses listed in Table C shall provide on the same lot, bicycle-parking facilities as required. Each required bicycle facility shall include stationary bike racks, typically a vertical hoop or bar and shall be designed to accommodate the required number of bicycles.

**TABLE C**

Use	Requirement
Residential	One and one-half (1½) spaces per dwelling unit
Convenience store	1 bicycle space per 1,000 square feet of gross floor area
Community facility	5 spaces per building
Fast food restaurant	5 spaces per building
General commercial buildings	1 bicycle space per 3,000 square feet of gross floor area
Mixed-use developments	5 spaces per building plus one and one-half spaces per dwelling unit
Office	5 spaces per building
Restaurants	5 spaces per building

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- (l) *Off-street parking, driveways and loading requirements.* Except as otherwise provided in this section, the design, configuration and requirements of all parking and loading areas shall be in accordance with section 98-88.
- (1) Development plans with a front property line on a city main street and a rear property line on a neighborhood main street shall not have access from the neighborhood main street. No curb cuts or driveways shall be allowed to cross the rear property line.
  - (2) Garages, carports and associated driveways may count toward meeting the parking requirements for residential uses and residential uses only in a mixed-use development.
  - (3) Residential uses located in the same building with nonresidential uses shall have a parking requirement of one and one-half spaces per dwelling unit.
  - (4) Office use shall have a parking requirement of one space for every 300 square feet of gross floor area, exclusive of medical or dental offices. The general provisions of off-street parking section shall apply to medical and dental offices.
  - (5) Limited retail sales uses shall have a parking requirement of one space for every 350 square feet of nonstorage floor area.
- (m) *Walls, fences and hedges.* A minimum six-foot high stucco masonry wall shall be constructed where any nonresidential use, or mixed-use development, directly abuts a residential zone or residentially developed site. The wall shall have equal finished treatment on both sides. Corner lots shall have a five-foot setback on the corner street frontage for walls.
- (1) *Front, rear and street side (corner) yards.* Garden walls, fences or hedges may be located within the required front, rear and corner yards. They must be set back five feet from the property line for the purpose of landscape beautification and may not exceed eight feet in height.
  - (2) *Interior side yards.* Walls, fences or hedges may be located in the required interior side yard and may not exceed eight feet in height.
  - (3) *Walls or landscape buffers abutting residential-zoned property* which are required to be constructed by this section, shall be erected either before or concurrent with the construction of the exterior walls of the first building.
- (n) *Solid waste facilities.* Solid waste facilities shall be screened from public view by a stucco masonry enclosure attached to the main building. Larger developments may be required to provide dumpster enclosures in accordance with engineering drawings 19.01 and 19.02 as determined by the sanitation department.
- (1) Solid waste facilities may not be located in the front or corner side yards.
- (o) *Signs.* Except as otherwise provided in this section, all permitted signs in the DBR district shall be in accordance with Chapter 102 of the Deerfield Beach Land Development Code.
- (1) Signs permitted and regulated on all one- and two-family residential developments shall be as allowed in section 102-8(a) for one- and two-family dwelling districts.
  - (2) Signs permitted and regulated on all multi-family residential developments shall be as allowed in section 102-8(b) for multi-family residential districts.
  - (3) Signs permitted and regulated on all nonresidential and mixed-use developments shall be as allowed in section 102-8(c) for business, commercial and industrial districts.
  - (4) Signs permitted and regulated on community facility developments shall be as allowed in section 102-8(d) the community facility district.

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- (p) *Applicable codes and special criteria.* Development under the Dixie Business/Residential District shall adhere to all other existing criteria of the Deerfield Beach Land Development Code. Where any provision of this zoning district conflicts with other city codes and ordinances, this section shall govern.

Prior to construction, or conversion, of any structure in the DBR zoning district, the proposal shall be the subject of development review through the submission of a development plan as required in the Code. In approving such development plan, the community appearance board, planning and zoning board and city commission shall consider the location, size, height, spacing, appearance, character and utilization of any building, structure or use and their appurtenances, access and circulation for vehicles and pedestrians, streets, parking areas, yards, and open spaces and their relationship to adjacent property to ensure that such proposal provides for the safety and convenience of the public, and that adequate protection and separation are provided for contiguous and nearby residential property.

The city commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements that are found necessary in its judgment to effectuate the purpose of this section and carry out the spirit and objectives of the zoning ordinance.

- (q) No sign shall be constructed or erected which exceeds the height of the tallest building, on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.

(Ord. No. 2003-007, § 1, 2-2-03; Ord. No. 2005/027, § 10, 9-6-05; Ord. No. 2012/029, § 10, 7-10-12; Ord. No. 2013/034, § 3, 12-3-13; Ord. No. 2014/033, § 2, 12-2-14)