

Print

Pompano Beach, Florida Zoning Code

155.3304. GENERAL BUSINESS (B-3)

A. Purpose **Typical Building Type**

The General Business (B-3) district is established and intended to accommodate a diverse range of moderate-intensity retail, service, office, recreation/entertainment, visitor accommodation, and institutional uses that serve the residents and businesses in the community at large (e.g., most retail sales and service uses, restaurants, offices, banks, restaurants, gasoline filling stations, marinas, auto and boat sales and service uses, theaters, hotels, child care facilities, vocational or trade schools, health care facilities, places of worship). It also accommodates complementary residential uses (e.g., live-work and upper-story dwellings) and moderate-to high-density multifamily development (either stand-alone or mixed with commercial development).



B. Use Standards

See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.

C. Intensity and Dimensional Standards ¹

Lot area, minimum (sq ft)	10,000 ²
Lot width, minimum (ft)	100 ²
Density, maximum (du/ac)	46 ^{2,3}
Lot coverage, maximum (% of lot area)	60
Pervious area, minimum (% of lot area)	20
Height, maximum (ft)	105 ⁴
Front yard setback, minimum (ft)	0
Street side yard setback, minimum (ft)	0 ^{2,5}
Setback from a waterway or canal, minimum (ft)	15
Setback from a dune vegetation line, minimum (ft)	25
Interior side yard setback, minimum (ft)	0 ^{2,5}
Rear yard setback, minimum (ft)	30 ⁵

Typical Lot Pattern



Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.
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NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

- See measurement rules and allowed exceptions/variations in Article 9: Part 4.
- For townhouse development, applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.
- Residential development on land classified as Commercial by the Land Use Plan is subject to allocation of flex or reserve units in accordance with Chapter 154, Planning.
- Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.

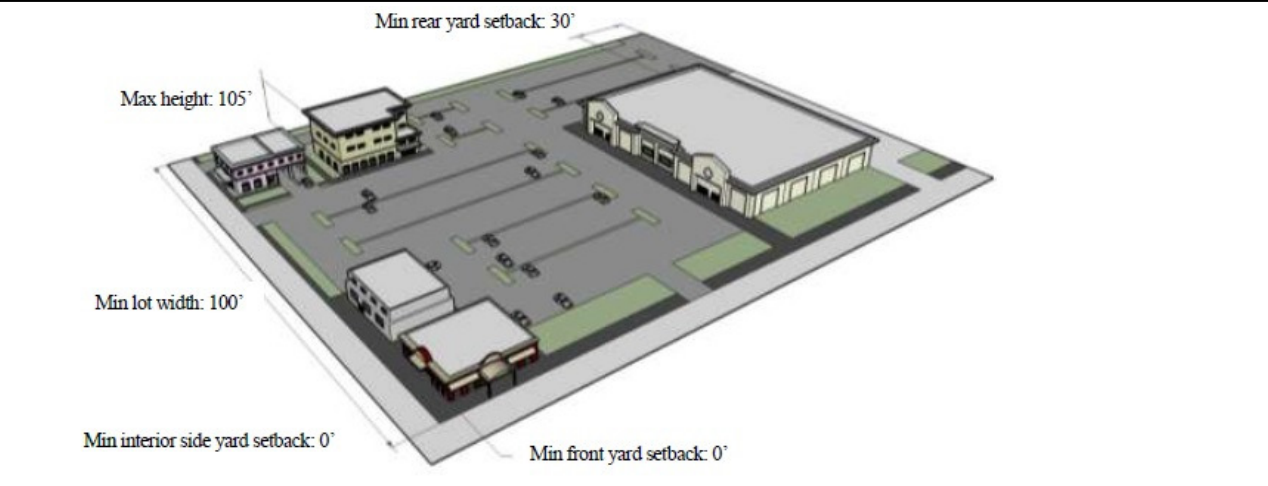
5. Those portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft.

D. Intensity and Dimensional Standards for Free-Standing Residential Buildings

Free-standing Residential Buildings shall comply with the following dimensional standards. Standards not listed below, including lot coverage, pervious area, and building height, shall be as required in Section 155.3304.C above.

Lot area, maximum (acre)	5	
Lot area, maximum (acre) for properties within the NWCRA or AOD	10	
Floor area per dwelling unit, minimum (sq ft)	Efficiency	500 – habitable living space
	1 Bedroom	650 – habitable living space
	Additional Bedroom	100 – habitable living space
Interior side yard setback, minimum (ft)	10	
Rear yard setback, minimum (ft)	10	

Typical Development Configuration



(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13; Am. Ord. [2013-73](#), passed 7-23-13)