



MEMORANDUM

To: City Commission

From: Jason Chockley, Acting Community Development Director

Date: May 9, 2023

Re: X-1 Zoning District - Height Allowances

BRIEF DESCRIPTION:

This proposed code change is to the City's X-1, Civic District, and relates to setting height maximums. Currently, the X-1 district does not have a maximum height allowance. This proposed change is based off of Broward County's approach of, "the further the building is away from residentially zoned property, the taller the building can be". This new proposed language would set the below "tiers" of height.

The items highlighted in **RED** were updated since first reading. The word "building" was added for clarification, the radius distances were increased by an additional 50ft which match the setback of 1st Baptist Church of SW Broward, and a height allowance was added for ornamental structures. These changes minimize help minimize the potential of having very large buildings in the City but also help avoid RLUIPA conflicts.

- 1) **35ft Max Building Height** if the structure is **within 250 ft** of any plot zoned for detached one-family dwellings, two-family dwellings, or townhouses.
- 2) **55ft Max Building Height** if the structure is **more than 251 ft** from any plot zoned for detached one-family dwellings, two-family dwellings, or townhouses.
- 3) ~~**83ft* 120ft Max Height** if the building is **more than 500ft** away from any plot zoned for detached one family dwellings, two family dwellings, or townhouses.~~

Towers, cupolas, steeples and domes, not exceeding in gross area, at maximum horizontal section, fifteen percent (15%) of the roof area, used only for ornamental purposes, may exceed the permissible height limit by not more than fifty five percent (55%).

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board, at their meeting of April 3, 2023, **unanimously recommended Approval** of the proposed code change 10-0 * **with an amendment that the tallest option be limited to 83ft which matches the current tallest structure in the City (1st Baptist Church of SW Broward).**