

EXHIBIT B

RAC Rezoning
Proposed Zoning

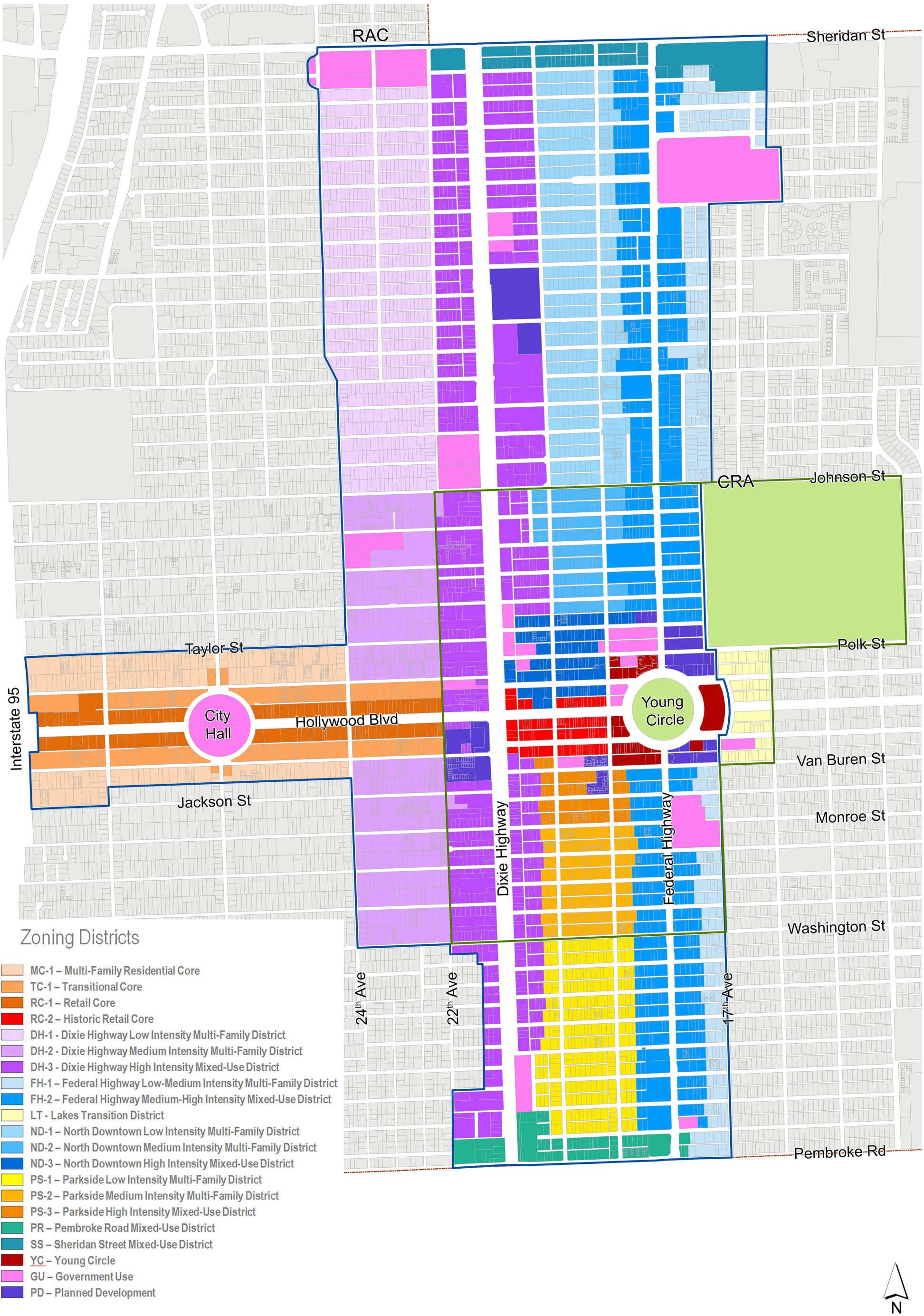


EXHIBIT A

RAC Rezoning

DH-3 - Dixie Highway High Intensity Mixed-Use District



(c) DH-3 - Dixie Highway High Intensity Mixed-Use District

(i) DH-3 - Dixie Highway High Intensity Mixed-Use District Use Table.

DH-3 - Dixie Highway High Intensity Mixed-Use District Uses			
<u>Main Permitted Uses</u>	<u>Accessory Uses</u>	<u>Special Exception Uses</u>	<u>Prohibited Uses</u>
<u>Adult Educational Facilities¹</u> <u>Amusement Uses (Indoor and Outdoor)</u> <u>Antique, Consignment, Collectible, and Vintage Store</u> <u>Artisan and Maker Manufacturing and Space</u> <u>Assembly of Pre-manufactured Parts for Sale on Premises</u> <u>Automotive Rental</u> <u>Automotive Repair</u> <u>Automotive Sales, New and Used</u> <u>Bar, Lounge, or Night Club</u> <u>Bed and Breakfast Inn</u> <u>Cabinet, Furniture, and Upholstery Shop</u> <u>Car Wash²</u> <u>Coin Laundry³</u> <u>Commercial Uses</u> <u>Contractor Shop and Storage (Indoor)</u> <u>Dry Cleaner</u> <u>Food Processing</u> <u>Funeral Home</u> <u>Hotel</u> <u>Institutional</u> <u>Live-Work</u> <u>Microbrewery, Microdistillery, and Microwinery</u> <u>Motel</u> <u>Multi-Family Residential, except on the ground floor</u>	<u>Automotive Paint or Body</u> <u>Light Manufacturing associated with Retail or Showroom</u> <u>Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use⁴</u> <u>Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery⁵</u> <u>Any use customarily associated with one of the Main Permitted Uses.</u>	<u>Day Care Facility</u> <u>Outdoor Storage</u> <u>Schools (K-12)</u> <u>Service Station</u>	<u>Adult Entertainment or Adult Related Uses</u> <u>All General and Heavy Manufacturing Uses</u> <u>Bulk Sales, Storage, or Display of Lumber and Building Materials</u> <u>Pawn Shop</u> <u>Psychic Help Uses</u> <u>Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard</u> <u>Any use not listed as a Main Permitted Use</u>

<u>adjacent to Tyler Street, Dixie Highway and 21st Avenue</u> <u>Museum, Art Gallery, and Similar Cultural Uses</u> <u>Office</u> <u>Parking Lot and Garages (Commercial)</u> <u>Personal Service</u> <u>Place of Worship, Meeting Hall, and Fraternal Lodge</u> <u>Restaurant</u> <u>Retail (Indoor)</u> <u>Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)¹</u> <u>Self-Storage Facility</u> <u>Single Family Residential, except on the ground floor adjacent to Dixie Highway and 21st Avenue</u> <u>Thrift Shop</u> <u>Wholesale and Warehousing</u>			
<p>¹ <u>Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.</u></p> <p>² <u>Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.</u></p> <p>³ <u>Coin Laundries shall be fully enclosed and air-conditioned.</u></p> <p>⁴ <u>Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.</u></p> <p>⁵ <u>Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.</u></p> <p><u>See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.</u></p>			

(ii) DH-3 - Dixie Highway High Intensity Mixed-Use District Development Regulations Table.

DH-3 - Dixie Highway High Intensity Mixed-Use District Development Regulations		
MAXIMUM FAR		
<u>3.00</u>		
MAXIMUM HEIGHT		
<u>10 Stories, not to exceed 140 ft.</u>		
<u>Sites or portions of sites within 100 feet of RS-3, PS-1: 5 Stories, not to exceed 55 ft.</u>		
<u>Sites or portions of sites within 200 feet of DH-1, DH-2, ND-1: 5 Stories, not to exceed 55 ft.</u>		
MINIMUM SETBACKS		
Frontage	Base Ground Floor – 55 Feet	Tower Above 55 Feet
<u>All Frontages</u>	<u>Non-Residential: 10 ft.</u> <u>Residential: 15 ft.</u>	<u>Non-Residential: 10 ft.</u> <u>Residential: 15 ft.</u>
<u>Side Interior</u>	<u>0 ft.</u> <u>When adjacent to RS-3, DH-1, and DH-2: 10 ft.</u>	<u>0 ft.</u> <u>When adjacent to RS-3: 100 ft.</u> <u>When adjacent to DH-1, and DH-2: 200 ft.</u>
<u>Alley</u>	<u>5 ft.</u> <u>When adjacent to RS-3, DH-1, and DH-2: 20 ft.</u>	<u>5 ft.</u> <u>When adjacent to RS-3: 100 ft.</u> <u>When adjacent to DH-1, and DH-2: 200 ft.</u>
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
<u>Dixie Highway</u> <u>21st Avenue</u>	<u>30 ft.</u>	<u>N/A</u>
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
<u>Dixie Highway</u>	<u>60%</u>	<u>N/A</u>
<u>21st Avenue</u>	<u>60%</u>	<u>N/A</u>

(iii) DH-3 - Dixie Highway High Intensity Mixed-Use District Special Requirements.

- a. For lots which abut Dixie Highway and 21st Avenue, the tower orientation shall be towards Dixie Highway and 21st Avenue.
- b. Where possible, vehicular access shall be located along the east-west streets.
- c. Walk-up gardens shall be required for ground floor residential uses and shall have a minimum depth of five (5) feet measured horizontally between the building facade and the public sidewalk. Entrance landings and stairs may encroach the garden space. Garden perimeter fences, walls or other similar structures shall not

exceed four (4) feet in height. A minimum of 40 percent of the walk-up garden area shall be pervious.

c. Federal Highway Districts.

(1) Federal Highway District Purpose and Character.

(a) Encourage higher intensity mixed-use buildings which accommodate a diverse mix of commercial uses, large format or destination retail, and neighborhood commercial to support the residential uses.

(b) Orient the highest intensity and ground floor commercial uses towards Federal Highway to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses which promote pedestrian activity.

(c) Improve setback fronting the golf course with landscape and multi-purpose or pedestrian paths to enhance the edge condition and create the Hollywood Beach Golf Course Greenway.

(d) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.

(e) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

(f) Encourage building frontages along 17th Avenue to reinforce the existing character.

(2) Federal Highway Districts Use and Development Regulations:

(a) FH-1 – Federal Highway Low-Medium Intensity Multi-Family District.

(i) FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Use Table.

<u>FH-1 – Federal Highway Low-Medium Intensity Multi-Family District Uses</u>			
<u>Main Permitted Uses</u>	<u>Accessory Uses</u>	<u>Special Exception Uses</u>	<u>Prohibited Uses</u>
<u>Bed and Breakfast Inn</u> <u>Multi-Family</u> <u>Residential</u> <u>Single-Family</u> <u>Residential</u>	<u>Parking Lot accessory to</u> <u>a Main Permitted</u> <u>Use; or adjacent</u> <u>Main Permitted Use</u> <u>Any use customarily</u> <u>associated with one</u> <u>of the Main</u> <u>Permitted Uses.</u>	<u>Day Care Facility</u> <u>Place of Worship,</u> <u>Meeting Hall, and</u> <u>Fraternal Lodge</u> <u>Schools (All)</u>	<u>Any use not listed as a</u> <u>Main Permitted Use.</u>
<u>See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.</u>			