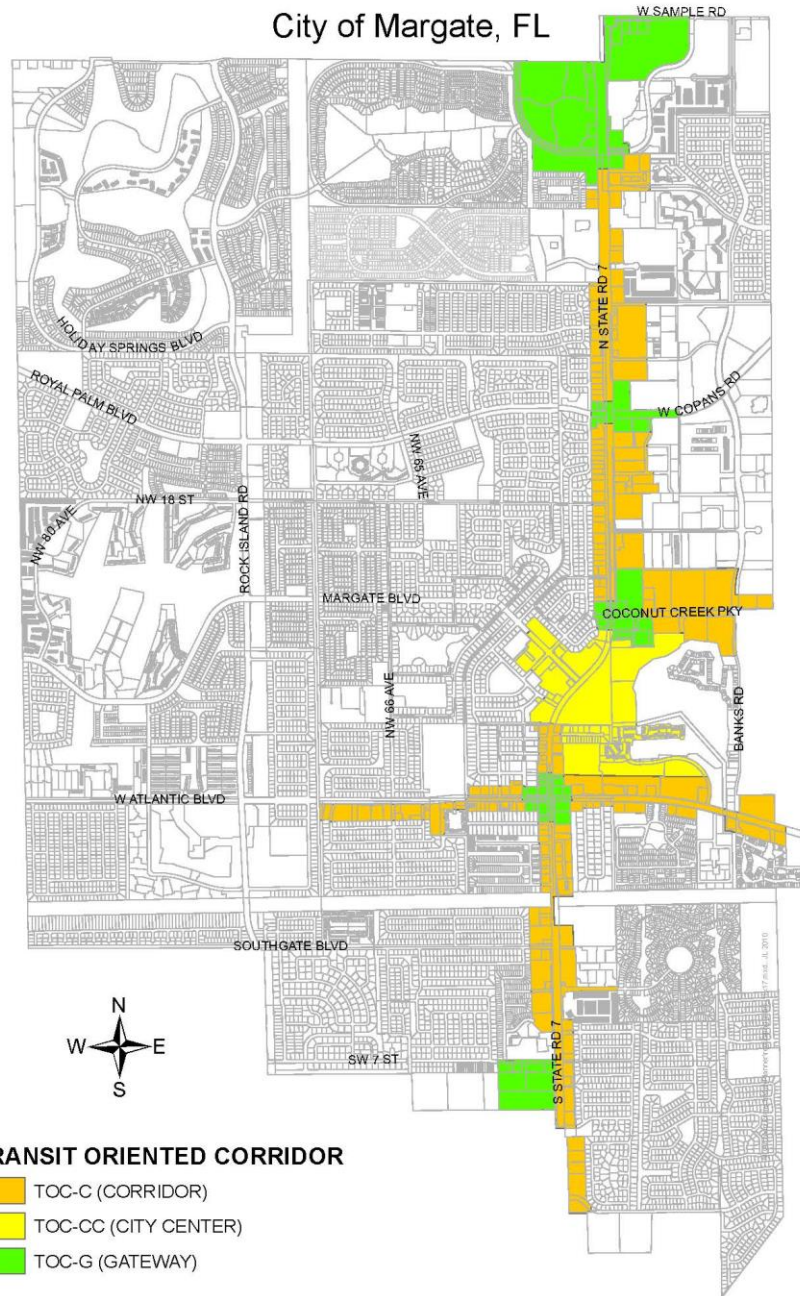




**Development Services Department**  
**Transit Oriented Corridor**  
**(TOC) Code Amendment**  
**City Commission Meeting**

ID 2023-200

# City of Margate, FL



Not to Scale

M:\ArcMap Projects\Planning\TOC\_zoning\_districts.mxd





# **TRANSIT ORIENTED CORRIDOR (TOC) CODE AMENDMENT**

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## **A. Multi-family Development**

- 1. Residential development fronting directly on State Road 7**
- 2. Multiple-family dwellings as a permitted use**

## **B. Development Standards**

- 1. Residential Building Heights and Setbacks in TOC-Gateway (TOC-G) District**
- 2. Setback from Major Roads and Massing**
- 3. Mixed-Use**



# TRANSIT ORIENTED CORRIDOR (TOC) CODE AMENDMENT

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## 1. Residential development fronting directly on State Road 7

- Uncommon: One-family detached dwellings and two-family dwellings along major roads in areas targeted for redevelopment; and
- Common: Multi-family developments along major roads in areas targeted for redevelopment

**Staff recommends:** Allowing multi-family developments fronting directly on State Road 7



# TRANSIT ORIENTED CORRIDOR (TOC) CODE AMENDMENT

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## 2. Multiple-family dwellings as a permitted use

Currently new one-family detached dwellings and two-family dwellings are permitted

### Staff recommends:

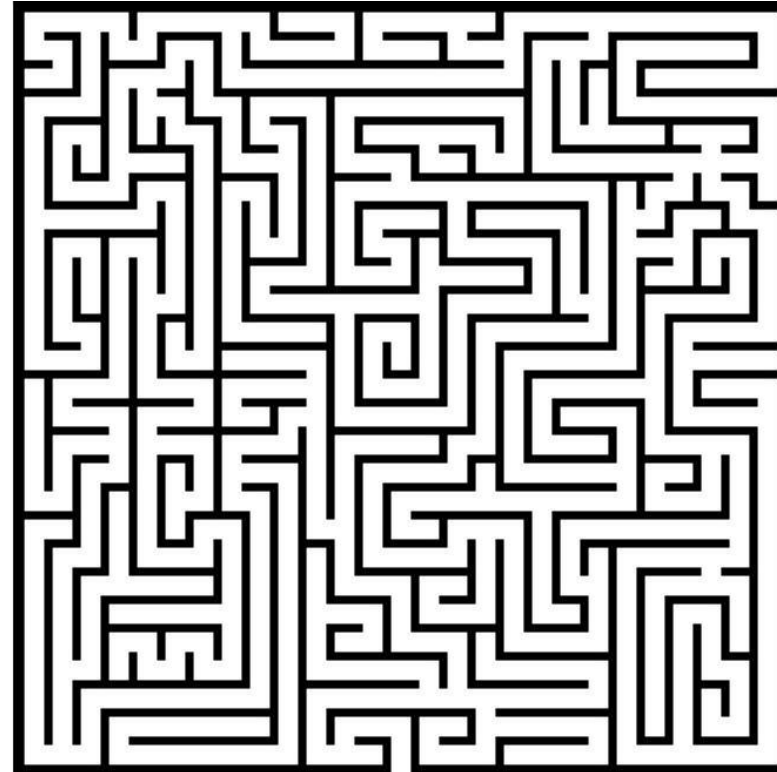
- No new one-family detached dwellings and two-family dwellings in the TOC-G and TOC-C Districts



# TRANSIT ORIENTED CORRIDOR (TOC) CODE AMENDMENT

## B. Development Standards

### 1. Residential Building Heights and Setbacks in TOC-C & TOC-G



# TRANSIT ORIENTED CORRIDOR (TOC) CODE AMENDMENT

## a. Heights

- TOC-C: Non-residential buildings 4 floors, 66'  
Residential buildings 4 floors, 50'
- TOC-G: Non-residential buildings 6 floors, 94' in height  
Residential buildings 4 floors, 50'

**Staff recommends:** All buildings follow non-residential



# TRANSIT ORIENTED CORRIDOR (TOC) CODE AMENDMENT

## b. Setbacks

Planned Residential Community (PRC) District then refers to Multiple Dwelling R-3 District

- Front: 25' or  $\frac{1}{2}$  the height
- Side: 15' or  $\frac{1}{2}$  the height
- Rear: 20' + 1' for each 2' > 25'





# TRANSIT ORIENTED CORRIDOR (TOC) CODE AMENDMENT

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Section 23-6(B)(1) **10' landscape strip** required adjacent to right-of-way

Section 9.7(O)(2)- Specific design standards

- Arterials: Urban greenway of 18'

  - 8' landscaping from the CURB + 10' multi-modal path (sidewalk)

- All other roads: Urban greenway of 16'

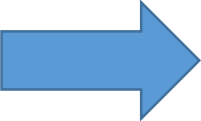
  - 8' landscaping from the CURB + 8' multi-modal path (sidewalk)



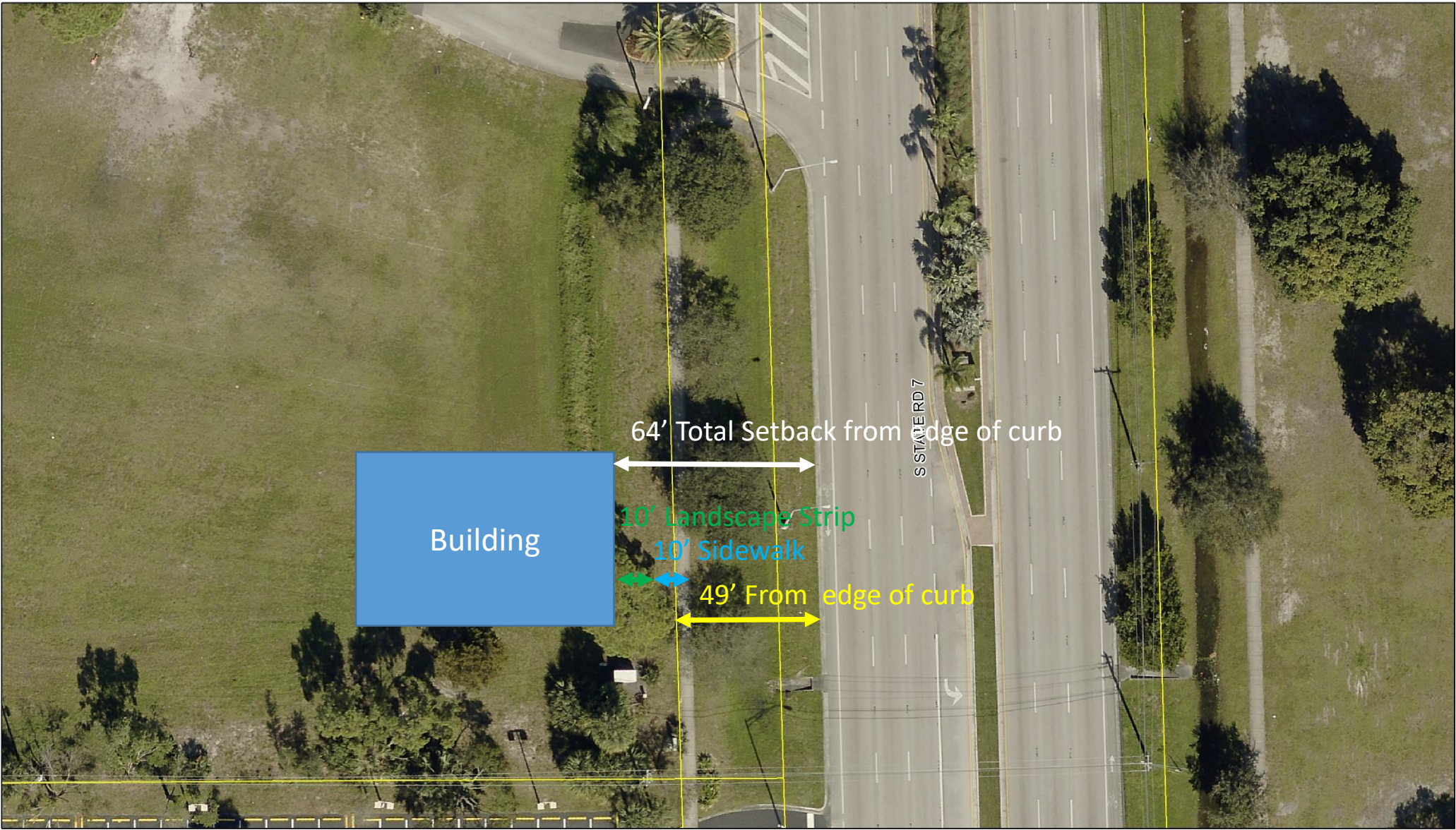
# TRANSIT ORIENTED CORRIDOR (TOC) CODE AMENDMENT

**Staff recommends:** Use the requirements already in the Code

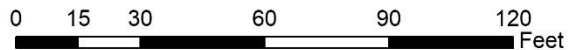
Section 9.7. - Specific design standards

- Front: 18' from the CURB on big roads, 16' all others
- Side: 0'
- Rear: Property line to nearest building  Alleyway system  
38' abutting residential
- Alley: 12'





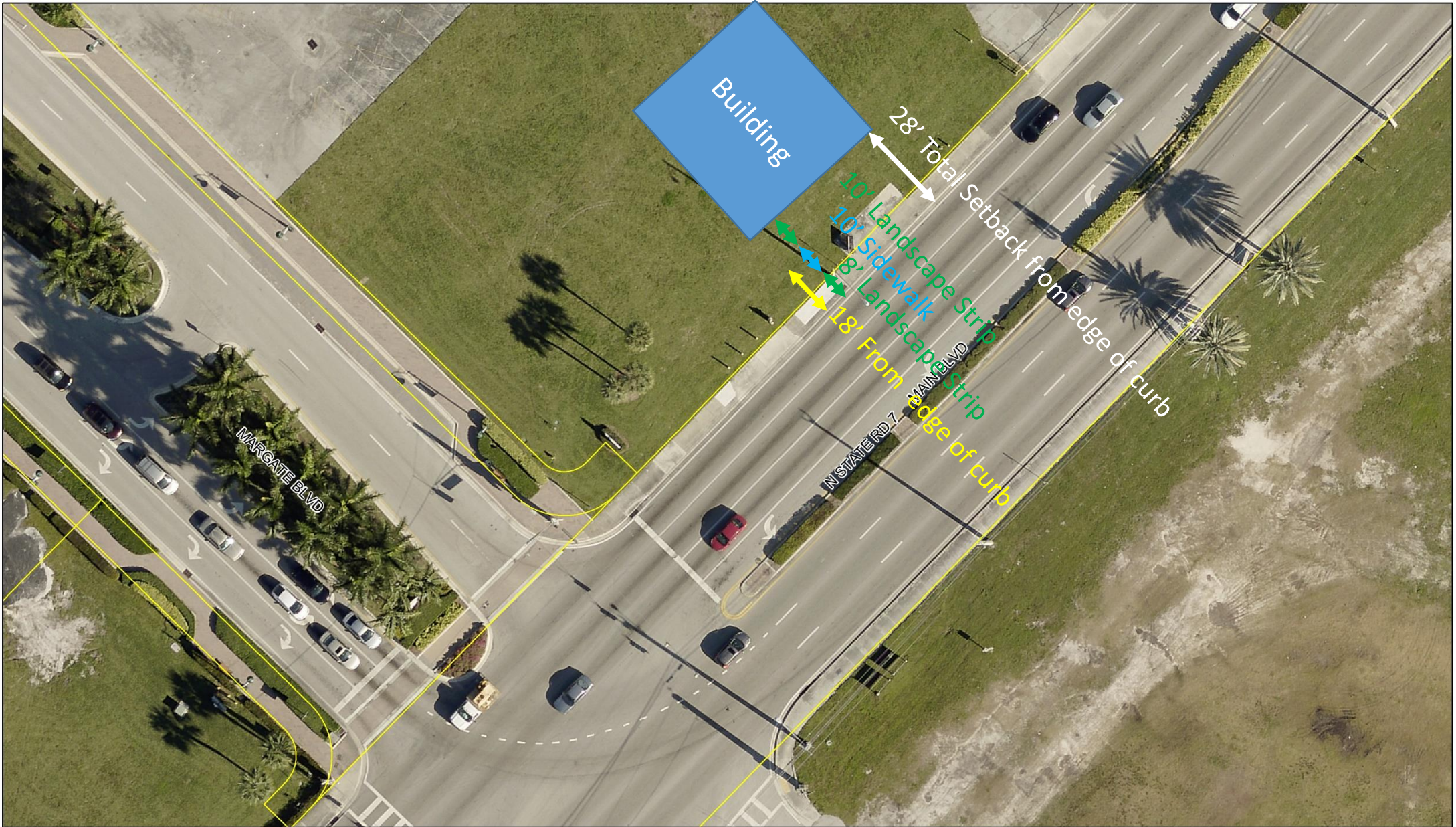
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Shooster Property







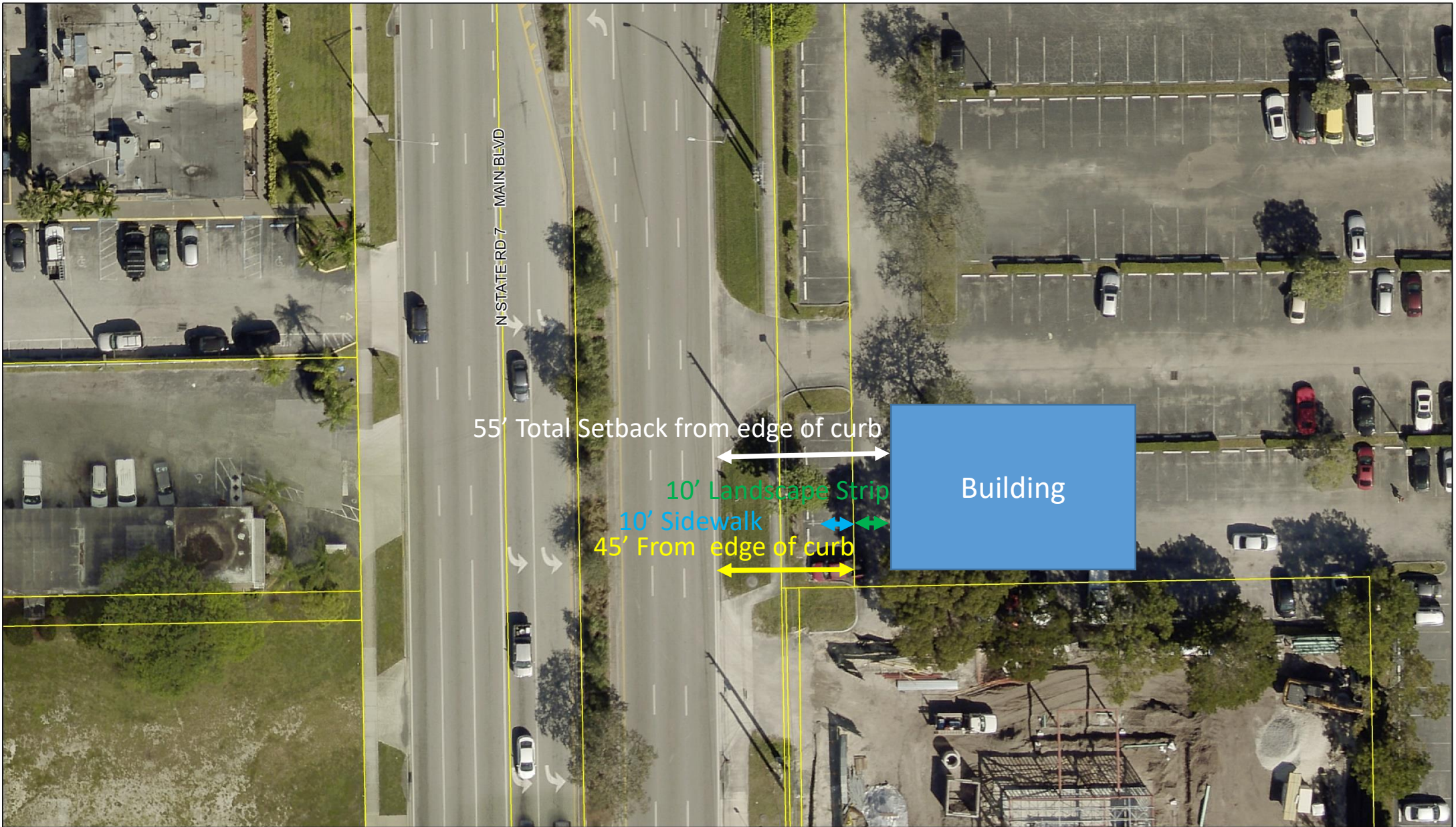
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City Center CRA Property







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Cocogate Property



# TRANSIT ORIENTED CORRIDOR (TOC) CODE AMENDMENT

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## 2. Setback from Major Roads and Massing

- Setback: 75' from major roads when > 4 stories or 66'
- Massing: > 150' of roadway frontage, no more than 75% when 4 stories

**Staff recommends:** Remove 75' setback, keep massing



# TRANSIT ORIENTED CORRIDOR (TOC) CODE AMENDMENT

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## 3. Mixed Use

TOC-G & TOC-C

- Horizontal mixed use with Special Exception

TOC-City Center (TOC-CC)

- Vertical mixed use with Special Exception minimum 4 stories

**Staff recommends:** Vertical mixed-use in all of the TOC minimum 4 stories with Special Exception

