

1 **(2) North End Urban Residential Sub-area.**

2 **(A) Purpose.** The North End Urban Residential sub-area shall have a residential
3 focus with some neighborhood serving businesses. Commercial uses shall not
4 exceed 5% of the total building gross floor area of the sub-area. The North End
5 Urban Residential sub-area also provides an entryway to the Downtown District for
6 traffic approaching from the north.

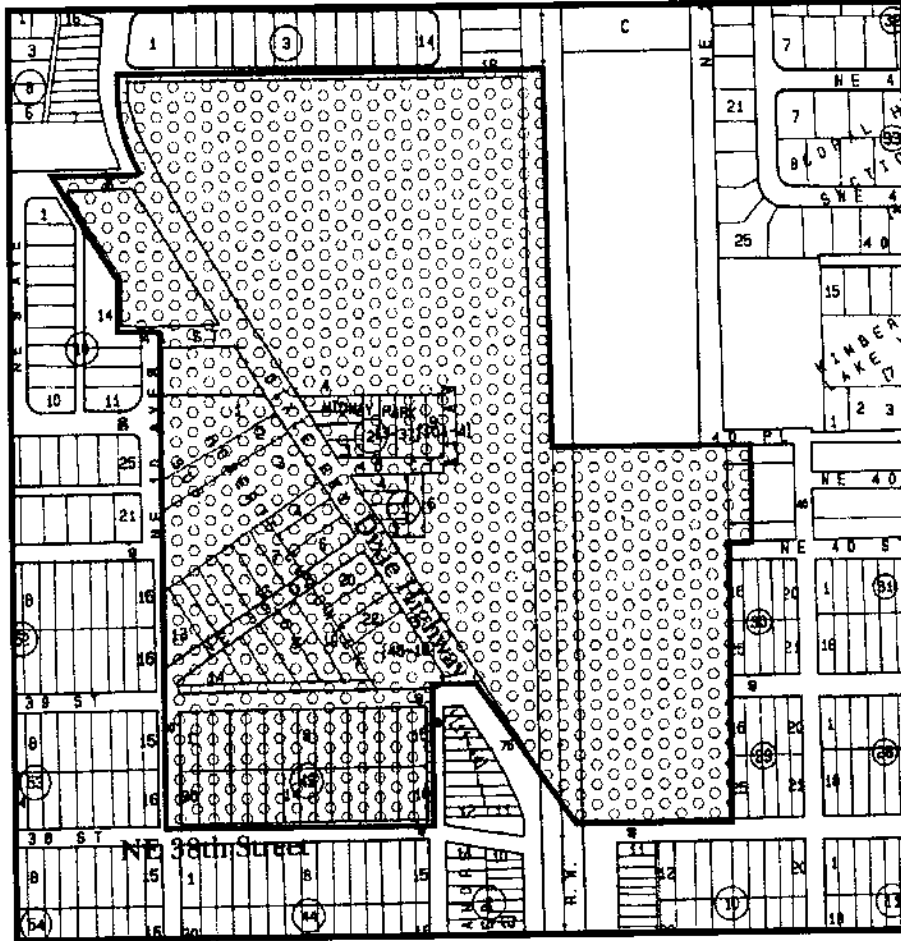
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8 **(B) Design Requirements.** Refer to Section 24-264. Oakland Park Downtown Mixed
9 Use District Design Guidelines.

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11 **(C) Uses.** Refer to Section 24-265. Downtown Mixed use District Use Table.
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13 **(D) Sub-area boundaries.** The North End Urban Residential sub-area is bounded by
14 the north right-of way line of NE 38th Street at the south property line of Oakland
15 Station and crossing over the FEC right-of-way to the east right-of-way line of Dixie
16 Highway at the northeast corner of NE 38 Street and Dixie Highway moving north to
17 NE 39 Street, the east side of Oakland Park 2nd Addition (1-39), Block 43, Lots 15
18 and 16, the south side of Oakland Park 2nd Addition (1-39), Block 43, Lots 16-30, the
19 west side of Oakland Park 2nd Addition (1-39), Block 43, Lots 1 and 30 and NE 38th
20 Street on the south; NE 10th Avenue, the rear property line of the unrecorded
21 acreage property located on the west side of Dixie Highway between NE 41 and NE
22 42 Streets and north along the west right-of-way line of Dixie Highway on the west;
23 NE 42 Street, the north property line of the Dixie-Landmark Plat, 100 feet across the
24 FEC Railroad and the north property line of Oakland Station on the north; and the
25 east right-of-way line of the FEC Railroad and the east property line of Oakland
26 Station on the east.

1 The map below designates the North End Urban Residential sub-area:

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6 (E) Dimensional Requirements Table.

Building Height	Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, six stories with a maximum height of seventy-six (76) feet shall be allowed.	
Residential Unit Area	1,100 square feet average gross floor area. Minimum 900 square foot gross floor area.	
Parking	See Sec. 24-270. Parking	
Residential Density	35 units per net acre.	
Setbacks See Design Guidelines for additional requirements.	<i>Front</i>	15' minimum
	<i>Side</i>	15' minimum
	<i>Rear</i>	15' minimum
Minimum Pervious Area	20% of net area.	

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