

1 **(5) Dixie Mixed Use Sub-area.**

2 **(A) Purpose.** The Dixie Mixed use sub-area regulations will encourage a mix of
3 commercial and residential uses. Residential uses are prohibited on the ground
4 floor of all buildings developed under the Downtown Mixed Use District Regulations.

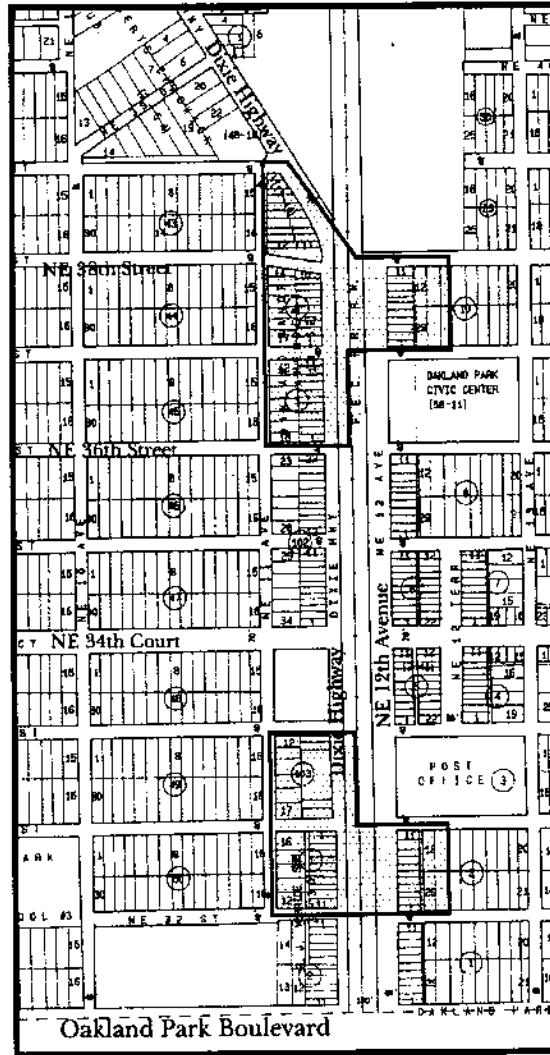
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6 **(B) Design Requirements.** Refer to Section 24-264. Oakland Park Downtown Mixed
7 Use District Design Guidelines.

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9 **(C) Uses.** Refer to Section 24-265. Downtown Mixed use District Use Table.
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11 **(D) Sub-area boundaries.** The Dixie Mixed Use sub-area has two sections. 1) This
12 section is bounded by NE 32nd Street to the south; NE 11th Avenue to the west; NE
13 34th and NE 33rd Streets to the north; and the west right-of-way line of the FEC
14 Railroad and the western side of Oakland Park 1st Addition (2-38), Block 2, Lots 13
15 and 28 on the east. 2) This section is bounded by NE 36th and 37th Streets on the
16 south; NE 11th Avenue to the west; the west right-of-way line of the FEC Railroad,
17 the east right-of-way line of Dixie Highway and the western side of Oakland Park 1st
18 Addition (2-38), Block 10, Lots 15 and 26 on the east; and NE 39 Street on the north.
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1 The map below designates Dixie Mixed Use sub-area:

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5 (E) Dimensional Requirements Table.

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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, five stories with a maximum height of sixty-eight (68) 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	45 units per net acre.	
Setbacks See Design Guidelines for additional requirements.	<i>Front</i>	Dixie Highway: 12' minimum NE 12 th Avenue: 0'
	<i>Side</i>	10' minimum
	<i>Rear</i>	10' minimum from back of curb to building face
Minimum Pervious Area	5% of net area.	