

TABLE 155.2408.B.1: BUILDING DESIGN APPLICABILITY

PROPERTY TYPE	RESIDENTIAL AND NONRESIDENTIAL USE			
<b>All property</b>	All new Institutional: Open Space Uses identified in Section 155.4210, of at least 10,000 sq. ft.			
<b>Property abutting a designated arterial or collector road as defined by the Broward County Trafficways Plan</b>	All new free standing buildings and all new attached additions facing or visible from the roadway. New free standing buildings or attached additions that are not facing or visible from the roadway shall comply with other applicable thresholds below.			
	RESIDENTIAL USE		NONRESIDENTIAL USE	
<b>Designated Brownfield Area or Brownfield Site</b>	<b>New Development</b>	More than 15 new multifamily dwelling units	<b>New Development</b>	More than 7,500 sq ft gfa
	<b>Existing Development</b>	Addition of more than 15 new multifamily dwelling units	<b>Existing Development that is 7,500 sq ft gfa or less</b>	An addition that results in development that contains more than 7,500 sq ft gfa
			<b>Existing Development that is more than 7,500 sq ft gfa</b>	<b>One of the following, whichever is less:</b> <ul style="list-style-type: none"> <li>An addition that adds 37,500 sq ft gfa.</li> <li>An addition that increases the amount of lot coverage of such existing development by more than 37.5%.</li> <li>An addition that increases the gross floor area of the primary building of such existing development by more than 37.5%.</li> </ul>
<b>All Other Property Types</b>	<b>New Development</b>	More than 10 new multifamily dwelling units	<b>New Development</b>	More than 5,000 sq ft gfa
	<b>Existing Development</b>	Addition of more than 10 new multifamily dwelling units	<b>Existing Development that is 5,000 sq ft gfa or less:</b>	An addition that results in development that contains more than 5,000 sq ft gfa

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PROPERTY TYPE	RESIDENTIAL USE		NONRESIDENTIAL USE	
All Other Property Types			Existing Development that is more than 5,000 sq ft gfa:	<p>One of the following, whichever is less:</p> <ul style="list-style-type: none"> <li>• An addition that adds more than 25,000 sq ft gfa.</li> <li>• An addition that increases the amount of lot coverage of such existing development by more than 25%.</li> <li>• An addition that increases the gross floor area of the primary building of such existing development by more than 25%.</li> </ul>