



**CITY OF GREENACRES
PLANNING AND ENGINEERING DEPARTMENT
POLICY AND PROCEDURES**

POLICY# PD0-002TT
ISSUED: 05-21-14
EFFECTIVE: 05-21-14

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- SUBJECT:** Single Family and Duplex Residences in the MXD-OS zoning district
- CROSS REFERENCE:** Chapter 16, Article IV, Division 16, Section 16-573, Section 16-575, and Table 16-575.
- PURPOSE:** To clarify allowable residential uses in the MXD-OS zoning district for the 10th Avenue North corridor in the area between Haverhill Road and the E-3 Canal (Original Section).
- POLICY:** In order to adequately promote economic development and an integrated mixture of compatible commercial, office, and residential uses within the 10th Avenue North corridor, the MXD-OS zoning district was created. Regarding residential uses, the intent in adopting Table 16-575 was to allow only multi-family residential in the commercial zone of the district (the area within 200 feet of 10th Avenue North). Therefore, single-family and duplex residential development are not allowable uses within the commercial zone.
- PROCEDURE:** The Zoning Administrator and Associate Planner will review and approve permits in accordance with the requirements of this policy.
- REVISED:**

Thomas J. Lanahan
Assistant City Manager
Planning and Engineering Director