

ARTICLE IV. § "R-4" DISTRICT

Sec. 47-65.1 Uses permitted.

The uses permitted in R-4 District shall be as follows:

- (a) Any use permitted in R-3 District.
 - (b) Hotels and motels
 - (c) Rooming houses, boarding houses, guest houses or tourist homes, having more than ten (10) sleeping rooms for rent.
 - (d) Private clubs, lodges.
 - (e) Private schools, offering curricula substantially equivalent to public schools of comparable grades and meeting the requirements of the State Department of Education.
 - (f) Hospitals, sanitariums and other institutions or places for the care or treatment of persons, except penal or mental institutions
 - (g) Medical and dental offices and clinics.
 - (h) Institutions of a religious, educational, eleemosynary or philanthropic nature, not operated for profit and except penal or mental institutions.
 - (i) Accessory buildings and uses, not involving the conduct of any business, except as provided in Sec. 47-65.2 below.
 - (j) Vehicle washing services on private property only, from a movable truck.
- Sec. 47-65.2 Special Accessory Uses.

- (a) Hotels, apartment hotels and motels having 50 or more units may have restaurants, night clubs, dining rooms, or bars which are located in the main building and which are of such design and size as to cater primarily to the guests of the main use, subject to the provisions of all Ordinances of the City of Fort Lauderdale, and subject to limitation of Sub-paragraph (c) of this section.
- (b) Hotels, apartment hotels, multiple dwellings and motels having 100 or more guest rooms may have retail stores, personal service shops, radio broadcasting studios, offices and similar uses for the convenience of their guests, subject to the following limitations and requirements:
- (c) The following regulations and limitations shall apply to the uses set out in Paragraphs (a) and (b) of this section, to-wit:
 - (1) Access to such special accessory uses shall be limited to the interior of the building and there shall be no direct public access from the exterior of the building, provided that doors for exit purposes only may be located in the exterior walls of the building, excepting therefrom restaurants, night clubs, dining rooms, or bars which may have entrance doors in exterior walls. Entrance doors may be placed in an exterior wall for other accessory uses if such doors are located in an inner court or patio and are not visible at ground level from any street, waterway, oceanfront or adjacent property.
 - (2) For each street front, one sign not to exceed 15 square feet in area shall be allowed for each 100 feet of street frontage or fraction thereof, but in no case shall the total of signs permitted exceed two signs per street frontage. Such signs shall be used to advertise the following accessory uses: restaurants, dining rooms and cocktail lounges. Such accessory uses may be advertised only upon the permitted signs.

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ARTICLE IV-A "R-3" DISTRICT

Sec. 47-58 Uses Permitted.

The uses permitted in R-3 district shall be as follows:

- (a) Any use permitted in R-2 district.
- (b) Multiple-family dwellings, apartments, and apartment houses.
- (c) Rooming houses, guest houses or tourist homes having not more than 10 sleeping rooms for rent.
- (d) Bungalow or house courts.
- (e) Convents, fraternity houses, sorority houses.
- (f) Homes or centers for the care, boarding, or teaching of children, including day nurseries.
- (g) Accessory uses and structures not involving the conduct of a business, trade, occupation or profession.
- (h) Uses of similar kinds and characteristics.

ARTICLE IV. "R-2" DISTRICT

Sec. 47-53. Uses Permitted.

(a) Any use permitted in R-1 district.

(b) Two family dwelling (duplex).

(c) Home occupations, such as dressmaker, milliner, artist, or offices of such professions as medicine, dentistry, law, engineering, or others of similar character. Where such uses are permitted, no more than twenty-five per cent of the first floor area of a family unit shall be devoted to such occupation or profession, and no merchandise shall be displayed or advertised. There shall be no illuminated or lighted signs, but unlighted signs shall be limited to a name plate attached to the side of the building and having an area of not more than two square feet.

(d) Flower and vegetable garden, greenhouses and groves; provided no signs are displayed or stands are used in conjunction therewith; and, further providing that any business carried on in connection therewith shall not be permitted to be conducted so as to interfere with the quiet enjoyment and occupancy of adjacent improved property.

ARTICLE III. "R-1" DISTRICT

Sec. 47-46 Uses permitted

The uses permitted in R-1 district shall be as follows:

- (a) Any use permitted in R-1-A district.
- (b) Public or church schools or library.

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ARTICLE II. "R-1-A" DISTRICT

Sec. 47-39 Uses permitted

The uses permitted in R-1-A district shall be as follows:

- (a) One single family dwelling
- (b) Churches
- (c) Municipally owned and operated parks or beaches
- (d) Private docks and landing wharves for use of occupants of premises
- (e) Accessory buildings as permitted under provisions of Sec. 47-18 hereof
- (f) A transitional use shall be permitted on property zoned R-1-A which abuts on and adjoins, either directly or across an alley, any property zoned B-1-A, B-1, B-2, B-3 or M-1. The transitional use permitted shall be any use permitted in R-4 district for the first 100 foot strip nearest the business or industrial zoned area, and any use permitted in R-2 district for the next 50 foot strip; provided that no such transitional use shall be permitted to extend beyond an intervening street, canal or waterway. Where in the transitional area or in the area next adjoining such transitional area, the remaining minor part in area of a lot is not usable or large enough in size or area for the use permitted in such district, then the minor part of such lot shall be usable for any use for which the major part of such lot is permitted to be used. However, if a major part of the area of lots abutting such transitional use remains, such major part of a lot may be used only for the purposes for which the major part of such lot is zoned under this chapter.