

**PARKS, RECREATION, & BEACHES BOARD MINUTES**  
**CITY OF FORT LAUDERDALE**  
**MILLS POND PARK**  
**2201 NW 9<sup>TH</sup> AVE**  
**WEDNESDAY, JUNE 24, 2015 – 6:30 P.M.**  
**DRAFT**

**Cumulative Attendance**

<b>Board Members</b>	<b>Attendance</b>	<b>Oct 2014 - Sept 2015</b>	
		<b>Present</b>	<b>Absent</b>
Bruce Quailey, Chair	P	6	0
Joseph Bellavance	P	5	1
Steven Buckingham	P	5	1
Karen Doyle	A	3	3
Idan Eckstein	P	5	1
Debby Eisinger	P	4	2
Caleb Gunter	P	6	0
Sam Jackson	A	2	4
Darin Lentner	P	5	1
JoAnn Medalie	P	5	1
Karen Polivka	A	5	1
JoAnn Smith	P	5	1
Angela Ward	P	5	1
Michael West	P	4	2
Matt Walters	P	4	1
James Jordan	P	4	0

As of this date, there are 16 appointed members to the Board, which means 9 would constitute a quorum.

It was noted that a quorum was present for the meeting.

**Staff**

Carolyn Bean, Administrative Assistant  
Carl Williams, Deputy Director

**Roll Call**

Chair Quailey called the meeting to order at 6:30 PM. Roll was called and all stood for the pledge of allegiance. It was determined a quorum was present.

**Communications to the Commission**

A **Motion** was made by James Jordan and seconded by Angela Ward to advise that: "The Parks, Recreation and Beaches Board request that the City Commission defer the park amendment item (to be presented by DSD) until the

board has an opportunity to complete a review of the proposed park amendment, provide an analysis and a formal recommendation". In a voice vote, the **motion** was unanimous.

Dear Parks, Recreation and Beach Advisory Board member,

The Urban Design and Planning Division, of the Department of Sustainable Development, is proposing an amendment to the City's Unified Land Development Regulations (ULDR) regarding Parks. In the City's Vision Plan, Fast Forward Fort Lauderdale: Our City, Our Vision 2035, neighbors expressed a desire for a community whose parks and public places are abundant and located in walking distance. The City's ULDR currently permits active or passive park uses only in Parks, Recreation and Open Space (P), Regional Activity Center - City Center (RAC-CC) and Regional Activity Center - Urban Village (RAC-UV) Zoning Districts. In order for park uses to occur in areas outside these zoning districts, a rezoning of each property is required.

In an effort to modernize the City's zoning code the subject amendments seek to allow more flexibility in locating park uses throughout the City, streamline the process by which parks are established and address associated parking requirements.

As an example, the Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NFP-CRA) has been approached by neighbors in the portion of the redevelopment area west of the Florida East Coast Railway (FEC) to construct a park on certain vacant properties. The proposed initiative would utilize vacant properties by turning them into active and passive areas. Based on the current zoning standards, each proposed site will need a separate application for a rezoning to one of the districts listed above. These proposed amendments, if adopted, will allow the City to react quickly to these types of requests.

The proposed amendments consist of the following:

Permitting Park Use in all Zoning Districts:

As indicated above current ULDR regulations allow active and passive park uses only when located within the Park (P) zoning district, Regional Activity Center – City Center (RAC-CC) and Regional Activity Center – Urban Village (RAC-UV) zoning districts. For any proposed park use outside of those 3 zoning districts a rezoning of the subject site is required resulting in a process that requires recommendation by the Planning and Zoning Board to the City Commission and two readings by the City Commission prior to adoption.

This amendment seeks to add the active and passive park use to all zoning districts without the need to apply for rezoning as these uses are generally benign in nature with minimal impacts to surrounding properties while giving the City options as to possible locations of future parks. This portion of the proposed amendment will add active and passive park use to the following sections of the ULDR:

- 47-5. Residential Zoning Districts and Residential Office Zoning Districts;
- 47-6. Business Zoning Districts;
- 47-7. Industrial Zoning Districts;
- 47-8. Public Purpose Districts;
- 47-9. X-Exclusive Use District;
- 47-10. Commerce Center District;
- 47-11. Commercial Recreation District;
- 47-12. Central Beach Districts;
- 47-13. Regional Activity Center Districts;
- 47-15. Port Everglades Development District;
- 47-14. General Aviation Districts; and,
- 47-16. Port Everglades Development District

To clarify this portion of the proposed amendment please note there is a difference between Park as a use and Park as a zoning district. The Park use (active and passive park) is the only use being proposed within all City zoning districts. The other uses associated with Park (P) zoning are not being included

(such as Civic Facility, Fishing Pier, Public Recreation, etc...). In order for those other uses to occur the subject site would have to be rezoned unless the site is already established in the correct zoning district.

#### Inclusion of Cultural and Educational Use within Park (P) Zoning:

This portion of the proposed amendment seeks to add cultural and educational facilities to the current list of permitted uses within the Park (P) Zoning District. The inclusion of these uses will add suitable permitted uses to the Park (P) Zoning District that are consistent with the intent and purpose of the district and are consistent with the permitted uses listed in the City's Comprehensive Plan.

This amendment will add the following language to section 47-8.14. List of Permitted and Conditional Uses, Parks, Recreation and Open Space (P) District of the ULDR (47-8.14.A.c):

- Cultural Facilities, Educational Facilities

#### Clarification of Active and Passive Park Uses:

This portion of the amendment seeks to clarify active and passive park uses by adding a new section to the ULDR proposed as Section 47-18.44. Active and Passive Park. The addition of this section to the ULDR will define an active and passive park where no definition exists today and includes language that will clarify what associated accessory uses may be placed within park areas.

The proposed language consists of the following:

##### A. Definition.

##### 1. Park – Land used primarily for recreation or the maintenance of open space

- a. Active Park – A park use developed for active recreation, such as sporting events and playgrounds that may require or include administration, schedule programs, organized events, equipment rental or similar activities as part of its standard operations.
- b. Passive Park – A low intensity park use that requires minimal development of land area, such as, but not limited to nature preserves, picnic areas and open space.

##### B. Active and passive parks may include exercise equipment or exercise areas, play equipment or play areas, shade structures, picnic tables, bathrooms, sculptures or similar structures commonly associated with park use.

#### Parking Requirements for Park use:

Current ULDR parking requirements call for parking spaces equivalent to 1% of the total land area. However, once on-site circulation is taken into consideration a disproportionate amount of land area can be taken up by vehicular use areas. Further, many parks are located in residential settings and are intended to function as neighborhood serving parks where many people walk or ride a bike to visit. To address this and to add flexibility to the design of park areas this portion of the amendment seeks to permit the following:

- No parking requirements for parks that are located within Regional Activity Centers (including the Central Beach-RAC, the Downtown-RAC, the South-RAC, and the Northwest-RAC);
- No parking requirements for parks that are one half acre or less in size; and,
- On-street parking abutting the site can count towards the overall parking requirements on a one-for-one basis.

Staff is presenting this proposed amendment to the Parks, Recreation and Beach Advisory Board in order to obtain feedback on the draft language.

Currently the item has appeared on the June 17, 2015 Planning and Zoning Board meeting schedule (results not available at the time of publication of this document) and will appear on an upcoming City

Commission agenda for 1<sup>st</sup> and 2<sup>nd</sup> reading. Staff anticipates this time to be placed on a City Commission agenda for 1<sup>st</sup> reading on August 18<sup>th</sup> and for 2<sup>nd</sup> reading on September 1<sup>st</sup>.

Should the Parks, Recreation and Beach Advisory Board members have any recommendations regarding this proposed amendment staff will ensure to forward them to the City Commission for consideration.

To review the entire amendment as proposed please see exhibit 1 attached.

**Sec. 47-5.10. - List of permitted and conditional uses, RS-4.4 Residential Single Family/Low Density District.**

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.</b>	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.		
2.	<i>Public Purpose Facilities</i>		
a.	Active and Passive Park, see Section 47-18.44 <del>Social Service Residential Facility, Level I, see</del> <a href="#">Section 47-18.32</a>		
b.	Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>		
3.	<i>Child Day Care Facilities</i>		
a.	Family Day Care Home, see <a href="#">Section 47-18.8</a>		
4.	<i>Accessory Uses, Buildings and Structures</i>		
a.	See <a href="#">Section 47-19</a>		
5.	Urban Agriculture See <a href="#">Section 47-18.41</a>		

**Sec. 47-5.11 - List of permitted and conditional uses, RS-8 and RS-8A Residential Single Family/Low Medium Density District.**

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.</b>	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.		
2.	<i>Public Purpose Facilities</i>		
a.	Active and Passive Park, see Section 47-18.44 <del>Social Service Residential Facility, Level I, see</del> <a href="#">Section 47-18.32</a>		
b.	Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>		
3.	<i>Child Day Care Facilities</i>		
a.	Family Day Care Home, see <a href="#">Section 47-18.8</a>		
4.	<i>Accessory Uses, Buildings and Structures</i>		
a.	See <a href="#">Section 47-19</a>		
5.	Urban Agriculture See <a href="#">Section 47-18.41</a>		

**Sec. 47-5.12. - List of permitted and conditional uses, RD-15 Residential Single Family/Duplex/Low Medium Density District.**

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.</b>	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.		
b.	Cluster Dwellings, see <a href="#">Section 47-18.9</a>		
c.	Two Family/Duplex Dwellings.		
d.	Zero-lot-line Dwelling, see <a href="#">Section 47-18.38</a>		
2.	<i>Public Purpose Facilities</i>		
a.	<del>Active and Passive Park, see Section 47-18.44</del> <del>Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a></del>		
b.	<del>Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a></del>		
3.	<i>Child Day Care Facilities</i>		
a.	Family Day Care Home, see <a href="#">Section 47-18.8</a>		
4.	<i>Accessory Uses, Buildings and Structures</i>		
a.	See <a href="#">Section 47-19</a>		
5.	<i>Urban Agriculture</i> See <a href="#">Section 47-18.41</a>		

**Sec. 47-5.13. - List of permitted and conditional uses, RDs-15 Residential Single Family/Medium Density District.**

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings, and Structures.

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.</b>	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.		
b.	Existing Cluster Dwellings, see <a href="#">Section 47-18.9</a> & <a href="#">47-18.39</a>		
c.	Existing Two Family/Duplex Dwellings, see <a href="#">Section 47-18.39</a>		
d.	Existing Zero-lot-line Dwellings, see <a href="#">Section 47-18.38</a> & <a href="#">47-18.39</a>		
2.	<i>Public Purpose Facilities</i>		

a.	Active and Passive Park, see Section 47-18.44 Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	
b.	Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	
3.	<i>Child Day Care Facilities</i>	
a.	Family Day Care Home, see <a href="#">Section 47-18.8</a>	
4.	<i>Accessory Uses, Buildings and Structures</i>	
a.	See <a href="#">Section 47-19</a>	
5.	Urban Agriculture See <a href="#">Section 47-18.41</a>	

**Sec. 47-5.14. - List of permitted and conditional uses, RC-15 Residential Single Family/Cluster Dwellings/Low Medium Density District.**

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings, and Structures.

<b>A. PERMITTED USES</b>		<b>B. CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>Residential Dwellings</i>	
a.	One (1) Single Family Dwelling, Standard.	
b.	Cluster Dwellings, see <a href="#">Section 47-18.9</a>	
c.	Zero-lot-line Dwelling, see <a href="#">Section 47-18.38</a>	
d.	Two Family/Duplex Dwellings.	
e.	Townhouses, see <a href="#">Section 47-18.33</a>	
f.	Existing Dwelling Units, see <a href="#">Section 47-18.39</a>	
2.	<i>Public Purpose Facilities</i>	
a.	Active and Passive Park, see Section 47-18.44 Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	
b.	Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	
3.	<i>Child Day Care Facilities</i>	
a.	Family Day Care Home, see <a href="#">Section 47-18.8</a>	
4.	<i>Accessory Uses, Buildings and Structures</i>	
a.	See <a href="#">Section 47-19</a>	
5.	Urban Agriculture See <a href="#">Section 47-18.41</a>	

**Sec. 47-5.15. - List of permitted and conditional uses, RCs-15 Residential Single Family/Medium Density District.**



District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings, and Structures.

A.	<b>PERMITTED USES</b>	B.	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.		
b.	Existing Cluster Dwellings, see <a href="#">Section 47-18.9</a> & <a href="#">47-18.39</a>		
c.	Existing Two Family/Duplex Dwellings, see <a href="#">Section 47-18.39</a>		
d.	Existing Zero-lot-line Dwellings, see <a href="#">Section 47-18.38</a> & <a href="#">47-18.39</a>		
e.	Existing Townhouses, see <a href="#">Section 47-18.33</a> & <a href="#">47-18.39</a>		
f.	Existing Stacked Dwelling, see <a href="#">Section 47-18.39</a>		
2.	<i>Public Purpose Facilities</i>		
a.	Active and Passive Park, see Section 47-18.44 Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>		
b.	Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>		
3.	<i>Child Day Care Facilities</i>		
a.	Family Day Care Home, see <a href="#">Section 47-18.8</a>		
4.	<i>Accessory Uses, Buildings and Structures</i>		
a.	See <a href="#">Section 47-19</a>		
5.	<i>Urban Agriculture</i> See <a href="#">Section 47-18.41</a>		

**Sec. 47-5.16. - List of permitted and conditional uses, RM-15 Residential Low Rise Multifamily/Medium Density District.**

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

A.	<b>PERMITTED USES</b>	B.	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.		
b.	Cluster Dwellings, see <a href="#">Section 47-18.9</a>		
c.	Zero-lot-line Dwelling, see <a href="#">Section 47-18.38</a>		
d.	Two Family/Duplex Dwellings.		

e.	Townhouses, see <a href="#">Section 47-18.33</a>	
f.	Coach Home, see <a href="#">Section 47-18.10</a>	
g.	Multifamily Dwelling.	
2. <i>Lodging</i>		
		a. Bed and Breakfast Dwelling, see <a href="#">Section 47-18.6</a>
3. <i>Mixed Use Development</i>		
		a. Mixed Use Development, see <a href="#">Section 47-18.21</a>
4. <i>Public Purpose Facilities</i>		
a.	Active and Passive Park, see <a href="#">Section 47-18.44</a> Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	a. House of Worship, see <a href="#">Section 47-18.17</a>
b.	Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	b. School
		c. Social Service Residential Facility, Level II, see <a href="#">Section 47-18.32</a>
5. <i>Child Day Care Facilities</i>		
a.	Family Day Care Home, see <a href="#">Section 47-18.8</a>	
6. <i>Accessory Uses, Buildings and Structures</i>		
a.	See <a href="#">Section 47-19</a>	
7. <i>Urban Agriculture</i> See <a href="#">Section 47-18.41</a>		

**Sec. 47-5.17. - List of permitted and conditional uses, RMs-15 Residential Low Rise Multifamily/Medium Density District.**

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

<b>A. PERMITTED USES</b>		<b>B. CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1. <i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.	
b.	Existing Cluster Dwellings, see <a href="#">Section 47-18.9</a> & <a href="#">47-18.39</a>	
c.	Existing Zero-lot-line Dwelling, see <a href="#">Section 47-18.38</a> and <a href="#">47-18.39</a>	
d.	Existing Two Family/Duplex	

	Dwellings, see <a href="#">Section 47-18.39</a>		
e.	Existing Townhouses, see <a href="#">Section 47-18.33</a> & <a href="#">47-18.39</a>		
f.	Existing Coach Home, see <a href="#">Section 47-18.10</a> & <a href="#">47-18.39</a>		
g.	Existing Multifamily Dwelling, see <a href="#">Section 47-18.39</a>		
2. <i>Lodging</i>			
	a.	Existing Bed and Breakfast Dwelling, see <a href="#">Section 47-18.6</a> & <a href="#">47-18.39</a>	
3. <i>Mixed Use Development</i>			
	a.	Existing Mixed Use Development, see <a href="#">Section 47-18.21</a> & <a href="#">47-18.39</a>	
4. <i>Public Purpose Facilities</i>			
a.	Active and Passive Park, see <a href="#">Section 47-18.44</a> <del>Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a></del>	a.	Existing House of Worship, see <a href="#">Section 47-18.17</a> & <a href="#">47-18.39</a>
b.	<del>Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a></del>	b.	Existing School, see <a href="#">Section 47-18.39</a>
		c.	Existing Social Service Residential Facility, Level II, see <a href="#">Section 47-18.32</a> & <a href="#">47-18.39</a>
5. <i>Child Day Care Facilities</i>			
a.	Family Day Care Home, see <a href="#">Section 47-18.8</a>		
6. <i>Accessory Uses, Buildings and Structures</i>			
a.	See <a href="#">Section 47-19</a>		
7. <i>Urban Agriculture</i> See <a href="#">Section 47-18.41</a>			

**Sec. 47-5.18. - List of permitted and conditional uses, RML-25 Residential Low Rise Multifamily/Medium High Density District.**

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES		B. CONDITIONAL USES: See <a href="#">Section 47-24.3</a>	
1. Residential Dwellings			
a. One (1) Single Family Dwelling, Standard.			

b.	Cluster Dwellings, see <a href="#">Section 47-18.9</a>	
c.	Zero-lot-line Dwelling, see <a href="#">Section 47-18.38</a>	
d.	Two Family/Duplex Dwellings.	
e.	Townhouses, see <a href="#">Section 47-18.33</a>	
f.	Coach Home, see <a href="#">Section 47-18.10</a>	
g.	Multifamily Dwelling.	
2.	<i>Lodging</i>	
	a.	Bed and Breakfast Dwelling, see <a href="#">Section 47-18.6</a>
	b.	Hotel, see <a href="#">Section 47-18.16</a>
3.	<i>Mixed Use Development</i>	
	a.	Mixed Use Development, see <a href="#">Section 47-18.21</a>
4.	<i>Public Purpose Facilities</i>	
a.	Active and Passive Park, see <a href="#">Section 47-18.44</a> Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	a. House of Worship, see <a href="#">Section 47-18.17</a>
b.	Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	b. School.
		c. Social Service Residential Facility, Level II, see <a href="#">Section 47-18.32</a> .
5.	<i>Child Day Care Facilities</i>	
a.	Family Day Care Home, see <a href="#">Section 47-18.8</a>	
6.	<i>Accessory Uses, Buildings and Structures</i>	
a.	See <a href="#">Section 47-19</a>	
7.	<i>Urban Agriculture</i> See <a href="#">Section 47-18.41</a>	

**Sec. 47-5.19. - List of permitted and conditional uses, RMM-25 Residential Mid Rise Multifamily/Medium High Density District.**

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, Nursing Home Facilities, and Accessory Uses, Buildings and Structures.

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.</b>	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.		

b.	Cluster Dwellings, see <a href="#">Section 47-18.9</a>	
c.	Zero-lot-line Dwelling, see <a href="#">Section 47-18.38</a>	
d.	Two Family/Duplex Dwellings.	
e.	Townhouses, see <a href="#">Section 47-18.33</a>	
f.	Coach Home, see <a href="#">Section 47-18.10</a>	
g.	Multifamily Dwelling.	
2.	<i>Lodging</i>	
	a.	Bed and Breakfast Dwelling, see <a href="#">Section 47-18.6</a>
	b.	Hotel, see <a href="#">Section 47-18.16</a>
3.	<i>Mixed Use Development</i>	
	a.	Mixed Use Development, see <a href="#">Section 47-18.21</a>
4.	<i>Public Purpose Facilities</i>	
a.	Active and Passive Park, see <a href="#">Section 47-18.44</a> Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	a. House of Worship, see <a href="#">Section 47-18.17</a>
b.	Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	b. School.
	c.	Social Service Residential Facility, Level II, III, IV, see <a href="#">Section 47-18.32</a> .
5.	<i>Child Day Care Facilities</i>	
a.	Family Day Care Home, see <a href="#">Section 47-18.8</a>	a. Small and Intermediate Child Day Care Facility, see <a href="#">Section 47-18.8</a>
6.	<i>Nursing Home Facilities</i>	
	a.	Nursing Homes, see <a href="#">Section 47-18.23</a>
7.	<i>Accessory Uses, Buildings and Structures</i>	
a.	See <a href="#">Section 47-19</a>	
8.	<i>Urban Agriculture</i> See <a href="#">Section 47-18.41</a>	

**Sec. 47-5.20. - List of permitted and conditional uses, RMH-25 Residential High Rise Multifamily/Medium High Density District.**

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, Nursing Home Facilities, and Accessory Uses, Buildings and Structures.

A.	PERMITTED USES	B.	CONDITIONAL USES: See <a href="#">Section 47-24.3</a>
1.	<i>Residential Dwellings</i>		

a.	One (1) Single Family Dwelling, Standard.	
b.	Cluster Dwellings, see <a href="#">Section 47-18.9</a>	
c.	Zero-lot-line Dwelling, see <a href="#">Section 47-18.38</a>	
d.	Two Family/Duplex Dwellings.	
e.	Townhouses, see <a href="#">Section 47-18.33</a>	
f.	Coach Home, see <a href="#">Section 47-18.10</a>	
g.	Multifamily Dwelling.	
2. <i>Lodging</i>		
a.	Bed and Breakfast Dwelling, see <a href="#">Section 47-18.6</a>	
b.	Hotel, see <a href="#">Section 47-18.16</a>	
3. <i>Mixed Use Development</i>		
a.	Mixed Use Development, see <a href="#">Section 47-18.21</a>	
4. <i>Public Purpose Facilities</i>		
a.	Active and Passive Park, see <a href="#">Section 47-18.44</a> Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	a. House of Worship, see <a href="#">Section 47-18.17</a>
b.	Social Service Residential Facility, Level I, see <a href="#">Section 47-18.32</a>	b. School.
c.	Social Service Residential Facility, Level II, III, IV, see <a href="#">Section 47-18.32</a> .	
5. <i>Child Day Care Facilities</i>		
a.	Family Day Care Home, see <a href="#">Section 47-18.8</a>	a. Small and Intermediate Child Day Care Facility, see <a href="#">Section 47-18.8</a>
6. <i>Nursing Home Facilities</i>		
a.	Nursing Homes, see <a href="#">Section 47-18.23</a>	
7. <i>Accessory Uses, Buildings and Structures</i>		
a.	See <a href="#">Section 47-19</a>	
8. <i>Urban Agriculture</i> See <a href="#">Section 47-18.41</a>		

**Sec. 47-5.21. - List of permitted and conditional uses, RMH-60 Residential High Rise Multifamily/High Density District.**

District Categories—Residential Dwellings, Lodging, Mixed Use Development. Public Purpose Facilities, Child Day Care Facilities, Nursing Homes, and Accessory Uses, Buildings and Structures.

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.</b>	<b>CONDITIONAL USES:</b>
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		See <a href="#">Section 47-24.3</a>
Any use which is greater than 150 feet in height up to a maximum height of 300 feet, is a Conditional Use Permit subject to the Requirements of <a href="#">Section 47-24.3</a> , Conditional Use Permit.		
1. <i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.	
b.	Cluster Dwellings, see <a href="#">Section 47-18.9</a>	
c.	Zero-lot-line Dwelling, see <a href="#">Section 47-18.38</a>	
d.	Two Family/Duplex Dwellings.	
e.	Townhouses, see <a href="#">Section 47-18.33</a>	
f.	Rowhouse, see <a href="#">Section 47-18.28</a>	
g.	Coach Home, see <a href="#">Section 47-18.10</a>	
h.	Multifamily Dwelling.	
2. <i>Lodging</i>		
a.	Bed and Breakfast Dwelling, see <a href="#">Section 47-18.6</a>	
b.	Hotel, see <a href="#">Section 47-18.16</a>	
3. <i>Mixed Use Development</i>		
	a.	Mixed Use Development, see <a href="#">Section 47-18.21</a>
4. <i>Public Purpose Facilities</i>		
a.	Active and Passive Park, see <a href="#">Section 47-18.44</a>	
	Social Service Residential Facility, Level I, II, III, IV, see <a href="#">Section 47-18.32</a>	a.
		Helistop, see <a href="#">Section 47-18.14</a>
b.	Social Service Residential Facility, Level I, II, III, IV, see <a href="#">Section 47-18.32</a>	b.
		Hospital.
		c.
		House of Worship, see <a href="#">Section 47-18.17</a>
		d.
		School.
		e.
		Social Service Residential Facility, Level V, see <a href="#">Section 47-18.32</a> .
5. <i>Child Day Care Facilities</i>		
a.	Family Day Care Home, Small, Intermediate and Large Child Day Care Facility, see <a href="#">Section 47-18.8</a>	a.
		Corporate/Employee Child Day Care Facility, see <a href="#">Section 47-18.8</a>
6. <i>Nursing Home Facilities</i>		
		a.
		Nursing Homes, see <a href="#">Section 47-18.23</a>
7. <i>Accessory Uses, Buildings and Structures</i>		

a.	See <a href="#">Section 47-19</a>
8.	<i>Urban Agriculture</i> See <a href="#">Section 47-18.41</a>

**Sec. 47-5.22. - List of permitted and conditional uses, MHP Mobile Home Park District.**

District Categories—Residential Dwellings, and Accessory Uses, Buildings and Structures.

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.   CONDITIONAL  USES:  See <a href="#">Section 47-24.3</a></b>
1.	<i>Residential Dwellings</i>	
a.	Mobile Home Park, subject to Site Plan Level III Permit, in accordance with <a href="#">Section 47-24.2</a> , Development Permits and Procedures.	
2.	<i>Public Purpose Facilities</i>	
a.	<i>Active and Passive Park, see Section 47-18.44</i>	
2. 3.	<i>Urban Agriculture</i> See <a href="#">Section 47-18.41</a>	

**Sec. 47-5.60. - Residential office zoning districts.**

**D. *Residential Office (RO) District.***

1. *Uses permitted.* No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than any use hereinafter set out:
  - a. Any use permitted in R-4 district of the zoning code in effect on the date immediately prior to the effective date (June 28, 1997) of the ULDR.
  - b. Professional, business and financial offices, not including sale, display, storage or handling of merchandise on the premises.
  - c. Office and headquarters of trade, business, labor, political, social, religious, economic or other similar organization, not including sale, display, storage or handling of merchandise on the premises.
  - d. Retail and service facilities within an office building which may include barbershops, beauty shops, newsstands, and retail stores for sale of books, gifts, flowers, tobacco, drugs and sundries. Such uses shall occupy no more than twenty-five percent (25%) of the floor space of the building.
  - e. Medical and dental clinics and hospitals.



- f. Bed and breakfast dwellings.
- g. Active and Passive Park, see Section 47-18.44

E. *Limited Residential Office (ROA) District.*

1. *Uses permitted.*

- a. Professional, business and financial offices, not including sale, display, storage or handling of merchandise on the premises.
- b. Single family dwellings.
- c. Public buildings and land uses and those of public utilities, subject to the provisions of, as provided in Public Purpose Uses, [Section 47-18.26](#)
- d. House of worship, subject to the requirements of [Section 47-18.17](#)
- e. Flower and vegetable gardens.
- f. Public and parochial schools.
- g. Active and Passive Park, see Section 47-18.44

**Sec. 47-6.10. - List of permitted and conditional uses, Community Business (CB) District.**

District Categories—Automotive, Boats, Watercraft and Marinas, Commercial Recreation, Food and Beverage Sales and Service, Lodging, Mixed Use Developments, Public Purpose Facilities, Retail Sales, Services/Office Facilities, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES	B. CONDITIONAL USES: See Section 47-24.3
7. Public Purpose Facilities	
a. Civic and Private Club Facility.	a. Social Service Residential Facility, see Section 47-18.32
b. Government Administration.	b. Hospital.
c. House of Worship.	
d. Library Branch.	
e. Museum.	
f. <u>Active and Passive Park, see Section 47-18.44</u> <del>Public/Private Recreation.</del>	
g. <u>Public/Private Recreation.</u> <del>Police and Fire Substation.</del>	
h. <u>Police and Fire Substation.</u> <del>Post Office Substation.</del>	
i. <u>Post Office Substation.</u> <del>School.</del>	

i. <u>School.</u>		
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Sec. 47-6.11. - List of permitted and conditional uses, Boulevard Business (B-1) District.  
District Categories—Automotive, Boats, Watercraft and Marinas, Commercial Recreation, Food and Beverage Sales and Service, Lodging, Mixed Use Developments, Public Purpose Facilities, Retail Sales, Services/Office Facilities, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES	B. CONDITIONAL USES: See Section 47-24.3
7. Public Purpose Facilities	
a. Civic and Private Club Facility.	a. Social Service Residential Facility, see Section 47-18.32
b. Government Administration.	
c. Hospital.	
d. House of Worship.	
e. Library.	
f. Museum.	
g. <u>Active and Passive Park, see Section 47-18.44</u> <del>Public/Private Recreation</del>	
h. <u>Public/Private Recreation.</u> <del>Police and Fire Substation.</del>	
i. <u>Police and Fire Substation.</u> <del>Post Office Substation.</del>	
j. <u>Post Office Substation.</u> <del>School.</del>	
k. <u>School.</u>	

**Sec. 47-6.12. - List of permitted and conditional uses, General Business (B-2) District.**

District Categories—Automotive, Boats, Watercraft and Marinas, Commercial Recreation, Food and Beverage Sales and Service, Lodging, Mixed Use Developments, Public Purpose Facilities, Retail Sales, Services/Office Facilities, Wholesale Trade, Storage and Warehousing, and Accessory Uses, Buildings and Structures.

B. PERMITTED USES	C. CONDITIONAL USES: See Section 47-24.3
7. Public Purpose Facilities	
a. Bus Terminal, Railroad Station.	a. Social Service Residential Facility see Section 47-18.32.
b. Civic and Private Club Facility.	
c. Government Administration.	

d.	Hospital.		
e.	House of Worship.		
f.	Library.		
g.	Museum.		
h.	<u>Active and Passive Park, see Section 47-18.44</u>		
	<del>Public/Private Recreation.</del>		
i.	<del>Public/Private Recreation.</del>		
	<del>Police and Fire Substation.</del>		
j.	<del>Police and Fire Substation.</del>		
	<del>Post Office Substation.</del>		
k.	<del>Post Office Substation.</del>		
	<del>School.</del>		
l.	<u>School.</u>		

**Sec. 47-6.13. - List of permitted and conditional uses, Heavy Commercial/Light Industrial (B-3) District.**

District Categories—Automotive, Boats, Watercraft and Marinas, Commercial Recreation, Food and Beverage Sales and Service, Light Manufacturing, Lodging, Public Purpose Facilities, Retail Sales, Services/Office Facilities, Wholesale Trade, Storage and Warehousing, and Accessory Uses, Buildings and Structures.

B.	PERMITTED USES	C.	CONDITIONAL USES: See Section 47-24.3
7.	Public Purpose Facilities		
a.	Bus Terminal, Railroad Station.	a.	Social Service Facility, see Section 47-18.31
b.	Hospital.	b.	Communication Towers, Structures, and Stations, see Section 47-18.11.
c.	Civic and Private Clubs Facility.		
d.	Government Administration.		
e.	<u>Active and Passive Park, see Section 47-18.44</u>		
	<del>Public/Private Recreation.</del>		
f.	<del>Public/Private Recreation.</del>		
	<del>Police and Fire Substation.</del>		
g.	<del>Police and Fire Substation.</del>		
	<del>Post Office Substation.</del>		
h.	<u>Post Office Substation.</u>		
	<del>Railroad Freight and Passenger Depot.</del>		
i.	<u>Railroad Freight and Passenger Depot.</u>		

**Sec. 47-6.30. - PCC-Planned Commerce Center District.**

- C. *Permitted uses.* The uses permitted in a PCC district shall be one or more of the uses listed in this section which are requested by the applicant to be approved in conjunction with the rezoning of the property to PCC, and shall only be permitted when conducted in accordance with an approved site plan. Uses which may be approved in connection with the establishment of PCC districts are:

1. <b>PERMITTED USES</b>	2. <b>CONDITIONAL USES</b>
d. <u>Public Purpose Facilities</u> <u>Manufacturing/Processing of Products</u>	
i. <u>Active and Passive Park, see Section 47-18.44</u>	
d.e. <u>Manufacturing/Processing of Products</u> <u>Retail and Wholesale Sales*</u>	
i. Apparel, Textile, Canvas and related uses.	
ii. Process and assembly of previously prepared materials.	
iii. Publishing Plant.	
e-f. <u>Retail and Wholesale Sales*</u> <u>Service/Office Facilities**</u>	
i. Antiques.	
ii. Apparel/Accessories, see <a href="#">Section 47-23.14</a>	
iii. Bakery.	
iv. Bicycle Shop.	
v. Watercraft Sales.	
vi. Marine Parts and Supplies Store.	
vii. Computers/Software.	
viii. Flooring Store.	
ix. Furniture Store, see <a href="#">Section 47-23.14</a>	
x. Hobby Items, Toys, Games, see <a href="#">Section 47-23.14</a>	
xi. Home Improvement Center, see <a href="#">Section 47-23.14</a>	
xii. Household Appliances, see <a href="#">Section 47-23.14</a>	
xiii. Lawn and Garden Supplies, Furniture, see <a href="#">Section 47-23.14</a>	
xiv. Medical Supplies, see <a href="#">Section 47-23.14</a>	
xv. Musical Instruments.	

xvi.	Office Equipment, see <a href="#">Section 47-23.14</a>	
xvii.	Optical Store.	
xviii.	Restaurant and Hotel Equipment.	
xix.	Sign.	
xx.	Sporting Goods Store, see <a href="#">Section 47-23.14</a>	
xxi.	Swimming Pools, Hot Tubs, Spas supplies and service.	
f.g.	<u><i>Service/Office Facilities**</i></u> <u><i>Commercial Recreation***</i></u>	
i.	Auto Detailing and Alarm Systems, see <a href="#">Section 47-23.14</a>	
ii.	Catering Service.	
iii.	Child Day Care for employees of the PCC use only, see <a href="#">Section 47-18.8</a>	
iv.	Copy Center.	
v.	Dry Cleaner, see <a href="#">Section 47-18.19</a>	
vi.	Film Processing.	
vii.	Interior Decorator.	
viii.	Janitorial Service.	
ix.	Laundromat.	
x.	Mail, Postage, Fax Service, see <a href="#">Section 47-23.14</a>	
xi.	Medical/Dental Office, see <a href="#">Section 47-23.14</a>	
xii.	Personnel Services.	
xiii.	Pest Control.	
xiv.	Photographic Studio.	
xv.	Professional Office.	
xvi.	Security Systems.	
xvii.	Shoe Repair.	
xviii.	Tailor, Dressmaker.	
xix.	Watch and Jewelry Repair.	
g.h.	<u><i>Commercial Recreation***</i></u> <u><i>Urban Agriculture</i></u> See <a href="#">Section 47-18.41</a>	
i.	Bowling Alley.	
ii.	Skating Centers (Ice and/or Roller Skating).	
iii.	Racquet Sports Center (squash, racquetball).	
i.h.	<u><i>Urban Agriculture</i></u> See <a href="#">Section 47-18.41</a>	

**Sec. 47-7.10. - List of permitted and conditional uses, General Industrial (I) District. (Notes A, B & C)**

District Categories—Automotive, Aircraft, Boats and Watercraft (Wholesale Sales, Service and Repair), Manufacturing, Public Purpose Facilities, Storage Facilities, Wholesale Sales/Rental Services, and Accessory Uses, Buildings and Structures.

<b>B.</b>	<b>PERMITTED USES</b>	<b>C.</b>	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
3.	<i>Public Purpose Facilities</i>		
a.	<u>Active and Passive Park, see Section 47-18.44</u> <del>Police and Fire Substation.</del>	a.	Radio Broadcast Facility, Production Facility, Radio, Television and Motion Picture Production.
b.	<u>Police and Fire Substation.</u> <del>Freight and Rail Terminal.</del>		
c.	<u>Freight and Rail Terminal.</u> <del>Communication Towers, Structures and Stations, see <a href="#">Section 47-18.11</a>.</del>		
d.	<u>Communication Towers, Structures and Stations, see <a href="#">Section 47-18.11</a>.</u>		

**Sec. 47-8.10. - List of permitted and conditional uses, Community Facility (CF) District.**

District Categories—Public Facilities, Utilities, and Accessory Uses, Buildings and Structures.

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.</b>	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1	<i>Public Facilities</i>		
a.	<u>Active and Passive Park, see Section 47-18.44</u> <del>Civic and Private Clubs.</del>	a.	Cemetery, Crematory, Columbarium, Mausoleum.
b.	<u>Civic and Private Clubs</u> <del>Child Day Care Facilities, see <a href="#">Section 47-18.8</a></del>	b.	College, University. Detention Center, Jail.
c.	<u>Child Day Care Facilities, see <a href="#">Section 47-18.8</a></u> <del>Courthouse.</del>	c.	Helistop, see <a href="#">Section 47-18.14</a>
d.	<u>Courthouse.</u> <del>Cultural, Educational and Civic Facility.</del>	d.	
e.	<u>Cultural, Educational and Civic Facility.</u>	e.	Hospital, Medical and Public Health Clinic.

	<del>Fire Facility.</del>		
f.	<del>Fire Facility.</del>	f.	Indoor Firearms Range, see <a href="#">Section 47-18.18</a>
	<del>Government Administrative Office.</del>		
g.	<del>Government Administrative Office.</del>	g.	Marina, see <a href="#">Section 47-23.8</a>
	<del>House of Worship</del>		
h.	<del>House of Worship</del>	h.	Social Service Facility, see <a href="#">Section 47-18.31</a>
	<del>Library.</del>		
i.	<del>Library.</del>	i.	Social Service Residential Facility, see <a href="#">Section 47-18.32</a> .
	<del>Nursing Home, see <a href="#">Section 47-18.23</a></del>		
j.	<del>Nursing Home, see <a href="#">Section 47-18.23</a></del>		
	<del>Museum and Art Gallery.</del>		
k.	<del>Museum and Art Gallery.</del>		
	<del>Parking Facility, see <a href="#">Section 47-20</a></del>		
l.	<del>Parking Facility, see <a href="#">Section 47-20</a></del>		
	<del>Police Facility.</del>		
m	<del>Police Facility.</del>		
.	<del>Post Office, Branch/Substation.</del>		
n.	<del>Post Office, Branch/Substation.</del>		
	<del>Public/Private Meeting Rooms.</del>		
o.	<del>Public/Private Meeting Rooms.</del>		
	<del>Public Maintenance and Storage Facility.</del>		
p.	<del>Public Maintenance and Storage Facility.</del>		
	<del>Senior Citizen Center, see <a href="#">Section 47-18.30</a></del>		
q.	<del>Senior Citizen Center, see <a href="#">Section 47-18.30</a></del>		
	<del>School, not including Trade School.</del>		
r.	<del>School, not including Trade School.</del>		
	<del>Transportation Terminal, Railroad Bus Station.</del>		
s.	<del>Transportation Terminal, Railroad Bus Station.</del>		

**Sec. 47-8.11. - List of permitted and conditional uses, Community Facility—House of Worship (CF-H) District.**

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.</b>	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>House of Worship</i>		
a.	House of Worship, see <a href="#">Section 47-18.17</a>		
2.	<i>Public Purpose Facilities</i>		

	<u>Secondary Uses</u>		
a.	Active and Passive Park, see Section 47-18.44		
2.3	<u>Secondary Uses</u>		
	<u>Accessory Uses, Buildings and Structures</u> (See also <a href="#">Section 47-19.</a> )		
a.	Assembly Hall.		
3.4	<u>Accessory Uses, Buildings and Structures</u> (See also <a href="#">Section 47-19.</a> )		
	<u>Urban Agriculture</u> See <a href="#">Section 47-18.41</a>		
a.	Child Day Care Facilities, see <a href="#">Section 47-18.8</a>	a.	Senior Citizen Center, see <a href="#">Section 47-18.30</a>
b.	Offices.		
c.	Meeting Rooms.		
d.	Residences for Resident Employees of the House of Worship.		
4.5	<u>Urban Agriculture</u> See <a href="#">Section 47-18.41</a>		

**Sec. 47-8.12. - List of permitted and conditional uses, Community Facility—School (CF-S) District.**

A.	PERMITTED USES	B.	CONDITIONAL USES: See <a href="#">Section 47-24.3</a>
1.	<u>Schools</u>		
a.	School.		
2.	<u>Public Purpose Facilities</u>		
	<u>Secondary Uses</u>		
a.	Active and Passive Park, see Section 47-18.44		
2.3	<u>Secondary Uses</u>		
	<u>Accessory Uses, Buildings and Structures</u> (See also <a href="#">Section 47-19.</a> )		
a.	Assembly Hall.		
3.4	<u>Accessory Uses, Buildings and Structures</u> (See also <a href="#">Section 47-19.</a> )		
	<u>Urban Agriculture</u> See <a href="#">Section 47-18.41</a>		
a.	Child Day Care Facilities, see <a href="#">Section 47-18.8</a>		
b.	Offices.		
c.	Meeting Rooms.		
4.5	<u>Urban Agriculture</u> See <a href="#">Section 47-18.41</a>		

**Sec. 47-8.13. - List of permitted and conditional uses, Community Facility—House of Worship/School (CF-HS) District.**

A.	PERMITTED USES	B.	CONDITIONAL USES:
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		See <a href="#">Section 47-24.3</a>
1.	<i>House of Worship</i>	
a.	House of Worship, see <a href="#">Section 47-18.17</a>	
2.	<i>Public Purpose Facilities</i>	
	<i>Schools</i>	
a.	Active and Passive Park, see <a href="#">Section 47-18.44</a>	
2.3	<i>Schools</i>	
	<i>Accessory Uses, Buildings and Structures (See also <a href="#">Section 47-19.</a>)</i>	
a.	School.	
3.4	<i>Secondary Uses</i>	
a.	Assembly Hall.	
4.5	<i>Accessory Uses, Buildings and Structures (See also <a href="#">Section 47-19.</a>)</i>	
	<i>Urban Agriculture See <a href="#">Section 47-18.41</a></i>	
a.	Child Day Care Facilities, see <a href="#">Section 47-18.8</a>	
b.	Offices.	
c.	Meeting Rooms.	
d.	Residences for Resident Employees of the House of Worship.	
5.6	<i>Urban Agriculture See <a href="#">Section 47-18.41</a></i>	

**Sec. 47-8.14. - List of permitted and conditional uses, Parks, Recreation and Open Space (P) District.**

*District Categories—Parks, Recreation and Open Space Uses and Facilities, and Accessory Uses, Buildings and Structures.*

A.	PERMITTED USES	B.	CONDITIONAL USES: See <a href="#">Section 47-24.3</a>
1.	<i>Parks, Recreation and Open Space Uses and Facilities</i>		
a.	<i>Active and Passive Park Facilities.</i>	a.	<i>Golf Course.</i>
b.	<i>Beach.</i>	b.	<i>Public Marina, see <a href="#">Section 47-23.8</a></i>
c.	<i><u>Civic Facility Facilities, Cultural Facilities, Educational Facilities.</u></i>	c.	<i>Public Utility.</i>
d.	<i>Conservation Areas.</i>	d.	<i>Communication Towers, Structures and Stations (subject to land use compatibility and <a href="#">Section 47-18.11</a>).</i>
e.	<i>Fishing Pier.</i>	e.	<i>Yacht Club.</i>
f.	<i>Indoor and Outdoor Public Recreational Facility.</i>		
2.	<i>Accessory Uses, Buildings and Structures (See also <a href="#">Section 47-19.</a>)</i>		

a.	Concessions, including refreshment stands, pro shops, souvenir shops.	
b.	Police, Fire Substation.	
c.	Parks Maintenance and Administration Facility.	
d.	Public Restrooms.	
e.	Watercraft Rental Facility, see Chapter 8, Division 3 of Volume I of the Code, and see Section 47-23.7	
3.	Limitations on uses	
a.	Conservation areas. Conservation areas are designated in accordance with the Broward County Land Use Plan Map Series as a means to protect natural resource areas (Broward County Land Use Plan). Uses are limited in conservation areas as follows:	
i.	Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.	
ii.	Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or nonprofit agency which manages the area.	
4.	Urban Agriculture See Section 47-18.41	

## **SECTION 47-9. - X-EXCLUSIVE USE DISTRICT**

### **Sec. 47-9.10. - Permitted uses.**

B. Uses which may be approved in connection with the establishment of X districts are:

1. Parking lot ("X-P").
2. Parking lot with required residential units ("X-P-R").
3. Parking garage ("X-G").
4. Parking garage with required residential units ("X-G-R").
5. Business ("X-B") uses as follows:
  - a. Commercial Recreation:
    - i. Indoor motion picture theater, less than five (5) screens.
  - b. Food and Beverage Service:
    - i. Bakery store.
    - ii. Bar, cocktail lounge, nightclub.
    - iii. Cafeteria.

- iv. Candy, nuts store.
- v. Delicatessen.
- vi. Food and beverage.
- vii. Fruit and produce store.
- viii. Grocery/food store.
- ix. Ice cream/yogurt store.
- x. Liquor store.
- xi. Meat and poultry store.
- xii. Restaurant.
- xiii. Seafood store.
- xiv. Supermarket.

c. Retail Sales:

- i. Antiques store.
- ii. Apparel/clothing, accessories store.
- iii. Arts and crafts supplies store.
- iv. Art galleries, art studio.
- v. Bait and tackle store.
- vi. Bicycle shop.
- vii. Book store.
- viii. Camera, photographic supplies store.
- ix. Card and stationery store.
- x. Cigar, tobacco store.
- xi. Computer/software store.
- xii. Consignment, thrift store.
- xiii. Cosmetic, sundries store.
- xiv. Department store.
- xv. *[Reserved.]*
- xvi. Fabric, needlework, yarn shop.
- xvii. Flooring store.
- xviii. Florist shop.
- xix. Furniture store.
- xx. Gifts, novelties, souvenirs store.
- xxi. Glassware, china, pottery store.
- xxii. Hardware store.
- xxiii. Hobby items, toys, games stores.
- xxiv. Holiday-related merchandise, outdoor sales, see [Section 47-18.15](#)
- xxv. Household appliances store.
- xxvi. Jewelry store.
- xxvii. Linen, bath, bedding store.
- xxviii. Luggage, handbags, leather goods store.
- xxix. Music, musical instruments store.
- xxx. Newspapers, magazines store.

- xxxi. Optical store.
- xxxii. Paint, wallpaper store.
- xxxiii. Party supply store.
- xxxiv. Pet store.
- xxxiv-1. Pharmacy.
- xxxv. Shoe store.
- xxxvi. Sporting goods store.
- xxxvii. Tapes, videos, music CD's stores.

d. Services/Office Facilities:

- i. Film processing store.
- ii. Formal wear, rental.
- iii. Hair salon.
- iv. Health and fitness center.
- v. Instruction: fine arts, sports and recreation, dance, music, theater.
- vi. Interior decorator.
- vii. Mail, postage, fax service.
- viii. Massage therapist.
- ix. Medical clinic.
- x. Nail salon.
- xi. Photographic studio.
- xii. Professional office.
- xiii. Shoe repair, shoe shine.
- xiv. Tailor, dressmaking store, direct to the customer.
- xv. Tanning salon.
- xvi. Watch and jewelry repair.

e. Accessory Uses, Buildings and Structures:

- i. Outdoor dining and sidewalk cafés, see [Section 47-19.9](#)

6. Parking lot, parking garage, business uses or any combination of same with optional residential units ("X-P-OR," "X-G-OR" or "X-B-OR").

7. Active and Passive Park, see Section 47-18.44 ("X-P", "X-P-R", "X-G", "X-G-R", "X-B", "X-P-OR," "X-G-OR" or "X-B-OR")

**Sec. 47-10.10. - List of permitted and conditional uses, Commerce Center (CC) District.**

District Categories—Communication Broadcast and Production Facilities, Community Facilities, Food and Beverage, Light Manufacturing, Research and Development,

Wholesale Distribution Facilities, Lodging, Mixed Use Development, Service/Office Uses, and Accessory Uses, Buildings, and Structures.

A.	<b>PERMITTED USES</b>	B.	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>Communication Broadcast and Production Facilities</i>		
		a.	Radio, Television and Motion Picture Broadcast and Production Facilities.
		b.	Communication Towers, Structures and Stations.
2.	<i>Community Facilities</i>		
a.	<u>Active and Passive Park, see Section 47-181.43</u> <u>Civic and Private Clubs.</u>		
a.b.	<u>Civic and Private Clubs.</u> <u>Government Facility.</u>	a.	Helistop, see <a href="#">Section 47-18.14</a>
b.c.	<u>Government Facility.</u> <u>Public and Private Meeting Rooms.</u>		
c.d.	<u>Public and Private Meeting Rooms.</u> <u>Police and Fire Facilities.</u>		
d.e.	<u>Police and Fire Facilities.</u>		

**Sec. 47-11.10. - List of permitted and conditional uses, Commercial Recreation (CR) District.**

District Categories—Commercial Recreation Uses, Secondary Uses, and Accessory Uses, Buildings and Structures.

A.	<b>PERMITTED USES</b>	B.	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>Commercial Recreation Uses</i>		
		a.	Bowling centers.
		b.	Professional sports clubs including facilities such as arenas, stadiums and athletic fields.
		c.	Racing and track facilities, vehicular and non-vehicular including facilities such as horse tracks, auto tracks, dragstrips, motorcycle tracks, go cart tracks and running tracks.
		d.	Physical fitness centers including facilities such as gymnasiums, health clubs and spas.
		e.	Golf courses and operations facilities necessary to run the golf course.

		f.	Coin-operated amusement centers including facilities such as video arcades and music centers.
		g.	Amusement parks.
		h.	Sports and private recreation clubs including facilities such as country clubs, sports clubs, business clubs, yacht clubs and hunt clubs.
		i.	Amusement and recreation services including facilities such as batting and driving ranges, sports instructional centers, billiard parlors, boat rentals, exhibit and convention centers, fair and exposition centers, miniature golf centers, racquet centers, equestrian centers, natatoriums and aquatic centers, skating centers, scuba and diving centers and shooting centers.
		j.	Sporting and recreational camps including facilities such as fishing camps.
		k.	Recreational vehicle parks and campsites for transient use.
		l.	Marina.
2.	<u>Public Purpose Facilities</u> <del>Secondary Uses (Permitted in Conjunction with a Principal Use)</del>		
a.	Active and Passive Park, see Section 47-18.44		
2-3	<u>Secondary Uses (Permitted in Conjunction with a Principal Use)</u> <del>Accessory Uses, Buildings and Structures (See also <a href="#">Section 47-19.</a>)</del>		
		a.	Hotels, see <a href="#">Section 47-18.16</a>
		b.	Recreational vehicle parks and campsites for transient use.
		c.	Restaurants.
3.4	<u>Accessory Uses, Buildings and Structures (See also <a href="#">Section 47-19.</a>)</u> <del>Urban Agriculture See <a href="#">Section 47-18.41</a></del>		
	Accessory uses and structures that are an integral part of and supportive to the permitted commercial recreation use or other permitted secondary use.		
4.5	<u>Urban Agriculture See <a href="#">Section 47-18.41</a></u>		

## SECTION 47-12. - CENTRAL BEACH DISTRICTS

### A. Planned Resort (PRD) District.

#### 6. List of permitted uses—PRD district.

- a. Site Plan Level IV Development.
  - i. Hotels and suite hotels.
  - ii. Conference centers and other public meeting or performance facilities or tourist attractions.
  - iii. Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities, including restaurants as a part of a hotel, a conference center complex or a shopping arcade or mall with at least fifty thousand (50,000) square feet of gross floor area.
  - iv. Residential.
  - v. Parking structures.
  - vi. Other uses catering to tourists as approved by the planning and zoning board.
  - vii. Marinas as a conditional use. See Section 47-24.3
  - viii. Moped/scooter rental as a conditional use. See Section 47-24.3
- b. Site Plan Level III Development. Parking lots and temporary parking lots.
- c. ~~Site Plan Level I Development. Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure. Automobile rental limited to twelve (12) cars per development site as an accessory to a hotel or marina and Section 47-18.3 shall not be applicable.~~
  - i. Accessory buildings and structures.
  - ii. Improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel.
  - iii. Expansion or change of a permitted use within an existing structure.
  - iv. Automobile rental limited to twelve (12) cars per development site as an accessory to a hotel or marina and Section 47-18.3 shall not be applicable.
  - v. Active and Passive Park, see Section 47-18.44

B. A-1-A Beachfront Area (ABA) District.

- 5. List of permitted uses—ABA district.
  - a. Site Plan Level IV Development.

- i. Hotels and suite hotels.
  - ii. Restaurants.
  - iii. Moped/scooter rental as a conditional use. See Section 47-24.3
- b. Site Plan Level III Development.
  - i. Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities.
  - ii. Parking garages.
  - iii. Other uses catering to tourists as approved by the planning and zoning board.
  - iv. Residential units alone or together with non-residential uses in that portion of the ABA district located within the North Beach Area subject to the following:
    - a) A development with residential units shall have on the side of the building facing the street at street level architectural detail and uses such as residential, restaurant, cultural or recreational uses that attract interaction with the public and minimize visual exposure of parking facilities.
    - b) A development with residential units abutting Fort Lauderdale Beach Boulevard (A-1-A) must have on the ground floor facing A-1-A non-residential uses that offer goods or services to residents and tourists seeking, restaurant, entertainment, cultural or commercial recreation destinations.
    - c) In addition to meeting the requirements of a) and b), development with residential units that exceeds 200 feet in height by meeting the provisions of Section 47-12.5.B.6. must include hotel units comprising a minimum of sixty percent (60%) of the total number of units.
- c. Site Plan Level II Development with City Commission Request for Review subject to Section 47-26.A.2.
  - i. In that portion of the ABA district located within the North Beach Area as defined in Section 47-12.3, Definitions,
    - a) uses provided in Section 47-12.5.1



- d. Site Plan Level I Development with City Commission approval.
  - i. In that portion of the ABA district within the North Beach Area as defined in Section 47-12.3, Definitions, see Section 47-12.10, North Beach for permitted uses.
- e. Site Plan Level I Development.
  - i. Parking lots.
  - ii. Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure.
  - iii. Automobile rental limited to twelve (12) cars per development site as an accessory to a hotel or marina and Section 47-18.3 shall not be applicable.
  - iv. Active and Passive Park, see Section 47-18.44

C. Sunrise Lane (SLA) District.

- 4. List of permitted uses—SLA district.
  - a. Site Plan Level IV Development.
    - i. Residential.
    - ii. Hotels, suite hotels.
    - iii. Parking garages.
    - iv. Moped/scooter rental as a conditional use. See Section 47-24.3
  - b. Site Plan Level III Development.
    - i. Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities.
    - ii. Restaurants, provided that any restaurant located on a parcel abutting the Intracoastal Waterway shall have no outdoor service of food or beverage on the Intracoastal Waterway side of the parcel.
  - c. Site Plan Level I Development.
    - i. Parking lots.

- ii. Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure.
- iii. Automobile rental limited to twelve (12) cars per development site as an accessory to a hotel or marina and Section 47-18.3 shall not be applicable.
- iv. Active and Passive Park, see Section 47-18.44

D. Intracoastal Overlook Area (IOA) District.

4. List of permitted uses—IOA district.

- a. Site Plan Level IV Development.
  - i. Restaurants located within a residential high-rise structure or hotel provided there is no outdoor service of food or beverage.
  - ii. Freestanding restaurants permitted only in the portion of the IOA district south of Bayshore Drive provided there is:
    - a) No outdoor dockage;
    - b) No outdoor service of food or beverage;
    - c) Notice of public hearings of the city commission to consider an ADP for such use shall be as for a Rezoning, as provided in Section 47-27, Notice Procedures for Public Hearings.
  - iii. Hotels and suite hotels.
  - iv. Motels.
- b. Site Plan Level III Development.
  - i. Residential.
  - ii. Parking lots.
  - iii. Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities, as a part of a hotel or high rise residential structure.
- c. Site Plan Level I Development.
  - i. Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure.
  - ii. Active and Passive Park, see Section 47-18.44

- d. Site Plan Level I Development with City Commission approval.
  - i. In that portion of the IOA district within the North Beach Area defined in Section 47-12.3, Definitions, see Section 47-12.10, North Beach for permitted uses.

E. North Beach Residential Area (NBRA) District.

4. List of permitted uses—NBRA district.

- a. Site Plan Level IV Development.
  - i. Hotels, suite hotels.
  - ii. Motels.
  - iii. Restaurants located within a residential high rise structure or hotel .
- b. Site Plan Level III Development.
  - i. Residential.
  - ii. Accessory commercial retail uses fully confined in a building.
- c. Site Plan Level II Development with City Commission Request for Review pursuant to Section 47-26.A.2.
  - i. Uses provided in Section 47-12.5.1
- d. Site Plan Level I Development.
  - i. Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure.
  - ii. Active and Passive Park, see Section 47-18.44

F. South Beach Marina and Hotel Area (SBMHA) District.

5. List of permitted uses—SBMHA district.

- a. Site Plan Level IV Development.
  - i. Hotels and suite hotels.
  - ii. Multiple-family dwellings and apartments.
  - iii. Marinas as a conditional use. See Section 47-24.3

- iv. Museums.
  - v. Swimming pools.
  - vi. Parking garages.
  - vii. Amphitheaters.
  - viii. Restaurants.
  - ix. Moped/scooter rental as a conditional use.
- b. Site Plan Level III Development.
- i. Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities.
- c. Site Plan Level I Development.
- i. Parking lots.
  - ii. Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure.
  - iii. Automobile rental limited to twelve (12) cars per development site as an accessory to a hotel or marina and Section 47-18.3 shall not be applicable.
  - iv. Active and Passive Park, see Section 47-18.44

**Sec. 47-13.10. - List of permitted and conditional uses, Regional Activity Center-City Center (RAC-CC); Regional Activity Center-Arts and Science (RAC-AS); Regional Activity Center-Urban Village (RAC-UV); Regional Activity Center-Residential Professional Office (RAC-RPO); Regional Activity Center-Transitional Mixed Use (RAC-TMU); South Regional Activity Center-South Andrews east (SRAC-SAe); South Regional Activity Center-South Andrews west (SRAC-SAw).**

District Categories—Automotive; Boats, Watercraft and Marinas; Commercial Recreation; Food and Beverage Sales and Service; Light Manufacturing; Lodging; Manufacturing; Public Purpose Facilities; Residential Uses; Retail Sales; Services/Office Facilities, Including Wholesale Service; Services/Office Facilities; Storage Facilities; Wholesale Sales; and Accessory Uses, Buildings and Structures.

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUne
<b>Key:</b>										
<b>P - Permitted</b>										

<b>C - Conditional</b>										
<b>Automotive</b>										
Automotive Parts & Supplies Store (installation in wholly enclosed buildings including wholesale sales in the SRAC-SAw NWRAC-MUe, NWRAC-MUe and NWRAC-MUw zoning districts)	P		P	P	P	P	P	P	P	P
Automotive Repair Shop, Major Repair, see Section 47-18.4							P			P
Automotive Repair Shop, Minor Repair, see Section 47-18.4	P									P
Automotive Sales, Rental, new or used vehicles, see Section 47-18.3 (only permitted when abutting Federal Highway in the RAC-CC, RAC-UV and RAC-TMU zoning districts)	P		P		P		P			P
Automotive Service Station, see Section 47-18.5 (only permitted when abutting Federal Highway and Broward Boulevard in RAC-TMU; abutting Federal Highway and Andrews Ave in RAC-RPO; abutting Federal Highway in RAC-CC and RAC-UV zoning districts)	P		P	P	P	P	P	P	P	P
Car Wash, Automatic, see Section 47-18.7 (Car Wash, Outdoor Hand-wash permitted as conditional use in SRAC-SAw and NWRAC-MUe, NWRAC-MUe and NWRAC-MUw zoning districts)	P						P	C	C	C
Motorcycle/Moped Sale, wholesale sales permitted							P			P
Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see Section 47-18.27							P			
Taxi Lot/Operations							P			
Tire sales, including Retreading and Service (wholesale sales permitted in SRAC-Saw )	P				P		P			P
<b>Boats, Watercraft and Marinas</b>										
Charter and Sightseeing Boat, see Section 47-23.8	P	C			C		C	C	C	C
Hotel Marina, see Section 47-23.8	P	C			C		C			
Marina, see Section 47-23.8	P	C		C	C	C	C	C	C	C
Marine Parts and Supplies Store	P	P	P	P	P	P	P	P	P	P
Marine Service Station, see Section 47-18.20	P	C			C		C			
Sailmaking							P			
Shipyard							C			
Watercraft Repair, major repair, see Section 47-18.37							P			
Watercraft Repair, minor repair, see Section 47-18.37 (only allowed within the NWRAC-MUe)								C	C	C

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUe
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Watercraft Sales and Rental, new or used, see Section 47-18.36 (restricted to S.W. 7th Avenue and accessory uses in RAC-AS), (only allowed within the NWRAC-MUe and NWRAC-MUw)	P	P					P	C	C	C
<b>Commercial Recreation</b>										
Amphitheater		C						P	P	P
Billiard Parlor	P		P			P	P	P	P	P
Bingo Hall							P	P	P	P
Bowling Alley					P		P	P	P	P
Indoor Firearms Range, see Section 47-18.18							C			
Indoor Motion Picture Theater (fewer than 5 screens in RAC-UV; SRAC-SAe and NWRAC-MUe, NWRAC-MUw and NWRAC-MUw zoning districts)	P	P	P	P	P	P	P	P	P	P
Performing Arts Theater, less than 300 seats (unlimited seating permitted in SRAC-SAw zoning district)	P	P	P	P	P	P	P	P	P	P
Professional Sports Clubs, including facilities such as arenas, stadiums, athletic fields and skating centers	P									
<b>Food and Beverage Sales and Service</b>										
Bakery Store	P	P	P	P	P	P	P	P	P	P
Bar, Cocktail Lounge, Nightclub	P	P	P	P	P	P	P	P	P	P
Cafeteria	P	P	P	P	P	P	P	P	P	P
Candy, Nuts Store	P	P	P	P	P	P	P	P	P	P
Catering Service	P		P		P		P	P	P	P
Delicatessen	P	P	P	P	P	P	P	P	P	P
Food and Beverage, Drive-Thru and Carryout (no Drive-Thru permitted in the RAC-CC zoning district) (no Carryout permitted RAC-UV zoning district)	P		P	P	P	P	P	P	P	P
Fruit and Produce Store	P		P	P	P	P	P	P	P	P
Grocery/Food Store (Convenience Store prohibited in the NWRAC-MUe, NWRAC-MUw and NWRAC-MUw zoning districts)	P	P	P	P	P	P	P	P	P	P
Ice Cream/Yogurt Store	P	P	P	P	P	P	P	P	P	P
Liquor Store	P		P	P	P	P	P			
Meat and Poultry Store	P		P	P	P	P	P	P	P	P
Restaurant	P	P	P	P	P	P	P	P	P	P
Seafood Store	P		P	P	P	P	P	P	P	P

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUw
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Supermarket	P		P	P	P	P	P	P	P	P
Wine Specialty Store								P	P	P
<b>Light Manufacturing</b>										
Apparel, Textile, Canvas and related uses							P			
Contractor's yards							P			
Processing and assembly of previously prepared materials							P			
<b>Lodging</b>										
Bed and Breakfast Dwelling, see Section 47-18.6	P	P	P	P	P	P	P	P	P	P
Hotel, see Section 47-18.16	P	P	P	P	P	P	P	P	P	P
<b>Manufacturing*</b>										
<b>*Permitted only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way in the RAC-CC, RAC-AS, RAC-UV, RAC-RPO, &amp; RAC-TMU zoning districts.</b>										
Apparel, Textile, Canvas and related uses	P		P	P	P		P			
Contractor's yards	P		P	P	P		P			
Industrial Machinery and Equipment	P		P	P	P					
Processing and assembly of previously prepared materials	P		P	P	P		P			
<b>Public Purpose Facilities</b>										
Active and Passive Park	P	P	P	P	P	P	P	P	P	P
Bus Terminal, Railroad Station, Transportation Terminal	P						P			
Civic and Private Club Facility	P	P	P	P	P	P	P	P	P	P
College, University	C		P					P	P	P
Communication Towers, Structures, and Stations, see Section 47-18.11							C	C	C	C
Conservation Area	P		P							
Courthouse	P							P	P	P
Cultural, Educational and Civic Facility	P				P			P	P	P
Detention Center, Jail	C									
Fire Facility	P									
Government Facility	P		P	P	P	P	P	P	P	P
Helistop, see Section 47-18.14	C									
Hospital, Medical and Public Health Clinic	C					C	P	C	C	C
House of Worship	P		P	P	P	P	P			
Indoor Firearms Range, see Section 47-18.18	C									
Indoor and Outdoor Recreational Facility	P									

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUe
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Library	P	P	P	P	P	P	P	P	P	P
Museum and Art Gallery	P	P	P	P	P	P	P	P	P	P
Police and Fire Substation	P	P	P	P	P	P	P	P	P	P
Post Office Branch/Substation	P		P	P	P	P	P	P	P	P
Public Maintenance and Storage Facility	P									
Public/Private Meeting Rooms	P							P	P	P
Public/Private Recreation		P	P	P	P	P	P	P	P	P
Railroad Freight							P			
Radio Station (digital)/Broadcast								P	P	P
School, including trade/business school (permitted in RAC-UV only when contiguous to or separated by on more than a 60-foot public right-of-way from a railroad right-of-way)	P		P	P	P	P	P	P	P	P
Social Service Facilities, see Section 47-18.31	C	C	C	C	C		C			
Social Service Residential Facility, see Section 47-18.32	C	C	C	C	C	C	C	C	C	C
	<b>Residential Uses</b>									
Single-Family Dwelling, Standard			P	P	P	P	P			
Cluster Dwellings, see Section 47-18.9			P	P	P	P	P			
Coach Homes, see Section 47-18.10	P	P	P	P	P	P	P			
Multi-family Dwelling	P	P	P	P	P	P	P	P	P	P
Rowhouse, see Section 47-18.28	P	P	P	P	P	P	P			
Townhouse, see Section 47-18.33			P	P	P	P	P	P	P	P
Two-Family/Duplex Dwellings			P	P	P	P	P			
Zero Lot Line Dwelling, see Section 47-18.38			P	P	P	P	P			
	<b>Retail Sales (*Including Wholesale Sales)</b>									
Antiques Store	P	P	P	P	P	P	*P	P	P	P
Apparel/Clothing, Accessories Store	P	P	P	P	P	P	*P	P	P	P
Apothecary		P								
Art Galleries, Art Studio, Dealer	P	P	P	P	P	P	*P	P	P	P
Arts & Crafts Supplies Store	P	P	P	P	P	P	*P	P	P	P
Bait and Tackle Store	P	P	P	P	P	P	*P	P	P	P
Bicycle Shop	P	P	P	P	P	P	*P	P	P	P
Book Store	P	P	P	P	P	P	*P	P	P	P



Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUe
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Building Supplies, Materials and Equipment with Outdoor Storage, see Section 47-19.9 (In the RAC-CC this use is only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	P									
Camera, Photographic Supplies Store	P	P	P	P	P	P	*P	P	P	P
Candle Shop		P						P	P	P
Card & Stationery Store	P	P	P	P	P	P	*P	P	P	P
Cigar, Tobacco Store	P	P	P	P	P	P	*P	P	P	P
Computer/Software Store	P		P	P	P	P	*P	P	P	P
Consignment, Thrift Store	P		P	P	P	P	*P	P	P	P
Cosmetics, Sundries Store	P		P	P	P	P	*P	P	P	P
Department Store	P		P	P	P	P	*P	P	P	P
Fabric, Needlework, Yarn Shop	P	P	P	P	P	P	*P	P	P	P
Firearms Store (In the SRAC-SAw zoning district this use is only permitted as Wholesale Sales.)							P			
Flooring Store	P		P	P	P	P	*P	P	P	P
Florist Shop	P	P	P	P	P	P	*P	P	P	P
Furniture Store	P		P	P	P	P	*P	P	P	P
Gasoline Sales on restored premises originally designed for this purpose		P								
General Store in character with historic district		P								
Gifts, Novelties, Souvenirs Store	P	P	P	P	P	P	*P	P	P	P
Glassware, China, Pottery Store	P	P	P	P	P	P	*P	P	P	P
Hardware Store	P		P	P	P	P	*P	P	P	P
Hobby Items, Toys, Games Store	P	P	P	P	P	P	*P	P	P	P
Holiday Merchandise, Outdoor Sales, see Section 47-18.15	P	P	P	P	P	P	*P	P	P	P
Home Improvement Center (abutting railroad track only in RAC-CC zoning district)	P				P		*P			
Household Appliances Store	P		P	P	P	P	*P	P	P	P
Jewelry Store	P	P	P	P	P	P	*P	P	P	P
Lawn and Garden Center, Outdoor Display (abutting railroad track only in RAC-CC zoning district)	P		P	P	P	P	*P	P	P	P
Linen, Bath, Bedding Store	P	P	P	P	P	P	*P	P	P	P
Luggage, Handbags, Leather Goods Store	P		P	P	P	P	*P	P	P	P

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUe
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Lumber Yards							*P			
Medical Supplies Store	P		P	P	P	P	*P	P	P	P
Mobile Vendor, see Section 47-18.22	P		P				P	P	P	P
Music, Musical Instruments Store	P	P	P	P	P	P	*P	P	P	P
Newspapers, Magazines Store	P	P	P	P	P	P	*P	P	P	P
Nursery, Plants, Flowers							*P	P	P	P
Office Supplies, Equipment Store	P		P	P	P	P	*P	P	P	P
Optical Store	P	P	P	P	P	P	*P	P	P	P
Paint, Wallpaper Store	P		P	P	P	P	*P	P	P	P
Party Supply Store	P	P	P	P	P	P	*P	P	P	P
Pawn Shop							*P			
Pet Store	P		P	P	P	P	*P	P	P	P
<u>Pharmacy</u>	P	P	P	P	P	P	*P	P	P	P
Plumbing Equipment Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P									
Pump and Well Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P									
Restaurant and Hotel Equipment Sales (Only permitted as Wholesale Sales and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P									
Security Systems			P	P		P	P	P	P	P
Shoe Store	P	P	P	P	P	P	*P	P	P	P
Shopping Center				P	P	P	*P	P	P	P
Silversmith		P								
Sign Sales (Only permitted as Wholesale Sales permitted and only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P									
Sporting Goods Store	P		P	P	P	P	*P	P	P	P

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUw
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Swimming Pools, Hot Tubs & Spas, supplies and service (In the RAC-CC this use is permitted as Wholesale Sales when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way.)	*P				P		*P			
Tapes, Videos, Music CD's Store	P	P	P	P	P	P	*P	P	P	P
Woodcraft		P								
	<b>Services/Office Facilities (*Including Wholesale Service)</b>									
Auction House		P	*P		P		*P			
Check Cashing Store	P		*P	P	P	*P	*P			
Child Day Care Facilities, Corporate/Employee Sponsors, see Section 47-18.8							*P	P	P	P
Child Day Care Facilities, Large, see Section 47-18.8	P		P	P	P		*C	C	C	C
Contractors			*P				*P	P	P	P
Copy Center	P		*P	P	P	*P	*P	P	P	P
Dry Cleaner, see Section 47-18.12 (laundrying plant permitted only in RAC-UV, SRAC-SAw zoning districts)	P		*P	P	P	*P	*P	P	P	P
Equipment Rental							*P			
Film Processing Store	P	P	*P	P	P	*P	*P	P	P	P
Financial Institution, including Drive-Thru Banks	P		*P	P	P	*P	*P	P	P	P
Formal Wear, Rental	P		*P	P	P	*P	*P	P	P	P
Fortunetellers and Psychic Readers							*P			
Funeral Home			*P				*P	P	P	P
Hair Salon	P	P	*P	P	P	*P	*P	P	P	P
Health and Fitness Center	P	P	*P	P	P	*P	*P	P	P	P
Helistop, see Section 47-18.14	C									
Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater	P	P	*P	P	P	*P	*P	P	P	P
Interior Decorator	P	P	*P	P	P	*P	*P	P	P	P
Laundromat, see Section 47-18.19	P		*P	P	P	*P	*P	P	P	P
Mail, Postage, Fax Service	P	P	*P	P	P	*P	*P	P	P	P
Massage Therapist	P		*P	P	P	*P	*P	P	P	P
Medical/Dental Office/Clinic	P		*P	P	P	*P	*P	P	P	P
Mover, Moving Van Service							*P			
Nail Salon	P	P	*P	P	P	*P	*P	P	P	P

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUe
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Nursing Home, see Section 47-18.23	P				P	*C	*C	C	C	C
Parking Facility, see Section 47-20	P	P	*P	P	P	*P	*P	P	P	P
Personnel Services, including Labor Pools	P		*P	P	P	*P	*P	P	P	P
Pest Control			*P				*P			
Pet Boarding Facility, Domestic Animals Only							*P			
Photographic Studio	P	P	*P	P	P	*P	*P	P	P	P
Professional Office	P	P	*P	P	P	*P	*P	P	P	P
Publishing Plant			*P				*P	P	P	P
Security Systems	P		*P	P	P	*P	*P	P	P	P
Senior Citizen Center, see Section 47-18.30	P		*P	P	P	*P	*P	P	P	P
Shoe Repair, Shoe Shine	P	P	*P	P	P	*P	*P	P	P	P
Tailor, Dressmaking Store, Direct to the Customer	P	P	*P	P	P	*P	*P	P	P	P
Tanning Salon	P	P	*P	P	P	*P	*P	P	P	P
Tattoo Artist	P	P	*P	P	P	*P	*P	P	P	P
Taxidermist			*P				*P			
Travel Agency	P	P	*P	P	P	*P	*P	P	P	P
Veterinary Clinic, see Section 47-18.35			*P	P	P	*P	*P	P	P	P
Warehouse Facility			*P							
Watch and Jewelry Repair	P	P	*P	P	P	*P	*P	P	P	P
	<b>Storage Facilities</b>									
	<b>*Permitted only when contiguous to or separated by no more than a 60-foot public right-of-way from a railroad right-of-way in the RAC-CC, RAC-AS, RAC-UV, RAC-RPO, &amp; RAC-TMU zoning districts.</b>									
Automotive Wrecking and Salvage Yards, Junk Yards, see Outdoor Storage of good and materials, see Section 47-19.9	*P									
Self Storage Facility, see Section 47-18.29	*C						P			
Warehouse Facility	*P		*P				P			
	<b>Accessory Uses, Buildings and Structures (See Section 47-19)</b>									
Accessory uses to Hotels, see Section 47-19.8	P	P	P	P	P	P	P	<u>P</u>	P	P
Catering Services (accessory to restaurant, bakery or performing arts theatre in RAC-CC zoning district)	P	P				P	P	<u>P</u>	P	P
Child Day Care - Corporate/Employee Sponsors when accessory to professional office, see Section 47-18.8	P	P	P	P	P	P	P	P	P	P
Concessions, accessory to parks, including refreshment stands, pro shops, souvenir shops	P							P	P	P

Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUe
<b>Key:</b>										
<b>P - Permitted</b>										
<b>C - Conditional</b>										
Electronic Installation, when accessory to electronic sales, only in wholly enclosed building	P				P			P	P	P
Film Processing, when accessory to a permitted use (when accessory to a pharmacy or copy center in RAC-TMU zoning district)					P	P	P	P	P	P
Outdoor Dining and Sidewalk Cafés, see Section 47-19.9	P	P	P	P	P	P	P	P	P	P
Outdoor storage, see Section 47-19.9							P			
Parks Maintenance and Administrative Facility	P									
Public Restrooms, when accessory to a park	P									
Utility Facilities incidental to other uses	P									
Video Games Arcade, when accessory to a shopping center	P				P		P	P	P	P
Warehouse Facilities							P			
Watercraft Rental Facility, see Chapter 8, Article V, Division 3 of Volume I of this Code, and Section 47-23.7	P									
Watercraft Sales and Rental, new or used when accessory to a Marina		P						C	C	C
Urban Agriculture See Section 47-18.41										

**Sec. 47-14.10. List of permitted and conditional uses, General Aviation Airport (GAA) district.**

District Categories—Aeronautical/Aircraft/Aviation, Automotive, Lodging, Research and Development, Services/Office Uses, Wholesale Operations, and Accessory Uses, Buildings and Structures.

A.	<b>PERMITTED USES</b>	B.	<b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
<b>1.</b>	<b>Aeronautical/Aircraft/Aviation</b>		
a.	Aeronautical Research and Development.	a.	Heliport, Helistop, see <a href="#">Section 47-18.14</a>
b.	Aircraft Manufacture.		
b.	Aircraft Manufacture.		
c.	Aircraft Conversions.		
d.	Aircraft Fitting.		

e.	Aircraft Fixed Base Operations, including aircraft storage.		
f.	Aircraft Repair.		
g.	Aircraft Leasing.		
h.	Aircraft, Sale and Display, including heavier-than-air and lighter-than-air.		
i.	Aviation Equipment, Manufacture, and Service.		
j.	Aviation Instruction Facilities, for flight and ground maintenance personnel.		
k.	Flight Instruction and Ground Training.		
l.	Model Aircraft, Sale and Display.		
m.	Petroleum Sales, exclusively for aircraft.		
2.	<i>Automotive</i>		
a.	Automotive Rental and Leasing.		
3.	<i>Lodging</i>		
a.	Hotel & Motel—Only at sites so designated on the Development Plan of the Fort Lauderdale Executive Airport.		
4.	<del><i>Research and Development</i></del> <i>Public Purpose Facilities</i>		
a.	<u>Active and Passive Park, see Section 47-18.44</u>		
5.	<del><i>Services/Office Uses</i></del> <i>Research and Development</i>		
a.	Industrial Research Operation.		
b.	Scientific Research Operation.		
6.	<del><i>Wholesale Operations</i></del> <i>Services/Office Uses</i>		
a.	Professional and Administrative Office.	Indoor Firearms a. Range, see <a href="#">Section 47-18.18</a>	
7.	<del><i>Accessory Uses, Buildings and Structures</i></del> (See also <a href="#">Section 47-19.</a> ) <i>Wholesale Operations</i>		
a.	Regional Wholesale and Industrial Distribution Centers (no retail Sales or Outlets) with minimum requirement of a structure of no less than ten thousand (10,000) sq. ft. on any approved land parcel.		
8.	<del><i>Urban Agriculture</i></del> See <a href="#">Section 47-18.41</a> <i>Accessory Uses, Buildings and Structures</i> (See also <a href="#">Section 47-19.</a> )		
a.	Fuel Pumps when accessory to Automotive Rental & Leasing.		
b.	Outdoor display and outdoor storage of aircraft, see Limitations on Permitted and Conditional Uses, this Section.		
c.	Restaurant, only in conjunction with motels or fixed base operations.		

9. Urban Agriculture See [Section 47-18.41](#)

**Sec. 47-14.11. - List of permitted and conditional uses, Airport Industrial Park (AIP) District.**

District Categories—Aeronautical/Aircraft/Aviation, Food and Beverage, Lodging, Manufacturing, Research and Development, Services/Office Uses, Wholesale Operations, and Accessory Uses, Buildings and Structures.

<b>A.</b>	<b>PERMITTED USES</b>	<b>B.</b> <b>CONDITIONAL USES:</b> See <a href="#">Section 47-24.3</a>
1.	<i>Aeronautical/Aircraft/Aviation</i>	
a.	Aircraft and Aviation Manufacture of Components, Parts and Accessories.	a. Heliport, Helistop, see <a href="#">Section 47-18.14</a>
b.	Automotive Service Station, only on sites so designated on the development plan of the Fort Lauderdale Executive Airport.	
2.	<i>Food and Beverage</i>	
a.	Restaurants, see Limitations on Permitted and Conditional Uses, <a href="#">Section 47-14.20</a>	
3.	<i>Lodging</i>	
a.	Hotel, minimum 100 units or minimum 85 hotel suites, see <a href="#">Section 47-18.16</a>	
4.	<i>Manufacturing</i>	
a.	Boats.	
b.	Cabinets.	
c.	Canvas Products.	
d.	Electronic Appliances, Devices, and Fixtures and Components.	
e.	Luggage and Leather Products.	
f.	Medical and Orthopedic Instruments and Supplies.	
g.	Metal Furniture.	
h.	Optical Instruments and Goods.	
i.	Rubber Goods.	
j.	Phonographic Radio, and Television Equipment and Supplies.	
k.	Plastics, except Pyroxylyene.	
l.	Precision Instruments.	
m.	Silverware.	
n.	Small Parts and Devices.	
5.	<i>Research and Development Public Purpose Facilities</i>	
a.	<u>Active and Passive Park, see Section 47-18.44</u>	

6.	<u>Services/Office Uses Research and Development</u>	
a.	Industrial Research Operations.	
7.	<del>Wholesale Operations</del> <u>Services/Office Uses</u>	
a.	Professional and Administrative Offices.	Vocational Schools.
b.	Indoor Firearms Range, see <a href="#">Section 47-18.18</a> .	
8.	<del>Accessory Uses, Buildings and Structures</del> (See also <a href="#">Section 47-19.</a> ) <u>Wholesale Operations</u>	
a.	Regional Wholesale and Industrial Distribution Centers (no retail sales or outlets) with a minimum requirement of a structure of no less than ten thousand (10,000) sq. ft. on any approved land parcel.	
9.	<del>Urban Agriculture</del> See <a href="#">Section 47-18.41</a> <del>Accessory Uses, Buildings and Structures</del> (See also <a href="#">Section 47-19.</a> )	
a.	Electroplating.	
b.	Outdoor Display and Outdoor Storage, see Limitations on Permitted and Conditional Uses, see this Section.	
c.	Hotel Accessory Uses—must be completely confined within the hotel building, see <a href="#">Section 47-19.8</a>	
10.	<u>Urban Agriculture</u> See <a href="#">Section 47-18.41</a>	

**Sec. 47-15.10. - List of permitted and conditional uses, Port Everglades Development District (PEDD).**

District Categories—PEDD Uses, and Accessory Uses, Buildings and Structures.

A.	PERMITTED USES	B.	CONDITIONAL USES: See <a href="#">Section 47-24.3</a>
1.	PEDD Uses		
a.	Assembly of products from prefabricated parts.	a.	Art Galleries, Libraries, Museums and similar facilities.
b.	Automotive Rental Agency.	b.	Convention or Conference Facility.
c.	Automotive Service Station.	c.	Educational Facilities.
d.	Financial Institution.	d.	Hotels & Motels.
e.	Government Facility.	e.	Industries not including hazardous or nauseous substances, materials or processes.
f.	Machine Shops.		
g.	Marine Cargo Handling.		
h.	Marine Related Educational Facility.		
i.	Marina; Full Service, and Shipyards.		
j.	Office.		



k.	Parking Garage.		
l.	Passenger Terminal.		
m.	Petroleum Processing Transmission and Storage.		
n.	Railroad and Truck Terminal.		
o.	Recreational Facilities.		
p.	Restaurants.		
q.	Ship Berthing.		
r.	Ship Building and Repair.		
s.	Utilities, gas, electric and solid waste disposal.		
t.	Warehouse Facility.		
u.	Wholesale Sales.		
2.	<del>Accessory Uses, Buildings and Structures</del> (See also <a href="#">Section 47-19.</a> ) <u>Public Purpose Facilities</u>		
a.	<u>Active and Passive Park, see Section 47-18.44</u>		
3.	<del>Urban Agriculture</del> See <a href="#">Section 47-18.41</a> <u>Accessory Uses, Buildings and Structures</u> (See also <a href="#">Section 47-19.</a> )		
a.	Open Storage of goods and materials.		
b.	Retail Sales & Service.		
4.	<u>Urban Agriculture</u> See <a href="#">Section 47-18.41</a>		

#### **Sec. 47-18.44. Active and Passive Park.**

##### **A. Definition.**

1. Park – Land used primarily for recreation or the maintenance of open space
  - a. Active Park – A park use developed for active recreation, such as sporting events and playgrounds that may require or include administration, schedule programs, organized events, equipment rental or similar activities as part of its standard operations.
  - b. Passive Park – A low intensity park use that requires minimal development of land area, such as, but not limited to nature preserves, picnic areas and open space.

##### **B. Active and passive parks may include exercise equipment or exercise areas, play equipment or play areas, shade structures, picnic tables, bathrooms, or**

similar structures commonly associated with park use.

**Sec. 47-20.2. Parking and loading zone requirements.**

TABLE 1. Parking and Loading Zone Requirements

Use	Standard Requirements	
	Parking Space Requirement	Loading Zone Requirement
Open space, public/private natural area, conservation area, hiking trail, <u>park</u>	Space equivalent to 1% of total land area in square feet. <u>There shall be no minimum parking requirement when located within a Regional Activity Center. Parking requirements shall only be required for an area greater than one half (1/2) acre and shall be calculated only for that portion of land area over one half (1/2) acre.</u>	N/A

**Sec. 47-20.3. Reductions and exemptions**

H. Active and Passive Park Use. The number of required parking spaces for active and passive park use may be reduced by the number of on-street parking spaces provided in accordance with the following criteria:

1. The on-street parking space abuts the development site; and,
2. The on-street parking space is located between the extended property lines of the development site; and,
3. A minimum 5-foot wide sidewalk shall be installed subject to the approval of the City Engineer. A sidewalk wider than five (5) feet may be required by the City Engineer if necessary to provide a sidewalk consistent with abutting properties or if necessary to meet Engineering standards; and,
4. The on-street parking spaces must meet the geometric, drainage and site clearance standards provided in Section 47-20 and such other standards determined to be necessary to provide adequate and safe parking as determined by the City Engineer; and,
5. The right-of-way abutting the on-street parking spaces has sufficient width as determined by the City Engineer to maintain the on-street parking spaces safely; and,
6. The on-street parking spaces remain open for use by the public; and,
7. Street trees are in place along the property abutting the on-street parking

space in accordance with the requirements of Section 47-21.