

ORDINANCE NO. C-15-

AN ORDINANCE AMENDING THE CITY OF FORT LAUDERDALE, FLORIDA, UNIFIED LAND DEVELOPMENT REGULATIONS BY AMENDING SECTIONS 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, 47-14. - GENERAL AVIATION DISTRICTS, AND 47-15. - PORT EVERGLADES DEVELOPMENT DISTRICT TO CHANGE THE LIST OF PERMITTED AND CONDITIONAL USES TO INCLUDE PARK USES; CREATING SECTION 47-18.44 - ACTIVE AND PASSIVE PARK TO DEFINE ACTIVE AND PASSIVE PARK USE AND ASSOCIATED ACCESSORY USES; AMENDING SECTION 47-20 - PARKING AND LOADING ZONE REQUIREMENTS TO REDUCE THE NUMBER OF PARKING SPACES REQUIRED FOR PARK USE; AND AMENDING SECTION 47-8 TO ADD CULTURAL AND EDUCATIONAL FACILITIES TO THE PARKS, RECREATION, AND OPEN SPACE (P) DISTRICT; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING ORDINANCE PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's Unified Land Development Regulations ("ULDR") currently only permits active or passive park uses in Parks, Recreation and Open Space (P), Regional Activity Center – City Center (RAC-CC), and Regional Activity Center – Urban Village (RAC-UV) Zoning Districts; and

WHEREAS, the City's Vision Plan, Fast Forward Fort Lauderdale: Our City, Our Vision 2035, neighbors have expressed a desire for a community whose parks and public places are abundant and located within walking distance; and

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WHEREAS, in an effort to modernize the City's zoning code in order to allow more flexibility in locating park uses, streamline the process by which parks are established and address associated parking requirements, areas outside of the "P", "RAC-CC" and "RAC-UV" zoning districts require amending. Additionally, a new section to the ULDR is necessary to define active and passive park use and associated accessory uses, including reducing the number of parking space requirements for park use;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That Section 47-5. - Residential Zoning Districts and Residential Office Zoning Districts, of the Unified Land Regulations of the City of Fort Lauderdale, Florida (hereinafter "ULDR") is hereby amended to read as follows:

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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.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3
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 Social Service Residential Facility, Level I, see Section 47-18.32		
b.	<u>Social Service Residential Facility, Level I, see Section 47-18.32</u>		
3.	<i>Child Day Care Facilities</i>		
a.	Family Day Care Home, see Section 47-18.8		
4.	<i>Accessory Uses, Buildings and Structures</i>		
a.	See Section 47-19		
5.	<i>Urban Agriculture</i> See Section 47-18.41		

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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.

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

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.

A.	PERMITTED USES	B. CONDITIONAL USES: See Section 47-24.3
1.	<i>Residential Dwellings</i>	
a.	One (1) Single Family Dwelling, Standard.	
b.	Cluster Dwellings, see Section 47-18.9	
c.	Two Family/Duplex Dwellings.	
d.	Zero-lot-line Dwelling, see Section 47-18.38	
2.	<i>Public Purpose Facilities</i>	
a.	<u>Active and Passive Park, see Section 47-18.44</u> Social Service Residential Facility, Level I, see Section 47-18.32	

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

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.

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

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

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

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

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

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e.	Existing Townhouses, see Section 47-18.33 & 47-18.39	
f.	Existing Stacked Dwelling, see Section 47-18.39	
2.	<i>Public Purpose Facilities</i>	
a.	<u>Active and Passive Park, see Section 47-18.44</u> Social Service Residential Facility, Level I, see Section 47-18.32	
b.	<u>Social Service Residential Facility, Level I, see Section 47-18.32</u>	
3.	<i>Child Day Care Facilities</i>	
a.	Family Day Care Home, see Section 47-18.8	
4.	<i>Accessory Uses, Buildings and Structures</i>	
a.	See Section 47-19	
5.	<i>Urban Agriculture See Section 47-18.41</i>	

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. PERMITTED USES		B. CONDITIONAL USES: See Section 47-24.3	
1. <i>Residential Dwellings</i>			
a.	One (1) Single Family Dwelling, Standard.		
b.	Cluster Dwellings, see Section 47-18.9		
c.	Zero-lot-line Dwelling, see Section 47-18.38		
d.	Two Family/Duplex Dwellings.		
e.	Townhouses, see Section 47-18.33		
f.	Coach Home, see Section 47-18.10		
g.	Multifamily Dwelling.		
2. <i>Lodging</i>			
		a.	Bed and Breakfast Dwelling, see Section 47-18.6
3. <i>Mixed Use Development</i>			
		a.	Mixed Use Development, see Section 47-18.21

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4.	<i>Public Purpose Facilities</i>	
a.	<u>Active and Passive Park, see Section 47-18.44</u> Social Service Residential Facility, Level I, see Section 47-18.32	a. House of Worship, see Section 47-18.17
b.	<u>Social Service Residential Facility, Level I, see Section 47-18.32</u>	b. School
		c. Social Service Residential Facility, Level II, see Section 47-18.32
5.	<i>Child Day Care Facilities</i>	
a.	Family Day Care Home, see Section 47-18.8	
6.	<i>Accessory Uses, Buildings and Structures</i>	
a.	See Section 47-19	
7.	<i>Urban Agriculture</i> See Section 47-18.41	

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.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3
1.	<i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.		
b.	Existing Cluster Dwellings, see Section 47-18.9 & 47-18.39		
c.	Existing Zero-lot-line Dwelling, see Section 47-18.38 and 47-18.39		
d.	Existing Two Family/Duplex Dwellings, see Section 47-18.39		
e.	Existing Townhouses, see Section 47-18.33 & 47-18.39		
f.	Existing Coach Home, see Section 47-18.10 & 47-18.39		

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

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

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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 Section 47-24.3
1. <i>Residential Dwellings</i>	
a. One (1) Single Family Dwelling, Standard.	
b. Cluster Dwellings, see Section 47-18.9	
c. Zero-lot-line Dwelling, see Section 47-18.38	
d. Two Family/Duplex Dwellings.	
e. Townhouses, see Section 47-18.33	
f. Coach Home, see Section 47-18.10	
g. Multifamily Dwelling.	
2. <i>Lodging</i>	
	a. Bed and Breakfast Dwelling, see Section 47-18.6
	b. Hotel, see Section 47-18.16
3. <i>Mixed Use Development</i>	
	a. Mixed Use Development, see Section 47-18.21
4. <i>Public Purpose Facilities</i>	
a. <u>Active and Passive Park, see Section 47-18.44</u>	
Social Service Residential Facility, Level I, see Section 47-18.32	a. House of Worship, see Section 47-18.17
b. <u>Social Service Residential Facility, Level I, see Section 47-18.32</u>	b. School.
	c. Social Service Residential Facility, Level II, see Section 47-18.32.
5. <i>Child Day Care Facilities</i>	
a. Family Day Care Home, see Section 47-18.8	
6. <i>Accessory Uses, Buildings and Structures</i>	
a. See Section 47-19	

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7. <i>Urban Agriculture</i> See Section 47-18.41
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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.

A. PERMITTED USES	B. CONDITIONAL USES: See Section 47-24.3
1. <i>Residential Dwellings</i>	
a. One (1) Single Family Dwelling, Standard.	
b. Cluster Dwellings, see Section 47-18.9	
c. Zero-lot-line Dwelling, see Section 47-18.38	
d. Two Family/Duplex Dwellings.	
e. Townhouses, see Section 47-18.33	
f. Coach Home, see Section 47-18.10	
g. Multifamily Dwelling.	
2. <i>Lodging</i>	
	a. Bed and Breakfast Dwelling, see Section 47-18.6
	b. Hotel, see Section 47-18.16
3. <i>Mixed Use Development</i>	
	a. Mixed Use Development, see Section 47-18.21
4. <i>Public Purpose Facilities</i>	
a. <u>Active and Passive Park, see Section 47-18.44</u>	
Social Service Residential Facility, Level I, see Section 47-18.32	a. House of Worship, see Section 47-18.17
b. <u>Social Service Residential Facility, Level I, see Section 47-18.32</u>	b. School.
	c. Social Service Residential Facility, Level II, III, IV, see Section 47-18.32.

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5.	<i>Child Day Care Facilities</i>	
a.	Family Day Care Home, see Section 47-18.8	a. Small and Intermediate Child Day Care Facility, see Section 47-18.8
6.	<i>Nursing Home Facilities</i>	
		a. Nursing Homes, see Section 47-18.23
7.	<i>Accessory Uses, Buildings and Structures</i>	
a.	See Section 47-19	
8.	<i>Urban Agriculture</i> See Section 47-18.41	

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 Section 47-24.3
1.	<i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.		
b.	Cluster Dwellings, see Section 47-18.9		
c.	Zero-lot-line Dwelling, see Section 47-18.38		
d.	Two Family/Duplex Dwellings.		
e.	Townhouses, see Section 47-18.33		
f.	Coach Home, see Section 47-18.10		
g.	Multifamily Dwelling.		
2.	<i>Lodging</i>		
		a.	Bed and Breakfast Dwelling, see Section 47-18.6
		b.	Hotel, see Section 47-18.16
3.	<i>Mixed Use Development</i>		
		a.	Mixed Use Development, see Section 47-18.21
4.	<i>Public Purpose Facilities</i>		

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a. <u>Active and Passive Park, see Section 47-18.44</u> Social Service Residential Facility, Level I, see Section 47-18.32	a. House of Worship, see Section 47-18.17
b. <u>Social Service Residential Facility, Level I, see Section 47-18.32</u>	b. School.
	c. Social Service Residential Facility, Level II, III, IV, see Section 47-18.32.
5. <i>Child Day Care Facilities</i>	
a. Family Day Care Home, see Section 47-18.8	a. Small and Intermediate Child Day Care Facility, see Section 47-18.8
6. <i>Nursing Home Facilities</i>	
	a. Nursing Homes, see Section 47-18.23
7. <i>Accessory Uses, Buildings and Structures</i>	
a. See Section 47-19	
8. <i>Urban Agriculture</i> See Section 47-18.41	

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.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3
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 Section 47-24.3, Conditional Use Permit.			
1.	<i>Residential Dwellings</i>		
a.	One (1) Single Family Dwelling, Standard.		
b.	Cluster Dwellings, see Section 47-18.9		
c.	Zero-lot-line Dwelling, see Section 47-18.38		
d.	Two Family/Duplex Dwellings.		
e.	Townhouses, see Section 47-18.33		
f.	Rowhouse, see Section 47-18.28		

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g.	Coach Home, see Section 47-18.10	
h.	Multifamily Dwelling.	
2.	<i>Lodging</i>	
a.	Bed and Breakfast Dwelling, see Section 47-18.6	
b.	Hotel, see Section 47-18.16	
3.	<i>Mixed Use Development</i>	
	a.	Mixed Use Development, see Section 47-18.21
4.	<i>Public Purpose Facilities</i>	
a.	<u>Active and Passive Park, see Section 47-18.44</u> Social Service Residential Facility, Level I, II, III, IV, see Section 47-18.32	a. Helistop, see Section 47-18.14
b.	<u>Social Service Residential Facility, Level I, II, III, IV, see Section 47-18.32</u>	b. Hospital.
	c.	House of Worship, see Section 47-18.17
	d.	School.
	e.	Social Service Residential Facility, Level V, see Section 47-18.32.
5.	<i>Child Day Care Facilities</i>	
a.	Family Day Care Home, Small, Intermediate and Large Child Day Care Facility, see Section 47-18.8	a. Corporate/Employee Child Day Care Facility, see Section 47-18.8
6.	<i>Nursing Home Facilities</i>	
	a.	Nursing Homes, see Section 47-18.23
7.	<i>Accessory Uses, Buildings and Structures</i>	
a.	See Section 47-19	
8.	<i>Urban Agriculture</i> See Section 47-18.41	

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.

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

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

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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

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SECTION 2. That Section 47-6. - Business Zoning Districts, of the ULDR is hereby amended to read as follows:

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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. <i>PERMITTED USES</i>		B. <i>CONDITIONAL USES:</i> 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.	Active and Passive Park, see Section 47-18.44		

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	Public/Private Recreation.		
g.	<u>Public/Private Recreation.</u> Police and Fire Substation.		
h.	<u>Police and Fire Substation.</u> Post Office Substation.		
i.	<u>Post Office Substation.</u> School.		
j.	<u>School.</u>		

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> Public/Private Recreation		
h.	<u>Public/Private Recreation.</u> Police and Fire Substation.		
i.	<u>Police and Fire Substation.</u> Post Office Substation.		
j.	<u>Post Office Substation.</u> School.		
k.	School.		

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

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.

A. PERMITTED USES	B. 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> Public/Private Recreation.	
i. <u>Public/Private Recreation.</u> Police and Fire Substation.	
j. <u>Police and Fire Substation.</u> Post Office Substation.	
k. <u>Post Office Substation.</u> School.	
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.

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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> Public/Private Recreation.		
f. <u>Public/Private Recreation.</u> Police and Fire Substation.		
g. <u>Police and Fire Substation.</u> Post Office Substation.		
h. <u>Post Office Substation.</u> Railroad Freight and Passenger Depot.		
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. PERMITTED USES	2. CONDITIONAL USES
...	
d. <u>Public Purpose Facilities</u>	
i. <u>Active and Passive Park, see Section 47-18.44</u>	

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d-e	<i>Manufacturing/Processing of Products</i>		
i.	Apparel, Textile, Canvas and related uses.		
ii.	Process and assembly of previously prepared materials.		
iii.	Publishing Plant.		
e-f	<i>Retail and Wholesale Sales*</i>		
i.	Antiques.		
ii.	Apparel/Accessories, see Section 47-23.14		
iii.	Bakery.		
iv.	Bicycle Shop.		
v.	Watercraft Sales.		
vi.	Marine Parts and Supplies Store.		
vii.	Computers/Software.		
viii.	Flooring Store.		
ix.	Furniture Store, see Section 47-23.14		
x.	Hobby Items, Toys, Games, see Section 47-23.14		
xi.	Home Improvement Center, see Section 47-23.14		
xii.	Household Appliances, see Section 47-23.14		
xiii.	Lawn and Garden Supplies, Furniture, see Section 47-23.14		
xiv.	Medical Supplies, see Section 47-23.14		
xv.	Musical Instruments.		
xvi.	Office Equipment, see Section 47-23.14		
xvii.	Optical Store.		
xviii.	Restaurant and Hotel Equipment.		
xix.	Sign.		
xx.	Sporting Goods Store, see Section 47-23.14		
xxi.	Swimming Pools, Hot Tubs, Spas supplies and		

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	service.		
f.g.	<u>Service/Office Facilities**</u>		
i.	Auto Detailing and Alarm Systems, see Section 47-23.14		
ii.	Catering Service.		
iii.	Child Day Care for employees of the PCC use only, see Section 47-18.8		
iv.	Copy Center.		
v.	Dry Cleaner, see Section 47-18.19		
vi.	Film Processing.		
vii.	Interior Decorator.		
viii.	Janitorial Service.		
ix.	Laundromat.		
x.	Mail, Postage, Fax Service, see Section 47-23.14		
xi.	Medical/Dental Office, see Section 47-23.14		
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>Commercial Recreation***</u>		
i.	Bowling Alley.		
ii.	Skating Centers (Ice and/or Roller Skating).		
iii.	Racquet Sports Center (squash, racquetball).		
h.i.	<u>Urban Agriculture</u> See Section 47-18.41		

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...

SECTION 3. That Section 47-7, Industrial Zoning Districts, of the ULDR is hereby amended to read as follows:

...

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.	<i>PERMITTED USES</i>	C.	<i>CONDITIONAL USES:</i> See <u>Section 47-24.3</u>
	...		
3.	<i>Public Purpose Facilities</i>		
a.	<u>Active and Passive Park, see Section 47-18.44</u> Police and Fire Substation.	a.	Radio Broadcast Facility, Production Facility, Radio, Television and Motion Picture Production.
b.	<u>Police and Fire Substation.</u> Freight and Rail Terminal.	b.	Food Distribution Center, see Section 47-18.31.
c.	<u>Freight and Rail Terminal.</u> Communication Towers, Structures and Stations, see Section 47-18.11.	c.	Outdoor Food Distribution Center, see Section 47-18.31.
d.	<u>Communication Towers, Structures and Stations, see Section 47-18.11.</u>		
	...		

...

SECTION 4. That Section 47-8, Public Purpose Districts, of the ULDR is hereby amended to read as follows:

...

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

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.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3
1	<i>Public Facilities</i>		
a.	<u>Active and Passive Park, see Section 47-18.44</u> Civic and Private Clubs.	a.	Cemetery, Crematory, Columbarium, Mausoleum.
b.	Civic and Private Clubs Child Day Care Facilities, see Section 47-18.8	b.	College, University.
c.	Child Day Care Facilities, see Section 47-18.8 Courthouse.	c.	Detention Center, Jail.
d.	<u>Courthouse.</u> Cultural, Educational and Civic Facility.	d.	Helistop, see Section 47-18.14
e.	<u>Cultural, Educational and Civic Facility.</u> Fire Facility.	e.	Hospital, Medical and Public Health Clinic.
f.	<u>Fire Facility.</u> Government Administrative Office.	f.	Indoor Firearms Range, see Section 47-18.18
g.	<u>Government Administrative Office.</u> House of Worship	g.	Marina, see Section 47-23.8
h.	<u>House of Worship</u> Library.	h.	Social Service Residential Facility, see Section 47-18.32.
i.	<u>Library.</u> Nursing Home, see Section 47-18.23	i.	Addiction Treatment Center, see Section 47-18.31.
j.	<u>Nursing Home, see Section 47-18.23</u> Museum and Art Gallery.	j.	Outdoor Food Distribution Center, see Section 47-18.31.
k.	<u>Museum and Art Gallery.</u> <u>Parking Facility, see Section 47-20</u>		
l.	<u>Parking Facility, see Section 47-20</u> Police Facility.		
m.	<u>Police Facility.</u> Post Office, Branch/Substation.		

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n.	<u>Post Office, Branch/Substation.</u> Public/Private Meeting Rooms.	
o.	<u>Public/Private Meeting Rooms.</u> Public Maintenance and Storage Facility.	
p.	<u>Public Maintenance and Storage Facility.</u> Senior Citizen Center, see Section 47-18.30	
q.	<u>Senior Citizen Center, see Section 47-18.30</u> School, not including Trade School.	
r.	<u>School, not including Trade School.</u> Transportation Terminal, Railroad Bus Station.	
s.	<u>Transportation Terminal, Railroad Bus Station.</u> Food Distribution Center, see Section 47-18.31.	
t.	<u>Food Distribution Center, see Section 47-18.31.</u>	
u.	<u>Social Service Facility—General, see Section 47-18.31.</u>	
	...	

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

A.	<i>PERMITTED USES</i>	B.	<i>CONDITIONAL USES:</i> See Section 47-24.3
1.	<i>House of Worship</i>		
a.	House of Worship, see Section 47-18.17		
2.	<u>Public Purpose Facilities</u>		
a.	<u>Active and Passive Park, see Section 47-18.44</u>		
2.3.	<u>Secondary Uses</u>		
a.	Assembly Hall.	a.	Addiction Treatment Center, see Section 47-18.31.
b.	Food Distribution Center, see Section 47-	b.	Outdoor Food Distribution Center, see

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	18.31.		Section 47-18.31.
c.	Social Service Facility—General, see Section 47-18.31.		
3.4.	<i>Accessory Uses, Buildings and Structures</i> (See also Section 47-19.)		
a.	Child Day Care Facilities, see Section 47-18.8	a.	Senior Citizen Center, see Section 47-18.30
b.	Offices.		
c.	Meeting Rooms.		
d.	Residences for Resident Employees of the House of Worship.		
4.5.	<i>Urban Agriculture</i> See Section 47-18.41		

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

A.	PERMITTED USES	B.	CONDITIONAL USES: See <u>Section 47-24.3</u>
1.	<i>Schools</i>		
a.	School.		
2.	<i>Public Purpose Facilities</i>		
a.	<u>Active and Passive Park, see Section 47-18.44</u>		
2.3.	<i>Secondary Uses</i>		
a.	Assembly Hall.	a.	Food Distribution Center, see Section 47-18.31.
		b.	Outdoor Food Distribution Center, see Section 47-18.31.
		c.	Social Service Facility—General, see Section 47-18.31.
3.4.	<i>Accessory Uses, Buildings and Structures</i> (See also Section 47-19.)		
a.	Child Day Care Facilities, see Section 47-18.8		
b.	Offices.		
c.	Meeting Rooms.		
4.5.	<i>Urban Agriculture</i> See Section 47-18.41		

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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: See Section 47-24.3
1.	<i>House of Worship</i>		
a.	House of Worship, see Section 47-18.17		
<u>2.</u>	<u>Public Purpose Facilities</u>		
a.	<u>Active and Passive Park, see Section 47-18.44</u>		
<u>2.3.</u>	<u>Schools</u>		
a.	School.		
<u>3.4.</u>	<u>Secondary Uses</u>		
a.	Assembly Hall.	a.	Outdoor Food Distribution Center, see Section 47-18.31.
b.	Food Distribution Center, see Section 47-18.31.		
c.	Social Service Facility—General, see Section 47-18.31.		
<u>4.5.</u>	<u>Accessory Uses, Buildings and Structures (See also Section 47-19.)</u>		
a.	Child Day Care Facilities, see Section 47-18.8		
b.	Offices.		
c.	Meeting Rooms.		
d.	Residences for Resident Employees of the House of Worship.		
<u>5.6.</u>	<u>Urban Agriculture See Section 47-18.41</u>		

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

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

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

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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 5. That Section 47-9. - X-Exclusive Use District, of the ULDR is hereby amended to read as follows:

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:

...

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")

SECTION 6. That Section 47-10. – Commence Center District, of the ULDR is hereby amended to read as follows:

...

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.

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A.	PERMITTED USES	B.	CONDITIONAL USES: See <u>Section 47-24.3</u>
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>		
a.b.	<u>Civic and Private Clubs.</u>	a.	<u>Helistop, see Section 47-18.14</u>
b.c.	<u>Government Facility.</u>		
e.d.	<u>Public and Private Meeting Rooms.</u>		
d.e.	<u>Police and Fire Facilities.</u>		
	...		

...

SECTION 7. That Section 47-11. – Commercial Recreation District, of the ULDR is hereby amended to read as follows:

...

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.	PERMITTED USES	B.	CONDITIONAL USES: See <u>Section 47-24.3</u>
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

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			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.
<u>2. Public Purpose Facilities</u>			
<u>a.</u>	<u>Active and Passive Park, see Section 47-18.44</u>		
<u>2.3. Secondary Uses (Permitted in Conjunction with a Principal Use)</u>			
		a.	Hotels, see Section 47-18.16
		b.	Recreational vehicle parks and campsites for transient use.
		c.	Restaurants.
<u>3.4. Accessory Uses, Buildings and Structures (See also Section 47-19.)</u>			
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</u> See <u>Section 47-18.41</u>

SECTION 8. That Section 47-12. – Central Beach Districts, of the Unified Land Regulations of the ULDR is hereby amended to read as follows:

SECTION 47-12. - CENTRAL BEACH DISTRICTS

...

Sec. 47-12.5. – District requirements and limitations.

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.

...

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.

...

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

...

E. North Beach Residential Area (NBRA) District.

...

4. List of permitted uses—NBRA district.

...

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.

...

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

...

SECTION 9. That Section 47-13, Regional Activity Center Districts, of the ULDR is hereby amended to read as follows:

...

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-S Ae); South Regional Activity Center-South Andrews west (SRAC-S Aw).

District Categories—Automotive; Boats, Watercraft and Marinas; Commercial Recreation; Food and Beverage Sales and Service; Light Manufacturing; Lodging; Manufacturing; Public Purpose

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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-MUw
Key:										
P - Permitted										
C - Conditional										
...										
	Public Purpose Facilities									
Active and Passive Park	P	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Addiction Treatment Center, see Section 47-18.31	<u>C</u>	C	C	C	C	C	C			
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									
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

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Use Type	Zoning District									
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUe
Key:										
P - Permitted										
C - Conditional										
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
...										

SECTION 10. That Section 47-14.- General Aviation Districts, of the ULDR is hereby amended to read as follows:

...

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.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3
	...		
4.	<u>Public Purpose Facilities</u>		
a.	Active and Passive Park, see Section 47-18.44		

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4-5.	<i>Research and Development</i>	
a.	Industrial Research Operation.	
b.	Scientific Research Operation.	
5-6.	<i>Services/Office Uses</i>	
a.	Professional and Administrative Office.	a. Indoor Firearms Range, see Section 47-18.18
6-7.	<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.	
7-8.	<i>Accessory Uses, Buildings and Structures</i> (See also Section 47-19.)	
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.	
d.	Accessory uses and structures that are an integral part of and supportive to the commercial recreation conditional use or other permitted secondary use.	
8-9.	<i>Urban Agriculture</i> (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.

A. PERMITTED USES		B. CONDITIONAL USES: See Section 47-24.3
...		
5.	<i><u>Public Purpose Facilities</u></i>	
a.	<u>Active and Passive Park, see Section 47-18.44</u>	
5-6.	<i>Research and Development</i>	

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a.	Industrial Research Operations.		
6.7.	<i>Services/Office Uses</i>		
a.	Professional and Administrative Offices.	a.	Vocational Schools.
b.	Indoor Firearms Range, see Section 47-18.18.		
7.8.	<i>Wholesale Operations</i>		
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.		
8.9.	<i>Accessory Uses, Buildings and Structures (See also Section 47-19.)</i>		
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 Section 47-19.8		
9.10.	<i>Urban Agriculture See Section 47-18.41</i>		

SECTION 1. That Section 47-5, Residential Zoning Districts and Residential Office Zoning Districts, of the Unified Land Regulations of the City of Fort Lauderdale, Florida (hereinafter “ULDR”) is hereby amended to read as follows:

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 <u>Section 47-24.3</u>
1.	<i>PEDD Uses</i>		
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.

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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.	Accessory Uses, Buildings and Structures (See also Section 47-19.) <u>Public Purpose Facilities</u>		
a.	<u>Active and Passive Park, see Section 47-18.44</u>		
3.	Urban Agriculture See Section 47-18.41 <u>Accessory Uses, Buildings and Structures (See also Section 47-19.)</u>		
a.	Open Storage of goods and materials.		
b.	Retail Sales & Service.		
4.	<u>Urban Agriculture See Section 47-18.41</u>		

SECTION 11. That Section 47-18.44, Active and Passive Park, of the ULDR is hereby created to read as follows:

Sec. 47-18.44. Active and Passive Park.

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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.

SECTION 12. That Section 47-20.- Parking and Loading Requirements, of the ULDR is hereby amended to read as follows:

...

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

...

TABLE 1. Parking and Loading Zone Requirements

Use	Standard Requirements	
	<i>Parking Space Requirement</i>	<i>Loading Zone Requirement</i>
...		
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</u>	N/A

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	<p><u>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></p>	
...		

...

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.

SECTION 13. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 14. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 15. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the _____ day of October, 2015.

PASSED SECOND READING this the _____ day of October, 2015.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JEFFREY A. MODARELLI

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