

SECTION 47-14. - GENERAL AVIATION DISTRICTS

Sec. 47-14.1. - List of districts.

- A. GAA - General Aviation Airport.
- B. AIP - Airport Industrial Park.

Sec. 47-14.2. - Intent and purpose of each district.

- A. *GAA - General Aviation Airport* is intended to provide for public airport uses and any other uses generally compatible with a public airport operation, including those uses that do not preclude or restrain the aeronautical use of the surrounding area and are designed primarily to serve the needs of airport users and airport employees, aircraft and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing and other compatible land uses and are in compliance with the noise requirements of F.A.R. Part 150 and with Subsection 333.03 (2)(c), (2)(d) and (3) of Florida Statutes.
- B. *AIP - Airport Industrial Park* is intended to permit certain types of industrial, manufacturing and distribution uses that are often found in close proximity to general aviation airports, and to prohibit certain types of uses which may adversely impact the operation of the Fort Lauderdale Executive Airport.

Secs. 47-14.3—47-14.9. - Reserved.

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

District Categories—Aeronautical/Aircraft/Aviation, Automotive, Commercial Recreation Uses, Lodging, Public Purpose Facilities, 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.
1.	<i>Aeronautical/Aircraft/Aviation</i>		
a.	Aeronautical Research and Development.	a.	Heliport, Helistop, see Section 47-18.14.
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>Commercial Recreation Uses</i>		
		a.	Professional sport clubs, stadiums, and athletic fields.
		b.	Amusement parks.
4.	<i>Public Purpose Facilities</i>		
a.	Active and Passive Park, see Section 47-18.44.		
5.	<i>Lodging</i>		
a.	Hotel & Motel—Only at sites so designated on the Development Plan of the Fort Lauderdale Executive Airport.		
6.	<i>Research and Development</i>		
a.	Industrial Research Operation.		
b.	Scientific Research Operation.		
7.	<i>Services/Office Uses</i>		
a.	Professional and Administrative Office.	a.	Indoor Firearms Range, see Section 47-18.18.
<u>b.</u>	<u>Medical Office.</u>		
8.	<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.		
9.	<i>Accessory Uses, Buildings and Structures (See also Section 47-19.)</i>		
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.		

409. 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, Public Purpose Facilities, Research and Development, Services/Office Uses, Wholesale Operations, Accessory Uses, Buildings and Structures, and Urban Agriculture.

A.	PERMITTED USES	B.	CONDITIONAL USES: See Section 47-24.3.
1.	<i>Aeronautical/Aircraft/Aviation</i>		
a.	Aircraft and Aviation Manufacture of Components, Parts and Accessories.	a.	Heliport, Helistop, see Section 47-18.14.
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, Section 47-14.20.		
3.	<i>Lodging</i>		
a.	Hotel, minimum 100 units or minimum 85 hotel suites, see Section 47-18.16.		
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>Public Purpose Facilities</i>		

a.	Active and Passive Park, see Section 47-18.44.		
6	<i>Research and Development</i>		
a.	Industrial Research Operations.		
7.	<i>Services/Office Uses</i>		
a. Professional and Administrative Offices. b. Medical Office b.c. Indoor Firearms Range, see Section 47-18.18.		a. Vocational Schools.	
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.		
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.		
10.	<i>Urban Agriculture See Section 47-18.41.</i>		

Sec. 47-14.12. –List of accessory uses General Aviation Airport (GAA) and Airport Industrial Park (AIP) Zoning Districts

The following uses are permitted as accessory uses to those uses found in Sections 47-14.10- List of permitted and conditional uses, General Aviation Airport (GAA) District and 47-14.11 - List of permitted and conditional uses, Airport Industrial Park (AIP) District. These are intended to provide services and amenities consistent with and supportive of the GAA and AIP zoning districts. No accessory use shall be permitted to be constructed, placed, erected, or built on any parcel of land prior to the start of construction of the principal building or establishment of the principal use.

Permitted accessory uses shall be limited to a maximum of two thousand five hundred (2,500) square feet unless specifically noted.

Section 47.14.12.A List of accessory uses, General Aviation Airport (GAA)

<u>1.</u>	<u>Aeronautical/Aircraft/Aviation</u>
a.	<u>Outdoor display and outdoor storage of aircraft, see Limitations on Permitted and Conditional Uses, this Section.</u>
<u>2.</u>	<u>Automotive</u>
a.	<u>Fuel Pumps when accessory to Automotive Rental & Leasing.</u>
<u>3.</u>	<u>Commercial Recreation Uses</u>

a.	<u>Accessory uses and structures that are an integral part of and supportive to the commercial recreation conditional use or other permitted secondary use.</u>
4.	<u>Food & Beverage Service</u>
a.	<u>Coffee Shop</u>
b.	<u>Delicatessen</u>
c.	<u>Ice Cream/Yogurt Store</u>
d.	<u>Restaurant, only in conjunction with hotels or fixed base operations.</u>
5.	<u>Lodging</u>
a.	<u>Hotel Accessory Uses—must be completely confined within the hotel building, see Section 47-19.8. (Hotel accessory uses shall not be subject to the two thousand five hundred (2,500) square foot limitation)</u>
6.	<u>Retail Sales</u>
a.	<u>Apparel/Clothing, Accessories Store</u>
b.	<u>Bicycle Shop</u>
c.	<u>Book Store</u>
d.	<u>Camera, Photographic Supplies Store</u>
e.	<u>Card & Stationery Store</u>
f.	<u>Computer/Software Store</u>
g.	<u>Cosmetic, Sundries Store</u>
h.	<u>Florist Shop</u>
i.	<u>Luggage, Handbags, Leather Goods Store</u>
j.	<u>Newspapers, Magazines Store</u>
k.	<u>Office Supplies, Equipment Store</u>
l.	<u>Optical Store</u>
m.	<u>Shoe Store</u>
7.	<u>Services / Office Facilities</u>
a.	<u>Copy Center, (less than 5000 square feet)</u>
b.	<u>Dry Cleaner, see Section 47-18.12</u>
c.	<u>Financial Institution, No Drive-Thru Banks</u>
d.	<u>Hair Salon</u>
e.	<u>Health and Fitness Center / Spa</u>
f.	<u>Mail, Postage, Fax Service</u>
g.	<u>Laboratory</u>

h.	<u>Medical/ Dental Office</u>
i.	<u>Nail Salon</u>
j.	<u>Photographic Studio</u>
k.	<u>Shoe Repair, Shoe Shine</u>
l.	<u>Tailor, Dressmaking Store</u>
m.	<u>Travel Agency</u>
n.	<u>Watch and Jewelry Repair</u>
8.	<u>Accessory uses which are not specifically listed but are found to compatible with a public airport operation by the Airport Advisory Board may be deemed to be permitted as interpreted by the zoning administrator.</u>

*An increase in the maximum square footage requirements, as provided herein, is subject review and recommendation provided by the Airport Advisory Board and the requirements of a site plan level III development permit.

Section 47.14.12.B List of accessory uses, Airport Industrial Park.

1.	<u>Automotive</u>
a.	<u>Fuel Pumps when accessory to Automotive Rental & Leasing.</u>
2.	<u>Commercial Recreation Uses</u>
a.	<u>Accessory uses and structures that are an integral part of and supportive to the commercial recreation conditional use or other permitted secondary use.</u>
3.	<u>Food & Beverage Service</u>
a.	<u>Bakery Store</u>
b.	<u>Catering Services</u>
c.	<u>Coffee Shop</u>
d.	<u>Delicatessen</u>
e.	<u>Food and Beverage Carry-Out, No Drive-Thru</u>
f.	<u>Fruit and Produce Store</u>
g.	<u>Grocery/Food Store/Gourmet Market (less than 5000 square feet)</u>
h.	<u>Ice Cream/Yogurt Store</u>
i.	<u>Meat and Poultry Store</u>
j.	<u>Outdoor Dining and Sidewalk Cafés (See Section 47-19.9), Permitted in AIP only</u>
k.	<u>Restaurant</u>
l.	<u>Seafood Store</u>
4.	<u>Lodging</u>

a.	<u>Hotel Accessory Uses—must be completely confined within the hotel building, see Section 47-19.8. (Hotel accessory uses shall not be subject to the two thousand five hundred (2,500) square foot limitation)</u>
5.	<u>Manufacturing</u>
a.	<u>Electroplating (Not be subject to the two thousand five hundred (2,500) square foot limitation)</u>
6.	<u>Retail Sales</u>
a.	<u>Apparel/Clothing, Accessories Store</u>
b.	<u>Bicycle Shop</u>
c.	<u>Book Store</u>
d.	<u>Camera, Photographic Supplies Store</u>
e.	<u>Card & Stationery Store</u>
f.	<u>Computer/Software Store</u>
g.	<u>Cosmetic, Sundries Store</u>
h.	<u>Florist Shop</u>
i.	<u>Luggage, Handbags, Leather Goods Store</u>
j.	<u>Newspapers, Magazines Store</u>
k.	<u>Office Supplies, Equipment Store</u>
l.	<u>Optical Store</u>
m.	<u>Shoe Store</u>
7.	<u>Services / Office Facilities</u>
a.	<u>Copy center</u>
b.	<u>Dry Cleaner, see Section 47-18.12</u>
c.	<u>Financial Institution, No Drive-Thru Banks</u>
d.	<u>Hair Salon</u>
e.	<u>Health and Fitness Center / Spa</u>
f.	<u>Mail, Postage, Fax Service</u>
g.	<u>Laboratory</u>
h.	<u>Medical/ Dental Office</u>
i.	<u>Nail Salon</u>
j.	<u>Photographic Studio</u>
k.	<u>Shoe Repair, Shoe Shine</u>
l.	<u>Tailor, Dressmaking Store</u>
m.	<u>Travel Agency</u>

n.	Watch and Jewelry Repair
8.	<u>Accessory uses which are not specifically listed but are found not to have an adverse impact to the operation of Fort Lauderdale Executive Airport by the Airport Advisory Board may be deemed to be permitted as interpreted by the zoning administrator.</u>

*An increase in the maximum square footage requirements, as provided herein, is subject review and recommendation provided by the Airport Advisory Board and the requirements of a site plan level III development permit.

Secs. 47-14.13—47-14.19. - Reserved.

Sec. 47-14.20. - Limitations on permitted and conditional uses.

A. The following use limitations shall apply to those uses permitted within the AIP district by the List of Permitted and Conditional Uses, Section 47-14.10, as specified below:

1. No manufacturing permitted in the AIP district shall involve a boiling process.
2. Restaurants are permitted as a principal use in the AIP district, only in conjunction with and lying within development consisting of a minimum of five hundred thousand (500,000) square feet of improved land held under one (1) ownership, provided, however, that the sale or dispensing of preparing food or beverages by the glass for consumption off premises is prohibited. For the purpose of this section, a freestanding restaurant means a restaurant which provides waiter or waitress table side service, printed menus from which selections are made by patrons, and silverware, glassware and chinaware for dining use.
3. All raw materials and supplies, finished or semifinished products, shall be stored in a completely enclosed building, or shall be enclosed by a solid masonry wall of such height as to completely shield such material from view.

B. The following use limitations shall apply to those uses permitted within the GAA district by the List of Permitted and Conditional Uses, Section 47-14.10, as specified below:

1. No advertising in conjunction with fuel pumps shall be permitted in conjunction with this accessory use.
2. All uses shall be completely confined in an enclosed building except for outdoor storage of aircraft and commercial recreation uses. Aircraft stored outside shall have the appearance of being whole.
3. Simple repair work, such as replacing propellers, wheels and tires, et cetera, shall be permitted.
4. Aircraft undergoing extensive overhaul, where major assembly or disassembly is necessary, shall be stored in an enclosed structure, or within a fenced area that will substantially hide the aircraft from view.
5. Use does not preclude or restrain the aeronautical use of the surrounding area.
6. Use is designed primarily to serve the needs of airport users and airport employees, aircraft and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing and other compatible land uses.

Sec. 47-14.21. - Dimensional requirements for GAA and AIP districts.

- A. *Height.* No building or structure shall exceed the height limits specified by the Federal Aviation Agency Regulation No. FAR Part 77.
- B. *Plot size.* There shall be no minimum plot size for the GAA and AIP districts, except as required below:
1. Commercial recreation uses that are also an outdoor use require a minimum plot size of ten (10) acres.
- C. *Setback/yards.* A minimum yard as herein specified shall be provided in the GAA and AIP districts:
1. The following yards shall apply to the GAA district:
 - a. No building or structure within the GAA district shall be placed closer than fifty (50) feet from the one hundred (100) foot easement retained by the city north of Commercial Boulevard. The entire fifty (50) feet may be used for landscaping, automobile parking, and identification signs only, and not for any form of display or storage.
 - b. N.W. 62nd St. (south side) shall have a one hundred (100) foot building line setback.
 - c. Where a property line of an adjacent lot or parcel has a common boundary with land reserved for the runway system of the airport, the building setback line for such lot or parcel will be determined by the current transitional slope of Federal Aviation Administration Regulation No. FAR Part 77 as now existing or may hereafter be set.
 - d. Location of yards, setbacks and landscaping on all other GAA zoned land shall be governed by the Federal Aviation Administration and the city commission after review by the development review committee.
 2. The following yards shall apply to the AIP district:
 - a. No building or structure within the AIP district shall be placed closer to the abutting right-of-way of the following named streets or avenues than hereinafter noted:

N.W. 50th St. (Commercial Blvd. from N.W. 15th Ave. to Prospect Rd.) south side	100 ft.
N.W. 50th St. (Commercial Blvd. from N.W. 21st Ave. to Prospect Rd.) north side	75 ft.
N.W. 53rd St.	75 ft.
N.W. 62nd St.	100 ft.
N.W. 64th St.	50 ft.
N.W. 65th St.	75 ft.
N.W. 9th Ave. (Powerline Road)	100 ft.
N.W. 12th Ave. (North of Commercial Blvd.)	50 ft.
N.W. 15th Ave. (North of N.W. 62nd St.)	50 ft.
N.W. 15th Ave. (South of N.W. 50th St.)	75 ft.
N.W. 21st Ave. (North of N.W. 62nd St.)	50 ft.
N.W. 23rd Ave.	50 ft.

N.W. 44th St. (Prospect Rd.)	50 ft.
N.W. 49th St.	50 ft.
N.W. 21st Ave. (South of N.W. 50th St.)	75 ft.
N.W. 21st Ave. (North of N.W. 50th St.) west side	75 ft.

- b. On any street not named in the above list, the required setback in the AIP district shall be forty (40) feet.
- c. *Adjacent property.* All buildings and structures within the AIP district shall be located not less than thirty (30) feet from any side, rear, or adjacent property line or the right-of-way line of any secondary abutting street.

Secs. 47-14.22—47-14.29. - Reserved.

Sec. 47-14.30. - Minimum design standards.

A. *Fences and walls.*

1. Fences and walls located in the GAA and AIP districts and not otherwise required in accordance with the city's bufferyard regulations, shall be constructed of concrete, masonry or metal according to the requirements of Section 47-19.5, Fences, Walls and Hedges. In AIP metal fences shall be of the open-weave chain link type. In GAA and AIP, whenever an open-weave chain link fence is constructed there shall be an abutting hedge that will screen the fence from the street abutting the property.
2. Fences and walls shall not exceed ten (10) feet in height.
3. Fences and walls shall not be located within the required setback on any street.
4. Barbed wire may be on brackets for the top one-quarter of a fence or wall within the maximum height allowed. Barbed wire fencing shall comply with the provisions of Section 47-19.5, Fences, Walls and Hedges.
5. A fence or landscaping barrier may be constructed in the required setback area from any street, provided that the height of any such fence shall not exceed three (3) feet as measured in accordance with Section 47-2.2.G.2, Measurements.
6. It is the intent of this provision that any such barrier in the form of fences, berms, hedges, trees, reflecting pools or any combination thereof, be integrated as part of the landscaping plan for the total parcel and in no way detract from open space effect required by the applicable provisions of the district.

B. *Lighting, light pole standards, electrical wiring requirements for the GAA and AIP districts.*

1. *Lighting.* All lighting (parking lots, streets, et cetera) shall be so installed as to prevent any nuisance to adjoining residential property, adjoining fixed base operations and to aircraft in flight.

2. *Light standards.* All light poles shall be constructed of masonry or metal. No wooden light poles shall be permitted.
 3. *Electrical wiring.* Electrical wiring shall be placed underground. No exposed electrical overhead wires shall be permitted.
- C. *Parking and loading requirements.* Parking and loading requirements shall be in accordance with the requirements of Section 47-20.
- D. *Sign regulations.*
1. Signs shall be regulated in the GAA and AIP districts in accordance with Section 47-22, Sign Requirements.
 2. *Ground signs.* Within the AIP district there shall be no identification signs other than a single one (1) facing a public street announcing the name and/or insignia of the business building on the same lot or plot or the business site. Such sign shall not exceed one hundred twenty (120) square feet in area, nor shall it extend more than five (5) feet above finished street level. One (1) additional identification sign may be attached to the main structure to announce the name and/or insignia of the industry. This provision shall not be interpreted to allow signs painted directly on the wall, but are to be constructed with, or constructed and placed on the structure. Such sign shall not extend above the roof level nor exceed one percent (1%) of the wall space upon which it is placed, but in no event shall such sign be greater than sixty (60) square feet in size. Signs shall not be illuminated by exposed tubes, bulbs or similar light sources, nor may they be of the flashing, rotating, or animated type. Signs may, however, be illuminated by shielded spotlighting.

Sec. 47-14.31. - Additional requirements.

Dimensional requirements for the GAA and AIP districts may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.