

ORDINANCE NO. C-17-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING ARTICLE III – DEVELOPMENT REQUIREMENTS OF THE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS (“ULDR”), SPECIFICALLY SECTION 47-18.31 – SOCIAL SERVICE FACILITY (SSF); AND AMENDING ARTICLE II – ZONING DISTRICT REQUIREMENTS OF THE ULDR, SPECIFICALLY SECTION 47-6.12 – LIST OF PERMITTED AND CONDITIONAL USES, GENERAL BUSINESS (B-2) DISTRICT, SECTION 47-6.13 – LIST OF PERMITTED AND CONDITIONAL USES, HEAVY COMMERCIAL/LIGHT INDUSTRIAL (B-3) DISTRICT, SECTION 47-7.10 – LIST OF PERMITTED AND CONDITIONAL USES, GENERAL INDUSTRIAL (I) DISTRICT, SECTION 47-8.10 – LIST OF PERMITTED AND CONDITIONAL USES, COMMUNITY FACILITY (CF) DISTRICT, SECTION 47-8.11 – LIST OF PERMITTED AND CONDITIONAL USES, COMMUNITY FACILITY-HOUSE OF WORSHIP (CF-H), SECTION 47-8.12 – LIST OF PERMITTED AND CONDITIONAL USES, COMMUNITY FACILITY-SCHOOL (CF-S) DISTRICT, SECTION 47-8.13 – LIST OF PERMITTED AND CONDITIONAL USES, COMMUNITY FACILITY-HOUSE OF WORSHIP/SCHOOL (CF-HS) DISTRICT, SECTION 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-SA<sub>e</sub>); SOUTH REGIONAL ACTIVITY CENTER-SOUTH ANDREWS WEST (SRAC-SA<sub>w</sub>); NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE NORTHEAST (NWRAC-MU<sub>ne</sub>), NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE EAST (NWRAC-MU<sub>e</sub>) & NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST (NWRAC-MU<sub>w</sub>) COLLECTIVELY KNOWN AS NWRAC-MU; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCE PROVISIONS, AND AN EFFECTIVE DATE.

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WHEREAS, the City Commission of the City of Fort Lauderdale, Florida, desires to amend Article II - Zoning District Requirements of the City of Fort Lauderdale Unified Land Development Regulations ("ULDR"), specifically Section 47-6.12 – List of permitted and conditional uses, General Business (B-2) District, Section 47-6.13 – List of Permitted and Conditional Uses, Heavy Commercial/Light Industrial (B-3) District, Section 47-7.10 – List of Permitted and Conditional Uses, General Industrial (I) District, Section 47-8.10 – List of Permitted and Conditional Uses, Community Facility (CF) District, Section 47-8.11 – List of Permitted and Conditional Uses, Community Facility-House of Worship (CF-H), Section 47-8.12 – List of Permitted and Conditional Uses, Community Facility-School (CF-S) District, Section 47-8.13 – List of Permitted and Conditional Uses, Community Facility-House of Worship/School (CF-HS) District, Section 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); Northwest Regional Activity Center-Mixed Use Northeast (NWRAC-MU~~ne~~), Northwest Regional Activity Center-Mixed Use East (NWRAC-MU~~e~~) and Northwest Regional Activity Center-Mixed Use West (NWRAC-MU~~w~~) collectively known as NWRAC-MU; and amending Article III – Development Requirements of the ULDR, specifically Section 47-18.31 – Social service facility (SSF); and

WHEREAS, the Planning and Zoning Board, acting as the local planning agency, at its meeting of September 18, 2017 (PZ Case T17010), found that the proposed text amendments are consistent with the City of Fort Lauderdale Comprehensive Plan and therefore did recommend to the City Commission that the amendments to the ULDR are consistent with the City of Fort Lauderdale Comprehensive Plan; and

WHEREAS, notice was provided to the public that this ordinance would be considered at the City Commission meeting to be held on Tuesday, October 17, 2017, and Tuesday, November 7, 2017, at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida;

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

SECTION 1. That Article III – Development Requirements, Section 47-18.31 of the ULDR is hereby amended to read as follows:

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**Sec. 47-18.31. - Social service facility (SSF).**

- A. *Purpose.* [Generally.] In the development and execution of this section it is recognized that there are some uses which, because of their very nature, are recognized as having serious objectionable characteristics, and that may result in adverse secondary effects on adjacent properties, particularly when several are concentrated together or are located in proximity to businesses of a community nature, residential areas, houses of worship and schools, or both thereby having a deleterious effect upon the adjacent areas. Special regulation of these uses is necessary to ensure that the location and concentration of these uses will have a minimal negative impact on the surrounding neighborhood. These regulations are intended to establish criteria by which their use will have a minimum adverse impact on the surrounding properties.
- B. *Definitions.* For the purposes of this section, the following definitions shall apply:
1. *Addiction treatment center.* Any outpatient service, providing diagnostic or therapeutic services for alcoholism, drug abuse, or similar conditions. Clinics, professional offices or similar uses that provide addiction treatment counseling to individuals as part of a larger practice are not addiction treatment centers.
  2. *City block.* A subdivision of land consisting of a cluster of contiguous lots, parcels or tracts within common boundary lines as typified by a block as identified on subdivision plats recorded in the official record book of Broward County, Florida.
  3. *Food distribution center.* Any building or structure, or a portion thereof, of which the interior, or portion of the interior, is used to furnish meals to members of the public without cost or at a very low cost as a social service as defined herein. A food distribution center shall not be considered a restaurant.
  4. ~~*Outdoor food distribution center.* Any location or site temporarily used to furnish meals to members of the public without cost or at a very low cost as a social service as defined herein and is generally providing food distribution services exterior to a building or structure or without permanent facilities on a property.~~
  45. *Secondary social services.* Social service such as counseling, education and referral, training, indoor recreational facilities and similar services supportive to the primary social services offered at a social service facility. Secondary social services may only be

provided during day and evening hours as further defined in Section C.1.a and shall not include overnight accommodations.

56. *Social services*. Any service provided to the public to address public welfare and health such as, but not limited to, the provision of food; hygiene care; group rehabilitative or recovery assistance, or any combination thereof; rehabilitative or recovery programs utilizing counseling, self-help or other treatment or assistance; and day shelter or any combination of same.

67. *Social service facility (SSF)*. A facility that provides social services as defined herein.

78. *Social service facility—General*. All social service facility uses described in this section excluding those uses further defined as an addiction treatment center; or food distribution center ~~or an outdoor food distribution center~~. Medical uses such as physical therapy or similar uses are not social service facility—general uses.

C. *Development standards*.

1. *General standards*.

- a. *Hours of operation*. An SSF shall only operate between the hours of 7:00 a.m. and 7:00 p.m. These hours may be extended if specifically approved by city commission resolution.
- b. *On-site waiting areas*. Any waiting areas shall be located on the premise where services are provided. The owner or operator must ensure that persons receiving service do not block public access to sidewalks, rights-of-way or private property, and that emergency access points are clearly identified and maintained. The owner or operator must demonstrate that adequate space is available to accommodate the expected number of persons using the facility.
- c. *Outdoor uses*. All exterior waiting areas and exterior activity areas associated with the social service facility shall be adequately buffered from abutting properties and streets with a fence, wall, or hedge that meets all ULDR requirements.
- d. *Management plan*. All social service facilities will provide a management plan indicating compliance with Section C.2, specific standards, as well as including but not limited to the following:

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- i. Description of services provided;
    - ii. Facility capacity;
    - iii. Staff on premises;
    - iv. Residential provisions;
    - v. Security plan;
    - vi. Transportation provided;
    - vii. Restroom facilities;
    - viii. Trash receptacles;
    - ix. Lighting.
  - e. No more than one (1) social service facility use shall be allowed within a city block.
2. *Specific standards.* Each type of SSF use shall be subject to the following specific standards:
- a. *Addiction treatment center (ATC).* Shall be subject to the following:
    - i. Shall not be any closer than five hundred (500) feet from any another addiction treatment center.
    - ii. Shall not be any closer than five hundred (500) feet from a residential property as defined in Section 47-35 of the ULDR.
    - iii. Shall not be located within five hundred (500) feet of the property line of any existing house of worship, any existing public or private school or day care facility, any existing public park or another social service facility.
  - b. *Food distribution center (FDC).* Shall be subject to the following:
    - i. Must provide an indoor dining area that meets all state, county and city requirements for food service establishments or similar uses.
    - ii. Shall not be closer than five hundred (500) feet from another food distribution center ~~or outdoor food distribution center~~.
    - iii. Shall not be any closer than five hundred (500) feet from a residential property as defined in Section 47-35 of the ULDR.

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- iv. FDC is permitted as an ancillary use to houses of worship within any zoning district in which houses of worship are permitted as a principal use. A FDC permitted as an ancillary use to houses of worship is not subject to the separation requirements of Section 47-18.31 of the ULDR.
  - v. Shall provide restroom facilities or other similar facilities for persons preparing and serving food as well as for the persons being served food.
  - vi. Shall provide equipment and procedures for the lawful disposal of waste and wastewater at the property.
  - vii. Shall provide equipment and procedures at the property for hand washing.
  - viii. Shall have one (1) person, who will be present at the location at all times that food is being prepared and served, who has received food service manager certification under Section 509.039, Florida Statutes.
  - ix. Shall have adequate storage of food at a temperature of:
    - (a) 41°F or below; or
    - (b) 135°F or above.
  - x. Shall provide service of food within four (4) hours of preparation.
- ~~c. Outdoor food distribution center (OFDC). Shall be subject to the following:~~
- ~~i. If a dining area is provided, it shall meet all state, county and city requirements for food service establishments or similar uses.~~
  - ~~ii. Shall not be closer than five hundred (500) feet from another food distribution center or outdoor food distribution center.~~
  - ~~iii. Shall not be any closer than five hundred (500) feet from a residential property as defined in Section 47-35 of the ULDR.~~

- ~~iv. Shall provide restroom facilities, portable toilets or other similar facilities for persons preparing and serving food as well as for the persons being served food.~~
- ~~v. Shall provide equipment and procedures for the lawful disposal of waste and wastewater at the location.~~
- ~~vi. Shall provide equipment and procedures at the location for hand washing.~~
- ~~vii. Shall provide written consent from the property owner to conduct that activity on the property.~~
- ~~viii. Shall have one (1) person, who will be present at the location at all times that food is being prepared and served, who has received food service manager certification under Section 509.039, Florida Statutes.~~
- ~~ix. Shall have adequate storage of food at a temperature of:~~
  - ~~(a) 41°F or below; or~~
  - ~~(b) 135°F or above.~~
- ~~x. Shall provide transportation of food in a clean conveyance.~~
- ~~xi. Shall provide service of food within four (4) hours of preparation.~~
- ~~xii. Where non-prepackaged food is served, a convenient hand washing facility for persons preparing and serving the food; which hand washing facility must at a minimum include:~~
  - ~~(a) A five (5) gallon container with a spigot that provides free-flowing water and a catch bucket to collect wastewater from hand washing.~~
  - ~~(b) Soap and individual paper towels.~~
- ~~xiii. Any wastewater generated at a location (including, but not limited to wastewater from hand washing, utensil washing, sinks, and steam tables) must be placed in a container approved by the director until properly disposed of into a sanitary~~

~~sewer system or in a manner that is consistent with federal, state, and local regulations and requirements relating to liquid waste disposal.~~

cd. *Social service facility—General (SSF-G)*. Shall be subject to the following:

- i. Shall not be any closer than five hundred (500) feet from any another social service facility.
  - ii. Shall not be any closer than five hundred (500) feet from a residential property as defined in the ULDR.
3. *Exceptions to regulations.* Social services may be provided in response to a declaration of a state of emergency by the city and such provisions of service shall not be subject to these requirements.
  4. *State agency approval.* When one is required, evidence of preliminary state agency approval, such as a temporary license, probationary license, provisional license, interim license, conditional license, or a current state agency license shall be provided to the department.

D. *Table 1—Allowable Uses by Zoning District.* Permitted and conditional uses, by category. The location of all social service facilities shall be determined as designated below:

<b>Zoning District</b>	<b>ATC</b>	<b>FDC</b>	<b>OFDC</b>	<b>SSF-G</b>
RS-4.4	N	N	<del>N</del>	N
RS-8	N	N	<del>N</del>	N
RC-15	N	N	<del>N</del>	N
RD-15	N	N	<del>N</del>	N
RM-15	N	N	<del>N</del>	N
RML-25	N	N	<del>N</del>	N
RMM-25	N	N	<del>N</del>	N
RMH-25	N	N	<del>N</del>	N
RMH-60	N	N	<del>N</del>	N

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MHP	N	N	<del>N</del>	N
RO	N	N	<del>N</del>	N
ROA	N	N	<del>N</del>	N
ROC	N	N	<del>N</del>	N
CB	N	N	<del>N</del>	N
B-1	N	N	<del>N</del>	N
B-2	N	N	<del>N</del>	N
B-3	C	P	<del>P</del>	C
I	N	N	<del>N</del>	N
CF	C	P	<del>C</del>	P
CF-H	C	P	<del>C</del>	P
CF-S	N	C	<del>C</del>	C
CF-HS	N	P	<del>C</del>	P
P	N	N	<del>N</del>	N
T	N	N	<del>N</del>	N
U	N	N	<del>N</del>	N
PRD	N	N	<del>N</del>	N
ABA	N	N	<del>N</del>	N
SLA	N	N	<del>N</del>	N
IOA	N	N	<del>N</del>	N
NBRA	N	N	<del>N</del>	N
SBMH	N	N	<del>N</del>	N
RAC-CC	C	C	<del>C</del>	C
RAC-AS	C	C	<del>C</del>	C
RAC-UV	C	C	<del>C</del>	C
RAC-RPO	C	C	<del>C</del>	C

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RAC-TMU	C	C	<del>C</del>	C
SRAC-SAe	C	C	<del>C</del>	C
SRAC-SAw	C	P	<del>C</del>	P
ID	C	C	<del>C</del>	C
GAA	N	N	<del>N</del>	N
AIP	N	N	<del>N</del>	N
PEDD	N	N	<del>N</del>	N
CR	N	N	<del>N</del>	N
CC	N	N	<del>N</del>	N
H-1	N	N	<del>N</del>	N
X-Use	N	N	<del>N</del>	N

**SECTION 2.** That Article II - Zoning District Requirements, Section 47-6.12 of the ULDR is hereby amended to read as follows:

**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>A.</b>	<b><i>REQUIRED USES</i></b>		
1.	The portion of property fronting a navigable waterway must be used for marina or hotel marina, or shipyard use, see Section 47-23.8, Specific Location Requirements for Waterway Uses.		
<b>B.</b>	<b><i>PERMITTED USES</i></b>	<b>C.</b>	<b><i>CONDITIONAL USES:</i></b> See Section 47-24.3.
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7.	<i>Public Purpose Facilities</i>		
a.	Bus Terminal, Railroad Station.	a.	Social Service Residential Facility, see Section 47-18.32.
b.	Civic and Private Club Facility.	b.	Food Distribution Center, see Section 47-18.31.
c.	Government Administration.	c.	<del>Outdoor Food Distribution Center, see Section 47-18.31.</del>
d.	Hospital.		
e.	House of Worship.		
f.	Library.		
g.	Museum.		
h.	Active and Passive Park, see Section 47-18.44.		
i.	Public/Private Recreation.		
j.	Police and Fire Substation.		
k.	Post Office Substation.		
l.	School.		

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SECTION 3. That Article II - Zoning District Requirements, Section 47-6.13 of the ULDR is hereby amended to read as follows:

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**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>A.</b>	<b>REQUIRED USES</b>	
1.	The portion of property fronting a navigable waterway must be used for marina or hotel marina, or shipyard use, see Section 47-23.8, Specific Location Requirements for Waterway Uses.	
<b>B.</b>	<b>PERMITTED USES</b>	<b>C.</b> <b>CONDITIONAL USES:</b> See Section 47-24.3.
...		
7.	<i>Public Purpose Facilities</i>	
a. Bus Terminal, Railroad Station. b. Hospital. c. Civic and Private Clubs Facility. d. Government Administration. e. Active and Passive Park, see Section 47-18.44. f. Public/Private Recreation. g. Police and Fire Substation. h. Post Office Substation. i. Railroad Freight and Passenger Depot. j.		a. Social Service Facility, see Section 47-18.31. b. Communication Towers, Structures, and Stations, see Section 47-18.11. c. Addiction Treatment Center, see Section 47-18.31. d. Social Service Facility—General, see Section 47-18.31.

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Outdoor Food Distribution Center, see Section 47-18.31.	
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**SECTION 4.** That Article II - Zoning District Requirements, Section 47-7.10 of the ULDR is hereby amended to read as follows:

**Sec. 47-7.10. - List of permitted and conditional uses, General Industrial (I) District.**

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.

A.	<b>REQUIRED USES</b>		
1.	The portion of property fronting a navigable waterway must be used for marina or shipyard uses, see Section 47-23.8, Specific Location Requirements for Waterway Uses.		
B.	<b>PERMITTED USES</b>	C.	<b>CONDITIONAL USES:</b> See Section 47-24.3.
...			
3.	<i>Public Purpose Facilities</i>		
a. Active and Passive Park, see Section 47-18.44. b. Police and Fire Substation. c. Freight and Rail Terminal. d. Communication Towers, Structures and Stations, see Section 47-18.11.			a. Radio Broadcast Facility, Production Facility, Radio, Television and Motion Picture Production. b. Food Distribution Center, see Section 47-18.31. c. <del>Outdoor Food Distribution Center, see Section 47-18.31.</del>

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**SECTION 5.** That Article II - Zoning District Requirements, Section 47-8.10 of the ULDR is

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hereby amended to read as follows:

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

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Post Office, Branch/Substation. o. Public/Private Meeting Rooms. p. Public Maintenance and Storage Facility. q. Senior Citizen Center, see Section 47-18.30. r. School, not including Trade School. s. Transportation Terminal, Railroad Bus Station. t. Food Distribution Center, see Section 47-18.31. u. Social Service Facility—General, see Section 47-18.31.	
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**SECTION 6.** That Article II - Zoning District Requirements, Section 47-8.11 of the ULDR is hereby amended to read as follows:

**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 Section 47-24.3.
1.	<i>House of Worship</i>		
a.	House of Worship, see Section 47-18.17.		
2.	<i>Public Purpose Facilities</i>		
a.	Active and Passive Park, see Section 47-18.44.		
3.	<i>Secondary Uses</i>		

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a.	Assembly Hall.	a.	Addiction Treatment Center, see Section 47-18.31.
b.	Food Distribution Center, see Section 47-18.31.	b.	<del>Outdoor Food Distribution Center, see Section 47-18.31.</del>
c.	Social Service Facility—General, see Section 47-18.31.		

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SECTION 7. That Article II - Zoning District Requirements, Section 47-8.12 of the ULDR is hereby amended to read as follows:

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

<b>A.</b>	<b><i>PERMITTED USES</i></b>	<b>B.</b>	<b><i>CONDITIONAL USES:</i></b> See Section 47-24.3.
1.	<i>Schools</i>		
a.	School.		
2.	<i>Public Purpose Facilities</i>		
a.	Active and Passive Park, see Section 47-18.44.		
3.	<i>Secondary Uses</i>		
a.	Assembly Hall.	a.	Food Distribution Center, see Section 47-18.31.
		b.	<del>Outdoor Food Distribution Center, see Section 47-18.31.</del>
		c.	Social Service Facility—General, see Section 47-18.31.

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SECTION 8. That Article II - Zoning District Requirements, Section 47-8.13 of the ULDR is hereby amended to read as follows:

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

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

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SECTION 9. That Article II - Zoning District Requirements, Section 47-13.10 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-SAe); South Regional Activity Center-South Andrews west (SRAC-SAw); Northwest Regional Activity Center-Mixed Use northeast**

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**(NWRAC-MUe), Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe) & Northwest Regional Activity Center-Mixed Use west (NWRAC-MUw) collectively known as NWRAC-MU.**

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-S Ae	SRAC-S Aw	NWRAC-MUe	NWRAC-MUw	NWRAC-MUe
Key:										
P Permitted										
C Conditional										
...										
Public Purpose Facilities										
...										
Outdoor Food Distribution Center, see Section 47-18.34	€	€	€	€	€	€	€			

...

**SECTION 10.** 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 11.** That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

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

SECTION 12. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

PASSED SECOND READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI