

# Attachment B

## Existing Regulations

Print

## City of Hollywood Zoning and Land Development Regulations

**§ 4.1 Single Family Districts.****A. Purpose and uses:**

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
These districts are designed to protect the character of the single family neighborhoods.	Single family detached dwelling.	Educational facilities Places of worship, meeting halls and similar nonprofit uses and ham radio antennas (See Section 4.1.G).	Those uses customarily associated with single family homes (See Section 4.1.E).

**B. Development Regulations:**

1. Alterations and additions to existing structures shall be subject to review for consistency with the criteria listed below regarding the appearance and compatibility of the proposed construction with the site:

The design of the proposed construction shall be compatible with the original design and scale of the building. The structure may be redesigned, but in a manner which is consistent in design and material throughout. Appeal of a decision shall be to the Planning and Development Board.

2. New construction and additions: At least 20% of the required front yard area shall be sodded or landscaped pervious open space.

a. Landscape Requirements: See Article 9.

Min. Lot Area (sq.ft.)	Min. Lot Width* (ft.)	Min. Unit Size (1 story/2 story) (sq.ft.)	Max. Bldg. Height (ft.)	Required Parking Spaces
RS- 1 = 4000	RS- 1 = 40	RS- 1 = 800	30 feet, not to exceed 2 stories	2
RS- 2 = 4800	RS- 2 = 40	RS- 2 = 850/750		Each parking space shall be 8.5 ft. wide; 19 ft. deep & spaces may be tandem. Construction materials as approved by City Engineer.
RS- 3 = 5000	RS- 3 = 50	RS- 3 = 1300/1000		
RS- 4 = 5800	RS- 4 = 50	RS- 4 = 1650/1250		
RS- 5 = 6000	RS- 5 = 50	RS- 5 = 1100/ 950		
RS- 6 = 6000	RS- 6 = 60	RS- 6 = 1000		
RS- 7 = 7500	RS- 7 = 75	RS- 7 = 1000		
RS- 8 = 10000	RS- 8 = 100	RS- 8 = 1500		
RS- 9 = 15000	RS- 9 = 75	RS- 9 = 1660/1250		
RS-10 = 15000	RS-10 = 100	RS-10 = 2000/1650		
* Platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with these regulations.				

**C. Setback Requirements: Main Structure.**

Front	Side/Interior	Side/Street	Rear
25 ft.; except lots in the Lakes Area- For lots with a lot line adjacent to a	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only	15 ft.	15% of the lot depth; 15 ft. min. 50 ft. max.; except Lots in the Lakes Area - For lots with a lot line

lake, setback is 80 ft.	applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.		adjacent to a lake, setback is 25 ft.
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D. Detached and Attached Parking Garages:

1. Minimum Size (clear dimension)
  - a. One Car Space Garage: 10.5 ft. wide by 19 ft. long
  - b. Two Car Space Garage: 21.0 ft. wide by 19 ft. long.
2. Setbacks: Front - 25 ft.

Sides - same as main permitted use

Rear - 20 ft.; except, for lots which are less than or equal to 100 ft., setback is 10 ft.

E. Permitted accessory uses. Those uses which are customarily associated with single family homes, such as but not limited to: decks, swimming pools, spas, sheds, ornamental features and tennis courts (See § 4.23 for setbacks). The Director may approve other accessory uses if the Director finds that the proposed use is consistent with the following criteria:

1. It is located on the same lot as the permitted use.
2. It shall be incidental and subordinate to and customarily associated with single family homes.
3. That the necessary safeguards are provided for the protection of surrounding property, persons and neighborhood values.
4. That the public health, safety, morals and general welfare of the community will not be adversely affected.
5. It is consistent with the Comprehensive Plan and Neighborhood Plan if one exists.

6. In making the above determinations, the Director shall require the applicant to provide evidence that the proposed use meets the criteria. The Director may also require the applicant to provide planning reports, studies and other evidence to support the applicant's request. Appeal of the Director's decision is to the Planning and Development Board as an appeal of an Administrative Decision.

F. Cooking or kitchen facilities. No more than one set of cooking or kitchen facilities is permitted, except, the Director may approve an additional set of facilities if the applicant meets the following criteria:

1. The residence shall contain at least 3,600 sq. ft. of floor area, excluding the garage and accessory structures.
2. The arrangement of such facilities or conditions on the property shall not result or lend themselves to the creation of an apartment unit.
3. No more than one electric or water meter shall be allowed on the property.
4. That portion of the residence having a second set of cooking facilities shall not be rented, nor have a doorway to the exterior.
5. A covenant, in a form approved by the City Attorney, shall be recorded in the public records of Broward County which sets forth the above conditions and/or any other restrictions that were associated with an approval. The covenant shall be recorded prior to the issuance of a building permit.

G. Special exceptions - setback requirements.

1. If the use is adjacent to a residential district:
  - a. Front: 50 ft.
  - b. Side: 25 ft.
  - c. Side facing a street: 15 ft.
  - d. Rear: 15% of lot depth.
2. If the use is adjacent to a non-residential district:
  - a. Front: 25 ft.
  - b. Side and side facing a street: 20 ft.
  - c. Rear: 15% of lot depth.

H. Ely Boulevard Residential Overlay District.

1. Purpose and use. The purpose of this overlay district is to permit only single family and townhome development for properties located on the west side of North 22nd Avenue (Ely Boulevard) between Farragut and Forrest Streets and between Cody Street and Columbus Place in the Liberia Subdivision pursuant to Plat Book 1, Page 34 and in the New Liberia Subdivision pursuant to Plat Book 6, Page 43 of the Public Records of Broward County, Florida; specifically defined as follows:

Lot(s): 2, 29, 30 Block: 4

Lot(s): 3-5, 45 - 48 Block: 5

Lot(s): 3-5, 44 - 48 Block: 6

Lot(s): 29, 30 Block: 9

Lot(s): 1, 2, 29, 30 Block: 10

Lot(s): 14, 15, 16, 17 Block: 35

Lot(s): 7, 8 Block: 32

2. Development standards.

	<b>Single-Family Homes Facing Ely Boulevard</b>	<b>Townhouses Must Face Ely Boulevard</b>
Minimum lot area (sq. ft.)	3,750	7,500
Minimum lot width (ft.)	40	100
Minimum unit size (sq. ft.)	1,200	1,200
Maximum building height	30 feet, not to exceed 2 stories	30 feet, not to exceed 2 stories
<i>Setback requirements</i>		
Front	25 feet (for garage)	25 feet (for garage)
	15 feet (principal structure)	15 feet (principal structure)
Side	7.5 feet (adjacent to alley)	10 feet (adjacent to alley)
	5 feet (interior)	10 feet (building separation)
Side (street)	15 feet	15 feet
Rear	15 feet	15 feet
<i>Density</i>	1 dwelling unit per platted lot	As permitted by the land use plan.

\* All other requirements of the RS-1 Zoning District continue to apply.

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2003-39, passed 11-19-2003; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-05, passed 3-7-12)

#### **§ 4.2 Multiple Family Districts.**

A. Purpose and uses.

District Purpose	Main Permitted Uses	Special Exceptions	Accessory Uses

These districts are designed to provide standards for the development and maintenance of multiple family residential buildings and hotels, where such uses are permitted (See no. 2 below).	See chart on next page.	Places of worship, meeting halls, social halls, institutional uses, day care facilities, commercial and non-commercial parking lots, and educational facilities. (See chart below)	Those uses which are customarily associated with one of the main permitted uses (See § 4.20).
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District (Multiple Family MF)	Main Permitted Uses						
	Maximum Density, units per acre*	Single Family	Duplex	Town house	Apt. Bldg.	Hotel	Commercial
(1) RM-9 (Low -Med MF)	9	Yes	Yes	Yes	Yes	No	No
(2) RM-12 (Med MF)	12	Yes	Yes	Yes	Yes	No	No
(3) RM-18 (Med-High MF)	18	Yes	Yes	Yes	Yes	No, except east of I-95 permitted.	No
(4) RM-25 (High MF)	25 for Apt. Bldg.; 50 for Hotel, except if Comprehensive Plan land Use designation is Commercial**	Yes	Yes	Yes	Yes	Yes	No
(5) BRT-25 (Beach Resort MF)	25 for Apt. Bldg. 50 for Hotel, except if Comprehensive Plan land Use designation is Commercial **	Yes	Yes	Yes	Yes	Yes	Special Exception for eating and drinking uses if east of AIA, otherwise they are a Permitted Use; pawn, thrift, consignment shops, psychic help uses, tattoo shops and office are prohibited; all other commercial uses are permitted.

District (Multiple Family MF)	Main Permitted Uses						
	Maximum Density, units per acre*	Single Family	Duplex	Town house	Apt. Bldg.	Hotel	Commercial
(6) See § 4.2.D for RM-WET Multiple Family Wetlands District Regulations.							
(7) See § 4.2.E for NBDD North Beach Development District Regulations.							
<p>* When residential uses are permitted, at least two units per platted lot are permitted regardless of the maximum permitted density.</p> <p>**Maximum density for parcels with Comprehensive Plan designation of General Business is outlined under "Permitted Uses in Areas Designated General Business" in Future Land Use Element of the Comprehensive Plan.</p> <p>MF = Multiple Family</p>							

#### B. Development regulations.

District	Min. Lot Area (sq. ft.)*	Min. Lot Width* (ft.)	Max. Height (ft.)	Land-scape, open space**	Minimum Unit Size (Sq. Ft.)				
					Single Family (SF)	Duplex (Dup)	Townhse.	Apt.	Hotel
(1) RM-9	6000	60	2 stories not to exceed 30 ft.	40%	1000	500	800	500 Min 750 Avg	Not Allowed

(2) RM-12	6000	60	3 stories not to exceed 35 ft.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(3) RM-18	6000	60	4 stories not to exceed 45 ft., except if adjacent to sing. fam. district, then height 30 ft for first 100 ft of lot.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(4) RM-25	6000	60	Oceanfront - 80% of the distance from Erosion Control Line. Non- Oceanfront 65 ft or 6 stories.  Development east of A-1-A, south of Harrison Street: no greater than 50 feet where there is already an existing high density multi-family residential project developed east of A-1-A and whose oceanfront views would otherwise be severely restricted and/or blocked by any such proposed development to be located east of the existing building and on the same block.	40%	1000	500	800	500 Min 750 Avg	15% of units 300-335; 85% of units 335+

District	Min. Lot Area (sq. ft.)*	Min. Lot Width* (ft.)	Max. Height (ft.)	Land-scape, open space**	Minimum Unit Size (Sq. Ft.)				
					Single Family (SF)	Duplex (Dup)	Townhse.	Apt.	Hotel
(5)BRT-25	6000	60	North of Tyler to Sherman Street - 50 feet.  South of Harrison St. - 65 ft. and North of Balboa Street - 150 ft.	40%	1000	500	800	500 Min 750 Avg	15% of units 300-335; 85% of units 335+
(6) See Section 4.2.D for RM-WET Wetlands District Regulations.									
(7) See Section 4.2.E for NBDD North Beach Development District Regulations.									
* Platted lots or lots of record which contain less than the minimums are considered as legal non-conforming and may be developed consistent with these regulations.									
** Includes landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks and similar uses.									

C. (1) Setback requirements main structure: RM-9, RM-12 and RM-18.

Front	Side/Interior	Side/Street	Rear
20 ft. for structures; 5 ft. for at-grade parking lots.	The sum of the side yard setbacks shall be at least 20% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except , platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback. When an existing Building has a 5 ft. side yard setback, the setback of new construction may also be 5 ft. This applies to the linear or vertical extension of a single story building.	15 ft.; except at- grade lot 5 ft.	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min.

*Cross-reference:*

For parking lots, see § 4.22

(2) Setback requirements main structure: RM-25, BRT-25.

	Front	Side/Interior	Side/Street	Rear
(1) Pedestal	25 ft.; except Retail uses shall provide 0 ft. setback.	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 10 ft., whichever is greater. Retail uses shall provide 0 ft. setback.	15 ft. minimum; except retail uses shall provide 0 ft. setback.	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min. 50 ft. maximum.
(2) Tower	25 ft. + 1 ft. increase for each ft. of height above 50 ft. Setback not to exceed 50 ft.	The required pedestal setback plus 20% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	The required pedestal setback plus 15% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	Oceanfront lots* - 25% of lot depth. Non-oceanfront lots - 15% of lot depth. No setback less than pedestal setback.
(3) Setbacks are measured from the base building line pursuant to Article 3.				
(4) See § 4.2.D for RM-WET Multiple Family Wetlands District Regulations.				
(5) See § 4.2.E for NBDD North Beach Development District Regulations.				
* Oceanfront Lots are properties that have the erosion control line as a property line.				

#### D. RM-WET Multiple Family Wetlands District.

##### 1. Purpose and uses:

Purpose	Permitted Uses	Special Exception	Prohibited Uses	Retail Uses
This district is designed to permit multiple family developments which are compatible with environmentally sensitive wetland areas as designated in the Comprehensive Plan Land Use Element.	Single Family, duplex, multiple family dwellings; attached or detached.	Height Applications to increase height up to 5 stories or 55 ft. may be granted if the Development Review Board finds that:  a. The surrounding development will not be adversely affected by the additional height, and  b. The additional height shall result in an increase in open space and preservation of environmentally sensitive lands.	Any Use which is not listed as a Permitted Use.	Any Use allowed in C-1 District.  Maximum retail floor area: 2% of site.  Retail area must be approved as part of site plan by the City Commission.

##### Accessory uses:

a. Recreational and maintenance uses that are customarily associated with the main permitted use and which are available for use by all residents of the development.

b. Developments with 240 or more units: Service oriented uses such as convenience stores, personal grooming, etc. located entirely within the multiple family structures and designed to be used only by the residents of the building; no exterior signage is permitted (See Retail Uses above).

## 2. Development standards:

Min. Site Area	Min. Lot Width	Maximum Density	Maximum Height	Max. Lot Coverage
6500 sq. ft.; except any platted lot may be used for single family home.	None	14.7 units per acre	3 stories or 35 ft.	70% of the entire site

## 3. Setback Regulations:

- a. Front, side facing a street and distance between buildings: 20 ft. plus 10 ft. per story above the first.
- b. Interior side yard: 1 and 2 stories = 20 ft.

3 stories and above = 20 ft. + 5 ft. per floor for each floor above the second; except lots with area of 6500 sq. ft. or less, then setback is 5 ft.

- c. Rear yard: 1 and 2 stories = 20 ft.

3 stories = 25 ft.

4 stories = 30 ft.

5 stories = 35 ft.

- d. Any yard adjacent to Single Family District: min. 25 ft.

## E. NBDD North Beach Development District (NBDD-DD and NBDD-CZ).

1. District purpose: to provide for and encourage appropriate residential, resort, hotel, motel, tourist uses (including ecotourism), and accessory uses within a coastal environment with unique natural, physical and man made features.

## 2. District objectives:

- a. To provide for a development pattern and intensity that allows reasonable use of land considering the environmental resources and limitations that constrain development of the district;
- b. To ensure that public access, both physical and visual, to the beach and associated natural resources, is maintained or enhanced;
- c. To ensure that the environmental quality of the area is maintained and is not degraded by potential development;
- d. To maintain or enhance the ocean, beach, dune and natural vegetation systems and to minimize any detrimental or adverse effects to these systems that might be occasioned by potential development;
- e. To encourage a desirable mix of development uses, types and intensities that are harmonious with each other and with the natural characteristics of the area;
- f. To utilize land efficiently and to promote high quality design and development;
- g. To provide for adequate open space areas; and
- h. To provide adequate transportation and circulation systems to meet the needs of the area, while preventing the overburdening of internal and through streets, including Highway A1A.

3. Establishment of zones: In order to achieve the above objectives and intent of the district, the NBDD is divided into two zones:

- a. The North Beach Development District Development Zone (NBDD-DZ); and
- b. The North Beach Development District Control Zone (NBDD-CZ).

4. Transferable development rights. Any owner of property in the North Beach Development District Control Zone may, in lieu of developing their property, dedicate it to the city for maintenance as public open space in exchange for which the owner may sell or transfer their unused development rights to property in the North Beach Development District Development Zone; however, the minimum parcel size to be dedicated and for which development rights may be transferred shall be one lot. Unused development rights for purposes of transfer or sale will be computed according to the following:

- a. Property dedicated to the city for maintenance as public open space: 32.5 dwelling units per acre. In order to make use of this provision, the owner of property in the Control Zone must dedicate the property to the city in accordance with procedures and legal requirements designated by the City Attorney and on forms prescribed by the Attorney. All documents must be recorded with the Clerk of the Circuit Courts of Broward County, Florida;



b. Development rights pursuant to this section shall be deemed to “run with the land”; shall survive condemnation by the city; and shall be transferable by the city or by private property owners. The City Commission shall formulate and adopt appropriate regulations to guide the implementation of this provision consistent with the language herein and the intent of this article; and

c. Any owner of property in the Development Zone who is the recipient of transferred development rights, may thereafter develop his/her property at the maximum density permitted including the amount of acquired dwelling units. In all cases, however, the property owner in the Development Zone must conform with the development standards in this section.

5. Planned unit development. Any owner of property in excess of two acres, in the Development Zone only, may develop pursuant to the Planned Unit Development District (See § 4.16). Where any provision of these regulations imposes restrictions different from those imposed by the Planned Unit Development ordinance, whichever provisions are more restrictive or impose higher standards shall control. An application for Planned Unit Development in the development zone shall include all contiguous holdings of the applicant under the same ownership with an indication of the portion proposed to be subdivided, re-subdivided or developed immediately and that proposed for later phases of development. A general plan shall be submitted for all such contiguous land at the time of initial application. For the purpose of this section, land separated only by public right-of-way shall be deemed to be contiguous.

6. Control zone: Development standards.

Main Permitted Uses	Maximum Density	Special Exception	Accessory Uses	Prohibited Uses
Single-Family Dwelling  Bed and Breakfast Inn	One Single-Family Dwelling per site. Bed and Breakfast Inn - 32.5 units acre	None	Any Use that is customarily associated with the Main Permitted Use.	Any Use that is not listed as a Main Permitted Use.

Minimum Lot Area	Minimum and Maximum Lot Area*	Maximum Bldg. Height
5800 sq. ft., or as platted	Minimum: 1 lot Maximum: 2 lots	33 ft. not to 3 stories

\* Sites which are platted and developed prior to the effective date of this ordinance shall be considered as legal non-conforming.

Setback regulations.

Front	Rear	Side/Interior or facing a street or right-of-way
25 ft. (Surf Rd.)	15 ft min, 15% of lot depth whichever is greater	7.5 ft. The setback area shall provide an unobstructed view of the ocean.

Sites shall not exceed one platted lot. However, those sites which exceed one platted lot at the effective date of this ordinance shall be considered as legal non-conforming and may be developed in accordance with these regulations.

7. Development zone regulations.

A. Main permitted uses.

Main Permitted Use	Max. Density (units per acre)	Min./Max. Lot Area*,***	Min Floor Area (sq. ft.)	Maximum Height (ft.)**
Single Family Dwelling	1 dwelling unit per site	Minimum: 1 platted lot	1,000	33 ft. but not to exceed 3 stories

		Maximum: 3 platted lots		
Multiple Family (Apt., Duplex, Townhouse)	18	Minimum: 1 platted lot  Maximum: 3 platted lots	Apt. 500 min. 750 avg. Duplex 500 Townhouse 1,200	33 ft. but not to exceed 3 stories
Hotel or Motel	32.5	Minimum: 1 platted lot	15% of units=300-335 sq. ft.	33 ft. but not to exceed 3 stories
Bed and Breakfast Inn		Maximum: 3 platted lots	85% of units=335+ sq. ft.	
Restaurant with frontage on the Intracoastal	N/A	Minimum: 1 platted lot Maximum: 3 platted lots	N/A	33 ft. but not to exceed 3 stories
Any combination of above	Combined density shall not exceed the prorated maximum density for each main permitted use	Minimum: 1 platted lot  Maximum: 3 platted lots	Apt. 500 min. 750 avg. Duplex 500 Townhouse 1,400 Hotel Units: 15% of units=300-335 sq. ft. 85% of units= 335+ sq. ft.	33 ft. but not to exceed 3 stories
Lots facing A1A between Franklin and Cambridge: in addition to the above permitted uses may include parking garages with retail on the ground floor or retail with hotel or multiple family above	See above	Minimum: 1 platted lot  Maximum: 4 platted lots	See above	33 ft. but not to exceed 3 stories

\* Developments may contain no more than 4 platted lots if the project is double fronted with no more than 2 platted lots on each street.

\*\* Note: See subsection (d) for existing height regulations

\*\*\* Sites which exceed the maximum set forth above at the effective date of this ordinance shall be considered as legal non-conforming and may be developed in accordance with these regulations.

#### B. Accessory uses.

1. Any use that is customarily associated with a Main Permitted Use.
2. Satellite parking lots and garages.
  - a. Permitted pursuant to regulations listed in § 4.22.

b. May be located outside of the city, and have parking spaces that are counted towards the required parking for main permitted or accessory uses located in the NBDD. This exception is subject to (1) the approval of a shuttle plan by the Community Planning Director prior to the issuance of a building permit, occupational license, certificate of use or other governmental approval, whichever is required first during the permitting process; and (2) a covenant running with the land on forms approved by the City Attorney that unifies the use that requires the parking and the land on which it is located; or if the land is leased, a covenant recorded against the main permitted uses, or accessory use property placing future purchases on notice that some or all of the required parking is being provided through the subject lease.

c. The design solution for garages shall utilize elements that are typically found in multiple family buildings, offices and hotel structures. These elements may include architectural treatments, such as but not be limited to, the placement of windows, screens, silhouettes, roofing materials (concrete tile, barrel tile, mansard or gabled roofs), and moldings defining the various levels. The landscape plan shall be designed to provide heavy screening of blank walls and unattractive areas of a site or building. A foundation planting shall be designed to create a landscaped separation between pavement and building walls and to consist of landscape vertical elements, transition shrubs and groundcovers. Pedestrian connections from the garages to the public sidewalk shall be landscaped.

d. Development regulations for parking lots and garages are listed in § 4.22.I.

C. Special exceptions: None.

D. Sites that exceed the maximum number of lots and size requirements and which are owned by one entity prior to the effective date of this ordinance are considered as legal non-conforming with regard to lot size and number.

E. Setback regulations.

Number of Platted Lots	Front (ft.)	Each Side* (ft.)	Rear (ft.)
1 lot	25	5	15.0
2 lots	25	10	17.5
3 lots or more	25	15.0** * add 5 ft. if facing a street ** For legal non-conforming lots as to the maximum number of lots, add 5 additional ft. at each side for every lot above 3 lots, however the total setback for any one side yard shall not exceed 30 ft. Sideyard setback areas along the intracoastal shall provide an unobstructed view of the water.	20.0

F. Visual Access to the Public Beach and Intracoastal waterway. Each development shall be designed to provide visual access through the property to the public beach and intracoastal waterway in the setback areas. Improvements, including but not limited to opaque fences, sheds and canopies shall not be placed in the setback areas in such a manner that prevents the visual access through the property to the beach or intracoastal waterway.

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-97-28, passed 6-25-97; Am. Ord. O-99-26, passed 9-8-99; Am. Ord. O-2000-10, passed 2-2-2000; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2002-20, passed 4-10-2002; Am. Ord. O-2003-01, passed 1-22-2003; Am. Ord. O-2005-10, passed 6-15-2005; Am. Ord. O-2007-34, passed 12-18-2007; Am. Ord. O-2012-05, passed 3-7-12)

#### § 4.3 Commercial Districts.

A. C-1 Low Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the sale of goods and services near residential neighborhoods.	Amusement, outdoor (east of the Intracoastal Waterway only).  Apts. on the second floor and above.*  Assembly of pre-manufactured parts for sale on the premises (See § 4.21).  Commercial Uses. Except for Self-Storage Facilities.	Day Care Facilities.  Plant Nursery & Garden Center.  School,** public or private.  Service Station (east of the Intracoastal	Any Use that is customarily associated with the Main Permitted Use or Special Exception. (See § 4.21)	Any use not listed as a Main Permitted Use or Special Exception.

	Hotel (if located east of the intracoastal). Offices. Personal Services. Places of worship, meeting halls and fraternal lodges. Retail sales (indoor).** Schools, recreational or cultural. * Can not exceed 50% of the total floor area of the building. ** See Performance Standards § 4.3.J	Waterway only)		
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2. Development Regulations:

Setbacks	Maximum Height	Minimum Apt. Unit Size (Sq.Ft.) and Maximum Density
0 ft. adjacent to commercial property. 15 ft. from any property line adjacent to or across an alley from residentially zoned property. (A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area) See Performance Standards § 4.3.J	2 stories or 30 ft.	500 Min. 750 Avg Density: 9 units per acre.

Setbacks are measured from the Base Building Line pursuant to Article 3.

B. C-2 Low/Medium Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the sale of goods and services to the entire city while remaining compatible with the surrounding residential neighborhood.	Apt. on the second floor and above.* Assembly of pre-manufactured parts for sale on the premises (See § 4.21). Automotive sales (new). Commercial uses. Except for Self-Storage Facilities. Consignment shops. Hotels & Motels. Offices. Pain Management Clinic* (See § 4.22.R for regulations). Personal Services. Places of worship, meeting halls and fraternal lodges. Retail (indoor/outdoor).** Substance Abuse and Rehabilitation Centers (See § 4.22.R for regulations).	Day Care Facilities School,** public or private Service Stations.	Any Use that is customarily associated with the Main Permitted Uses or Special Exceptions. (See § 4.21).	Any use not listed as a Main Permitted Use or Special Exception.

	Adult Educational Facilities (See Article 2 "Definitions"). *Can not exceed 50% of the total floor area of the building. **See performance Standards § 4.3.J			
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2. Development regulations:

Setbacks	Maximum Height	Minimum Unit Size (Sq. Ft.) and Maximum Density
0 ft. adjacent to commercial property. If adjacent to residential zoning district. # of Stories Setback front, rear, sides 1      15 ft. 2-5    15 ft. + 10 ft. per floor A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area. See Performance Standards in § 4.3.J.	5 stories or 60 ft.	Apt.: 500 Min. 750 Avg. Hotel or motel: 300-335 sq. ft 15 % of units 335+ sq. ft 85% of units Density: Apts.=18 units per acre Hotel or motel=36 units per acre.

Setbacks are measured from the Base Building Line pursuant to Article 3.

C. C-3 Medium Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the sale of goods and services to the entire city while remaining compatible with the surrounding residential neighborhood.	Apt. on the second floor and above.* Assembly of premanufactured parts for sale on the premises (See § 4.21). Commercial uses. Except for Self-Storage Facilities. Consignment shops. Hotels & Motels. Offices. Pain Management Clinics. (See § 4.22.R for regulations). Personal Services. Places of worship, meeting halls and fraternal lodges. Psychic Help Uses. Retail (indoor/outdoor).** Substance Abuse and Rehabilitation Centers. (See § 4.22.R for regulations). Thrift Shops.** Adult Educational Facilities (See Article 2 "Definitions").	Day Care Facilities. School.** public or private. Service Stations.	Any Use that is customarily associated with the Main Permitted Use or Special Exception. (See § 4.21).	Any use not listed as a Main Permitted Use or Special Exception.

	*Can not exceed 50% of the total floor area of the building. ** See Performance Standards in § 4.3.J.			
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2. Development regulations:

Setbacks	Maximum Height	Minimum Unit Size (Sq. Ft.) and Maximum Density
0 ft. adjacent to commercial property.  If adjacent to residential zoning district.  # of Stories    Setback front, rear, sides 1            15 ft. 2-5        15 ft. + 10 ft.per floor  A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area.  See Performance Standards in § 4.3.J.	5 stories or 60 ft.	Apt.: 500 Min. 750 Avg.  Hotel or motel: 300-335 sq. ft. 15 % of units 335+ sq. ft. 85% of units  Density Apts. = 18 units per acre Hotel or motel = 36 units per acre.

Setbacks are measured from the Base Building Line pursuant to Article 3.

D. C-4 Medium/High Intensity Commercial District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for businesses located along major arterials which serve the entire city and surrounding communities.	Amusement uses (indoor/outdoor)  Assembly of pre-manufactured parts for sale on the premises (See § 4.21).  Automotive sales(new or used) or repair.**  Commercial uses. Except for Self-Storage Facilities.  Consignment shops.  Hotels & Motels.  Offices.  Pain Management Clinics * (See § 4.22.R for regulations).  Pawnshops.  Personal Services.  Places of worship, meeting halls and fraternal lodges.  Psychic Help Uses.  Retail (indoor/outdoor).**  Schools, commercial/Bus., recreational, cultural.  Substance Abuse and Rehabilitation Centers. See § 4.22.R for regulations).	Car wash.  School,** public or private  Service Station	Any Use that is customarily associated with the Main Permitted Use. (See § 4.21.)	Any use not listed as a permitted use.

	Thrift shops. Wholesale & warehousing. **See Performance Standards in § 4.3.J.			
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## 2. Development regulations:

Setbacks	Max Height	Min. Unit Size and Maximum Density
0 ft. adjacent to commercial property. If adjacent to residential zoning district. # of Stories    Setback front, rear, sides 1            15 ft. 2+        15 ft. + 10 ft. per floor, not to exceed 55 ft. A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area. See Performance Standards in § 4.3.J.	175 ft.	Hotel or motel: 300-335 sq. ft 15 % of units 335+ sq. ft 85% of units Density: 36 units per acre

Setbacks are measured from the Base Building Line pursuant to Article 3.

## E. C-5 High Intensity Commercial District.

## 1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide suitable standards for business of a high intensity nature.	Amusement uses (indoor/outdoor). Assembly of pre-manufactured parts for sale on the premises (See § 4.21). Automotive sales (new or used) or repair.* Car wash. Commercial Uses. Except for Self-Storage Facilities. Consignment shops. Hotels & Motels. Offices. Pain Management Clinics (See § 4.22.R for regulations). Pawnshops. Personal Services. Places of worship, meeting halls and fraternal lodges. Psychic Help Uses. Retail (indoor/outdoor**). Schools, commercial/bus., recreational, cultural. Service Stations. Storage, outdoor.	School,** public or private Service Station	Any Use that is customarily associated with the Main Permitted Use or Special Exception. Can not exceed 50% of the total floor area of the building. See § 4.21.	Any use not listed as a Main Permitted Use.

Substance Abuse and Rehabilitation Centers. See § 4.22.R for regulations). Thrift shops. Wholesale & warehousing. *Paint or body permitted as an accessory use only. **See Performance Standards in § 4.3.J.			
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2. Development regulations:

Setbacks	Maximum Height
0 ft. adjacent to commercial property.	35 ft. height if within 100 ft. from property zoned single family, RM-9 or RM-12.
# of Stories    Setback front, rear, sides	175 ft. within 100 ft. from property zoned RM-18, Rm-25, BR-25 or BW-25.
1            15 ft.	
2+           15 ft. + 10 ft. per floor, not to exceed 55 ft.	
A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area.	175 ft. if above not applicable.

Minimum Unit Size and Maximum Density
Hotel or motel: 300 - 335 sq. ft 15 % of units
335+ sq. ft 85% of units
Density: Hotel or motel=18 units per acre
See Performance Standards in § 4.3.J.

Setbacks are measured from the Base Building Line pursuant to Article 3.

F. O-1 Light Intensity Office District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for: (a) The placement of low intensity professional office uses which are located near residential neighborhoods and which are designed in such a manner as to be compatible with the residential character of adjacent areas. The intent is to provide an opportunity for small offices to exist on properties which were originally designed as single family	Offices. *  Single Family.  (For properties less than 0.25 acres):	Day Care Facilities.*  Personal Service Uses.  Hospital Hospitality House.	Any Use that is customarily associated with the Main Permitted Use or Special Exception. See § 4.21.	Any use not listed as a Main Permitted Use or Special Exception.



homes but, due to traffic patterns and noise, do not lend themselves to be retained as single family homes.	of goods and merchandise, such as, but not limited to, real estate brokers, insurance agencies, marketing and investment counseling, stockbrokers, secretarial and stenographic services, or other similar uses. Professional Offices not to exceed 2			
(b) The placement and use of low rise office buildings, on sites exceeding 1.5 acres which are near residential neighborhoods, that are designed in such a manner as to be compatible with residential neighborhoods even though office buildings are significantly larger in size. The intent is to achieve a compatible (scale) architectural relationship between low density residential development and larger sized office buildings.	doctors, dentists, lawyers, accountants, architects, engineers, or other similar field.*	* See Performance Standards § 4.3.J.		
(c) To insure that rehabilitation work and new construction occurs in a manner that maintains the residential character of adjacent single family districts.	Single Family			

## 2. Development regulations:

Min. lot size and width	Maximum lot size	Setbacks	Max. height
New construction: 1 Platted lot Rehabilitation or additions to buildings*: 2 platted lots; except 1 lot is permitted when: a. the entire block contains only one lot which faces the main street; b. when the abutting lots are developed with one of the main permitted uses or special exceptions; or c. corner lots which can be developed without any variances. * Additions that exceed 50% of the floor area of the existing building or additions and rehabilitation work that exceed 50% of the assessed value of the property (building only).	2 platted lots; Standards § 4.3.J.1, however, sites may exceed this limitation if all of the following criteria is met: a. The site exceeds 1.5 acres as of or prior to the effective date of this ordinance (Oct. 23, 1996). b. The site is under common ownership as recorded in the public records of Broward County as of or prior to the effective date of this ordinance (Oct. 23, 1996). c. Sites shall not be expanded beyond the area (size) that is under common ownership as of or prior to the effective date of this ordinance (Oct. 23, 1996). Those sites that exceed the maximum 2 platted lots but which do not meet the above criteria, shall	Front 25 ft., Rear 20 ft., Interior side 10 ft., Street side 20 ft. See § 4.3.J.5 for property lines abutting a residential district.	2 stories or 30 ft.

	only be developed with no more than 1 building per 2 platted lots.		
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Setbacks are measured from the Base Building Line pursuant to Article 3.

G. O-2 Medium Intensity Office District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the development and maintenance of medium intensity administrative, professional and/or financial office uses.	Offices. Single Family.	Day care facilities. Funeral Home. Places of worship, meeting halls & fraternal lodges. Schools, bus. & commercial. Adult Educational Facilities (See Article 2 "Definitions").	Any Use that is customarily associated with the Main Permitted Use or Special Exception. (See § 4.21).	Any use not listed as a permitted use or Special Exception.

2. Development regulations:

Min. lot size (sq. ft.)	Max. lot coverage	Setbacks	Max. height
1 Platted lot	60%	20 ft. from any lot line for 1-2 floors + 5 ft. for each additional floor. When abutting a residential district, A 5 ft. landscaped buffer must be included within the setback area with one tree for every 40 linear ft. of required buffer area. See Performance Standards in § 4.3.J.	4 stories or 50 ft.

Setbacks are measured from the Base Building Line pursuant to Article 3.

H. O-3 High Intensity Office District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the development and maintenance of office type uses in high rise structures while retaining a reasonable amount of open space.	Offices. Single Family. Pain Management Clinics (See § 4.22.R for regulations). Substance Abuse and Rehabilitation Centers. (See §	Day care facilities Funeral Home. Places of worship, meeting halls & fraternal lodges. Schools, bus. & commercial Adult Educational Facilities (See	Any Use that is customarily associated with the Main Permitted Use or Special Exception.	Any use not listed as a permitted use or a Special Exception.

	4.22.R for regulations).	Article 2 "Definitions").		
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2. Development regulations:

Min. Lot Size (sq. ft.)	Max. Lot Coverage	Setbacks	Max. Height
1 Platted lot	75%	20 ft. from any lot line for 1 - 2 floors + 5 ft. for each additional floor. When abutting a residential district, a 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area. See Performance Standards in § 4.3.J. for property lines abutting a residential district.	6 stories or 75 ft.

Setbacks are measured from the Base Building Line pursuant to Article 3.

I. OM Mixed Use Office District.

1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the development and maintenance of low intensity administrative and/or professional office uses which are located in close relationship to established or planned residential neighborhoods and which are designed in such a manner as to be compatible with the residential character of adjacent areas.	Offices. Multiple family residential on the second floor and above.* *Can not exceed 50% of the total floor area of the building.	Day care facilities Funeral Home Places of worship, meeting halls & fraternal lodges. Schools, bus. & commercial	Any Use that is customarily associated with the Main Permitted Use. See § 4-21.	Any use not listed as a permitted use or Special Exception.

2. Development regulations:

Min. & Max. lot size (sq. ft.)	Max. lot coverage	Setbacks	Max. Height	Min. residential unit size (sq. ft.)
1 Platted lot	60%	20 ft. from any lot line. When abutting a residential district, a 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area. See § 4.3.J.5 for property lines abutting a residential district.	4 stories or 50 ft.	500 Min. 750 Avg.

Setbacks are measured from the Base Building Line pursuant to Article 3.

J. Performance standards (All districts except as noted):

1. Automotive uses including sales, repair, detailing and washing: All vehicle repair shall take place within a fully enclosed building. No windows or garage doors shall be placed within 100 ft. of residentially zoned property.

Vehicles left on site overnight for repair shall be placed in storage at a location which meets the outdoor storage standards listed below.

Detailing/car washing shall only be permitted in a structure or under a permitted canopy. Canopies shall not be placed where they will interfere with parking or traffic circulation.

When automotive repair services are offered in conjunction with the retail sale of parts, said repair area shall not be permitted if it faces residentially zoned property. The service drive for the repair area shall be surrounded by 6 ft. high concrete opaque wall. The paved area shall be surrounded by a 5 ft. landscaped area. Any air compressor shall be within a wholly enclosed building that prevents the transmission of noise.

2. Burglar alarm: Shall not face residentially zoned property.
3. Crematorium: Shall be approved by the appropriate state agencies.
4. Day Care Facilities: When located in single family districts are regulated by Broward County Ordinance No. 90-33, as amended. Commercial Day Care Facilities shall provide a minimum of 45 sq. ft. per child of outdoor play area. Day Care Facilities for adults are exempt from the outdoor play area requirement.
5. Design and landscaping requirements:
  - a. All pervious areas shall be landscaped with grass, ground cover and/or shrubbery.
  - b. All office or commercial development adjacent to residentially zoned properties on the sides and rear shall be separated from the residential property by an opaque 6 ft. high concrete wall and tree screen.
  - c. Any development which has parking in any yard that faces a street shall provide an opaque 4 ft. high concrete wall set back three feet from and parallel to the street right-of-way line or a screening hedge with a 100% irrigation system. If the wall is selected, it shall also include a screening hedge in the setback area.
  - d. Design, landscaping, and performance standards in the O-1 Light Intensity Office District:
    - (1) Any property in the O-1 District which involves conversion of a nonoffice use to another Permitted Use or Special Exception use or is the subject of a building permit application shall be reviewed pursuant to the Planning and Development Review procedures. Any such property subject to Planning and Development Review may be required to modify either the site and/or any buildings on the site as part of the Planning and Development Review process. The Director may require improvements to the building and site in order to insure that the conversion meets the objectives of this article.
    - (2) The design, scale and appearance of all structures in the O-1 district:
      - a. Sites containing 2 lots or less: Elevations facing the main street shall be designed as an office or as a single family home; however, the area of the window openings may not be reduced. The remaining elevations shall maintain the single family residential character of the building. The facades and roof lines of buildings shall be designed to break up their linear appearance and form. This standard applies to new construction, additions and rehabilitation work.
      - b. Sites exceeding 1.5 acres: shall be designed in such a manner as to be compatible with single family residential structures even though the office buildings may be significantly larger in size. The intent is to achieve a compatible architectural relationship between nearby single family residential development and larger sized office buildings. The facades and roof lines of the office building(s) shall be designed to break up their linear appearance and form.
    - (3) New buildings shall be sited in a manner that results in the maximum distance from adjacent residential structures.
    - (4) Gabled roofs on new buildings shall use concrete flat tile or barrel tile. Existing buildings which currently have shingle, flat tile, or barrel tile are required to maintain the same roofing material or better. Gravel roofs are not permitted. If they presently exist, they must be upgraded according to aforementioned standard; however, flat gravel roofs may remain if they cannot be seen from the street. The Department shall determine if the proposed roofing material is of a higher aesthetic quality than the present roof. Additions shall have shingle, flat tile, or barrel tile and match the existing roof.
    - (5) Parking Requirement: 1 space per 250 sq. ft. for sites greater than 0.25 acres in size, 1 space per 500 sq. ft., to a maximum of 5 spaces for sites less than or equal to 0.25 acres in size (requirement applies to Permitted Uses for O-1 as listed above).
    - (6) The design of the parking lot shall be approved by the Director based upon the following regulations:
      - a. Two way drive minimum width: 12 ft.
      - b. Parking lot setback: 5 ft. setback from any lot line
      - c. Driveway setback: 3 ft. setback from any lot line.
      - d. Head-in/back-out parking: not permitted.
      - e. Required parking spaces (tandem) may be designed on a circular drive with an interior landscaped island.
    - (7) Cross-access agreements between properties shall be recorded in the public records prior to the issuance of a building permit.

(8) Wall/Fencing. Landscaping shall be placed between the wall and any lot line when adjacent to a right-of-way.

a. Sites exceeding 0.5 acres shall have a decorative CBS wall. Long walls should be designed to break-up their linear form through alternating the location of the footings. The placement of pilasters, stucco banding, decorative caps and similar types of treatments on the wall is encouraged.

b. Sites 0.5 acres or less, a decorative opaque non-wood wall/fence, 6 feet in height shall be installed where adjacent to residential.

(9) With the exception of one or two car garages on sites less than 1.5 acres, parking spaces shall not be located below the lowest occupied finished floor elevation of a structure.

(10) An appeal of the Director's decision regarding compliance with any of the above criteria is to the Planning and Development Board.

(11) Hospital Hospitality House.

a. Shall be located within 150 ft. of a hospital.

b. Shall be limited to one per hospital.

c. Shall be owned by the hospital or an affiliated entity.

6. Outdoor uses - storage:

a. Shall be in conjunction with a principal use in the district and located within 700 ft. of that use;

b. Shall be surrounded by (the storage area) a 6 ft. opaque fence; and

c. Shall contain a 5 ft. landscaped buffer on all street frontages.

7. Outdoor uses-retail sales:

a. Shall be part of a licensed use that occurs within a wholly enclosed building.

b. The retail area shall be surrounded by a 6 ft. vinyl coated chain link fence, wood fence, CBS wall, aluminum picket fence or wrought iron fence.

c. A 5 ft. landscape buffer shall be provided adjacent to the required fence or wall.

d. Temporary retail sales associated with holidays, seasonal promotions or special events may occur on vacant lots and are exempt from a - c above with the approval of the Director. An application for a permit shall be filed with the Department; and, once approved, be valid for 45 days and shall be granted no more than 3 times in one calendar year. A fee of \$50 per each promotion or event is required along with proof of a current Business Tax Receipt.

e. Temporary outdoor retail sales (special promotions and grand openings in conjunction with an existing retail establishment shall be permitted based on the following (exempt from a - c above):

1. Grand Openings: one time in one calendar year, for 10 consecutive days.

2. Special Promotions: two times each calendar year, 5 consecutive days each.

3. A application processing fee of \$50 per each promotion or event is required.

8. Pet care and veterinary offices: May include on-site animal boarding, provided that all animals shall be treated or kept inside fully-enclosed air conditioned buildings. The area in which the animals are boarded shall be designed to prevent the transmission of noise. No openings shall be permitted in walls which face residentially zoned property.

9. Thrift shops located within the C-3 Medium Intensity District:

a. Shall have a minimum floor area of 10,000 square feet;

b. All goods donated for sale at the thrift shop must be accepted through the rear of the store;

c. No more than 30% of the floor area shall be utilized for receiving, sorting and storage of donated goods;

d. The sale of furniture is prohibited; and

e. Only the sale of small tabletop electronics is permitted

f. Shall post signs advising patrons that the merchandise/goods within the store are primarily pre- owned.

K. Summary of permitted uses:

Uses\Districts	C-1	C-2	C-3	C-4	C-5	O-1	O-2	O-3	OM

Assembly of pre-manufactured parts for sale on the premises.	Yes	Yes	Yes	Yes	Yes	No*	No*	No*	No*
Automotive Paint/Body	No	No	No	No*	Yes	No	No	No	No
Automotive sales, new.	No	Yes	No	Yes	Yes	No	No	No	No
Automotive sales, old.	No	No	No	Yes	Yes	No	No	No	No
Automotive repair and storage.	No	No*	No	Yes	Yes	No	No	No	No
Boarding/Rooming houses.	No	No	No	No	No	No	No	No	No
Car wash or detailing	No*	No*	No*	Yes	Yes	No	No	No	No
Consignment shops.	No	Yes	Yes	Yes	Yes	No	No	No	No
Day care facilities.	SE	SE	SE	No	No	SE	SE	No	SE
Funeral Homes.	Yes	Yes	Yes	Yes	Yes	No	SE	SE	SE
Hotels and motels.	No	Yes	Yes	Yes	Yes	No	No	No	No
Manufacturing.	No	No	No	No	No	No	No	No	No
Multiple Family Residential (on the second floor and above).	Yes	Yes	Yes	No	No	No	No	No	Yes
Offices.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Outdoor storage.	No	No	No	No	Yes	No	No	No	No
Outdoor retail.*	No	SE	SE	SE	SE	No	No	No	No
Outdoor amusement.	No**	No	No	Yes	Yes	No	No	No	No
Pawnshops.	No	No	No	Yes	Yes	No	No	No	No
Plant Nursery and Garden Center.	SE	Yes	Yes	Yes	Yes	No	No	No	No
Psychic Help Uses.	No	No	Yes	Yes	Yes	No	No	No	No
Retail (indoor) and Personal Service.	Yes	Yes	Yes	Yes	Yes	SE	No*	No*	No*
School, adult educational.	No	No	No	Yes	Yes	No	No	No	No
School, Grades K-12	Yes	Yes	Yes	Yes	Yes	No	No	No	No
School, recreational and cultural	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Service Stations.+	No**	SE	SE	SE	SE	No	No	No	No
Thrift shops.	No	No	Yes***	Yes	Yes	No	No	No	No
Wholesaling and Warehousing.	No	No	No	Yes	Yes	No	No	No	No
SE = Special Exception - See Article 5 Administrative Regulations									
* Allowed as an accessory use - See § 4.21									
** <a href="#">Allowed east of the Intracoastal Waterway</a>									
*** See performance standards									
+ Only permitted as a Special Exception									

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-94-73, passed 11-23-94; Am. Ord. O-96-18, passed 5-22-96; Am. Ord. O-96-42, passed 9-25-96; Am. Ord. O-99-14, passed 5-12-99; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2002-27, passed 9-4-2002; Am. Ord. O-2002-35, passed 10-2-2002; Am. Ord. O-2006-12, passed 5-3-2006; Am. Ord. O-2008-28, passed 11-19-2008; Am. Ord. O-2010-12, passed 4-7-10; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-05, passed 3-7-12)

#### § 4.4 IM Industrial and Manufacturing Districts.

##### A. IM-1 Low Intensity Industrial and Manufacturing District.

###### 1. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
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This district is intended to provide suitable standards for development and maintenance of office; heavy commercial; and light manufacturing uses.	Commercial; Consignment Shop; Hotels and motels; Light Industrial and Manufacturing; Offices; Pawn Shop; Self-Storage Facility; Thrifty Shop; Warehouse.	Oil and/or gasoline storage tanks; Outdoor commercial amusement facilities; Service Station	Residential; Institutional; Heavy industrial and manufacturing; Hazardous Industries; Motor freight terminals; Paint or varnish manufacture; Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the City of Hollywood's future land use map.
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2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet. Whenever the IM-1 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).	35 feet	90%

Setbacks are measured from the Base Building Line pursuant to Article 3.

B. IM-2 Low/Medium Intensity Industrial and Manufacturing District.

1. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
This district is intended to provide suitable standards for development and maintenance of office; heavy commercial; light manufacturing; and industrial uses of a non-objectionable nature.	Commercial; Consignment Shop; Hotels and motels; Light Industrial and Manufacturing; Offices; Pawn Shop; Self-Storage Facility; Thrifty Shop; Warehouse.	Hazardous Industries; Oil and/or gasoline storage tanks; Service Station	Residential, except that provisions may be made for living quarters for owners and agents within structures used exclusively for businesses; Institutional; Heavy manufacturing and industrial. Motor freight terminals; Paint or varnish manufacture; Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard;

			All uses which are incompatible with the approved land use designation of the property pursuant to the Comprehensive Plan Future Land Use Map.
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2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet. Whenever the IM-2 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).	35 feet	90%

Setbacks are measured from the Base Building Line pursuant to Article 3.

C. IM-3 Medium Intensity Industrial and Manufacturing.

1. Purpose and Uses:

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
This district is intended to provide sites for manufacturing and industrial uses which may be objectionable to or incompatible with residential areas.	Commercial;  Consignment Shop;  Manufacturing and Industrial;  Hotels and motels;  Pawn Shop;  Places of worship;  Offices;  Self-Storage Facility;  Thrift Shop;  Warehouse.	Hazardous Industries; Service Station	Residential, except that provisions may be made for living quarters for owners and agents within structures used exclusively for businesses; Institutional; Heavy manufacturing and industrial; Paint or varnish manufacture. Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the Comprehensive Plan Future Land Use Map.

2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet. Whenever the IM-3 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height.	100 feet, except for radio antenna towers	90%



A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).	which may extend to a height of 200 feet.	
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Setbacks are measured from the Base Building Line pursuant to Article 3.

**D. IM-4 High Intensity Industrial and Manufacturing District.**

**1. Purpose and uses:**

<b>District Purpose</b>	<b>Main Permitted Uses</b>	<b>Special Exception</b>	<b>Prohibited Uses</b>
This district is intended to preserve, enhance, and create areas containing larger and heavier types of manufacturing and industrial uses which normally have no serious effects upon contiguous nonresidential areas.	Industrial;  Consignment Shop;  Manufacturing;  Pawn Shop;  Places of worship;  Self-Storage Facility;  Thrift Shop;  Warehouse.	Service Station	Residential, except as accessory to a permitted use; Institutional; Hotels and motels. Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the City of Hollywood's future land use map.

**2. Development regulations:**

<b>Setbacks</b>	<b>Maximum Height</b>	<b>Maximum Lot Coverage</b>
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet. Whenever the IM-4 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).	35 feet	90%

**E. Performance standards:**

1. Industrial Landscape Buffers: New construction, alterations or additions to existing structures which increase the gross floor area of a building by more than 50 percent, shall be required to provide:

a. Landscaped buffers along street frontages equal to 5 percent of lot depth, with a minimum depth of 5 feet from the base building line, and a maximum required depth of 15 feet. Depth of landscape buffers shall be measured from the base building line and any corner chord as required by these regulations (See § 4.22).

b. A decorative metal picket fence or CBS wall six to eight feet high along the inside of the landscaped buffer except where broken by a building or a driveway.

c. Landscaping as required in Vehicular Use Areas (See Article 9).

d. Required landscaping and screening must be installed prior to issuance of a certificate of occupancy. An occupancy certificate may be issued if an approved bond is posted in the amount of the cost of the landscaping to ensure that the landscaping and screening will be provided within a 30 day period.

- e. Parking shall not be placed within the landscaped buffer.
  - 2. Outdoor storage: Permitted, subject to the Industrial Street Landscape Buffer requirements.
  - 3. Recycling Operations:
    - a. Must take place within enclosed buildings;
    - b. Shall be limited to disassembling, sorting, baling for transport, storage, buying and selling; and
    - c. May not utilize chemicals or heat in the recycling process.
  - 4. If the IM District is adjacent to a residential district, then a 6 ft. CBS wall and 10 ft. setback is required.
- (Ord. O-94-14, passed 4-16-94; Am. Ord. O-2002-35, passed 10-2-2002; Am. Ord. O-2012-05, passed 3-7-12)

#### **§ 4.12 OS OPEN SPACE DISTRICT.**

##### **A. Purposes and uses:**

<b>District Purpose</b>	<b>Main Permitted Uses</b>	<b>Special Exception</b>	<b>Accessory Uses</b>
This district is intended to provide standards for privately owned uses which are characterized by large open spaces. The intent is to preserve and protect areas having natural beauty and to mitigate the effects of development on the environment.	Privately owned fields, undeveloped land, landscaped recreation areas, bodies of water, campgrounds and similar uses.	Cemeteries	Any Use that is customarily associated with the Main Permitted Use. See § 4.21.

##### **B. Development regulations. All structures shall provide a 50 ft. setback.**

(Ord. O-94-14, passed 4-6-94; Am. Ord. O-2012-05, passed 3-7-12)

#### **§ 4.19 TD Trailer Park District.**

A. Purpose. This District is intended to apply to areas to be used for the parking or placement of house trailers for occupancy as living quarters, wherein the trailer park is owned or operated as a unit and individual spaces are occupied on a rental basis.

B. 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 one or more of the following specified uses:

- 1. Trailer parks for rental of trailer sites for occupancy by house trailers as living quarters, wherein the trailer park is owned and/or operated as a unit.
- 2. Accessory uses and structures, not including the conduct of any business, occupation or profession except as permitted under § 4.21 below.
- 3. A trailer park providing space for 40 or more house trailers may have retail stores and personal service shops for the care or treatment of the trailer's occupants or their clothing subject to the following limitations and requirements:
  - a. Such uses are wholly conducted within a completely enclosed building.
  - b. There are no signs or displays visible from any street, indicating such uses.
  - c. Such uses are conducted for the convenience of occupant of the trailer park and are not normally made available to other persons.
  - d. No animals, reptiles, insects or fowl shall be raised or kept in any trailer park, except domestic pets.

##### **C. Special uses permitted. None.**

D. Uses prohibited. All uses which are not listed above, legally nonconforming or otherwise allowable by the provisions of these Zoning and Land Development Regulations are prohibited. The permissible uses enumerated above shall not be construed to include, either as a principal or accessory use, any of the following which are listed for emphasis:

- 1. Display or sale of house trailers, except that an occupied house trailer or unoccupied house trailer previously occupied on the same site may be sold on that site.

2. Storage or parking of house trailers except when a house trailer is located on a site preparatory to occupancy or between periods of occupancy.

3. Any service station, service or repair garage.

4. No secondhand or used merchandise shall be offered for sale, displayed or stored on the premises except as incidental to the bona fide sale of a house trailer.

5. No animals, reptiles, insects, poultry or fowl shall be raised or kept in any trailer park, except where a trailer park has special facilities to take care of not more than one domestic animal per house trailer.

6. Dwelling units or living quarters except in a house trailer or as an accessory use.

7. Occupancy of a trailer site by a house trailer or living quarters except on a rental basis.

8. No cooking or sanitary facilities shall be installed or maintained on any trailer site in any building or structure other than in the trailer.

E. Development standards.

1. Minimum site area.

a. Overall site. 0.5 acre.

b. Trailer site. Every house trailer shall be placed upon a site for such trailer and its appurtenances, having minimum dimensions of 35 feet by 40 feet.

2. Minimum overall plot width. 100 feet provided however the required 100 feet minimum width need not be measured at a street line if the site extends to a street by means of a strip at least 50 feet in width.

3. Minimum setbacks.

a. Overall site.

1. Front — 25 feet (from all abutting streets).

2. Rear — 15 feet.

3. Interior side — 10 feet.

4. No accessory building or structure shall be placed in any required yard space.

b. Trailer site. No part of any house trailer, or any addition or appurtenance thereto, shall be placed within 10 feet of any other house trailer, addition or appurtenances thereto. No part of any house trailer or addition or appurtenances thereto shall be located within 25 feet of any accessory or service building or structure used in connection with a trailer park.

4. Maximum height. 2 stories but not to exceed 30 feet.

5. Maximum site coverage. None.

6. Off-street parking and loading. Off-street parking and loading facilities shall be provided pursuant to Article 7 of these Zoning and Land Development Regulations.

7. Other.

a. Access to trailer sites. Each trailer site shall abut upon a driveway or unobstructed space, not less than 30 feet in width, which space shall have unobstructed access to a street. Such driveway or space shall have a hard surfaced roadway not less than 20 feet in width and shall be adequately lighted.

b. Porches and additions.

1. Structures of a permanent nature, such as enclosed porches, screen enclosures and other additions to house trailers shall conform to all applicable provisions of the city Building Code. The total combined area of all enclosed porches, screened enclosures and other additions to house trailers, shall not exceed 75% of the floor area of the trailer.

2. All canvas, portable or demountable roofs, porches and appurtenances shall be dismantled and stored either within the trailer or in some permanent building during the following circumstances:

a. Within one hour after all hurricane alerts by the U.S. Weather Bureau.

b. If the trailer is not to be occupied for a period of 30 days or more.

c. Health and sanitation.

1. Water supply. Fresh water supply shall be available within 100 feet of every trailer site.

2. Toilets. No trailer site shall be more than 200 feet from approved toilet facilities.

3. Provision shall be made for the regular removal of all garbage, trash and refuse from the trailer park.

4. Occupancy. The number of occupants of a trailer and its porch or additions shall be limited to the sleeping accommodations for which the trailer was designed.

5. The sanitary regulations of the city, state, and county shall be complied with as to all fixtures installed or maintained. Trailer parks shall provide at least one septic tank of 1,800-gallon capacity, which shall be increased as required by the city sanitary regulations if more than 20 trailers are accommodated.

6. All trailer parks in sewer service areas must hook into a sewer system.

8. Site plan review. All new development projects involving more than one single- or two- family residence shall comply with the site plan review procedures outlined in Chapter 162 of the Code of Ordinances.

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-94-14, passed 4-16-94; Am. Ord. O-2012-05, passed 3-7-12)

**§ 4.20 US 441/SR 7 Commercial Corridor District.**

**A. SR 7 CCD Resort Commercial Sub-Area.**

**1. Purposes and uses.**

<b>District/Sub-Area Purposes</b>	<b>Main Permitted Uses</b>	<b>Special Exception</b>	<b>Accessory Uses</b>	<b>Prohibited Uses</b>
This sub-area is intended to provide standards for development located from the Dania Canal cut-off to the northern portion of the Seminole Reservation. Development in this sub-area is intended to be complimentary to the Seminole Resort Casino.	Adult educational facilities Amusement uses (indoor) Apts on the second floor and above* Art studio Bookstores Boutiques Car rentals Commercial marinas, except dry dock facilities Copy center Day spas Department stores Dinner theatres Financial institutions Formal rental wear Golf courses, driving range Hotels and motels Jewelry stores Nautical chandlery Newsstands Offices (corporate)	Commercial amusements (outdoor) Day care facilities Parking establishments		Any use not listed as a Main Permitted Use or Special Exception. Assembly of pre-manufactured parts for sale on the premises. (See §4.21h) Automotive sales (new, used or repair) Consignment Funeral homes Pawnshops Psychic help uses Thrift shops Self-storage facilities Wholesale and warehousing

Personal services			
Pharmacy			
Photo studios			
Places of worship, meeting halls and fraternal lodges			
Schools, commercial/ business, recreational or cultural			
*Cannot exceed 50% of the total floor area of the building			

## 2. Development regulations.

a. Master Development Plan. For parcels of two acres or more, a Master Development Plan shall be submitted by the owner of the subject property or the owner's authorized agent to the Department. The Master Development Plan shall create an urban village, pedestrian friendly environment and ensure adequate internal automobile circulation and pedestrian access is available, including drive aisles, sidewalks and landscaping.

### 1. Contents of Master Development Plan.

- a. Certified boundary survey;
- b. General schematic representation of the land uses with densities, intensities, along with a table of computation which depicts parking, building height and site overage;
- c. Approximate delineation of internal circulation, with hierarchical classification of streets;
- d. Points of connection of the local streets to the trafficways, including general indication of the necessary improvements to the trafficways to accommodate the local trips generated by the project;
- e. General location and size of any community facility included within the project such as parks, schools, fire stations, community center, etc.;
- f. Indication of existing vegetation and all other natural features within the project together with general plans for the conservation or mitigation thereof;
- g. Schematic depiction of existing and proposed surface water management elements, including wetlands, retention facilities, drainage easement and swales; and
- h. Schematic depiction of the water distribution and wastewater collection facilities and drainage system, including easements.

In addition, the Director may require additional material such as plans, maps and studies which are needed to make findings and determinations that the applicable standards and guidelines have been fully met.

2. Staff review. Prior to the public hearing before the Planning and Development Board, the City Manager (accepting, in his discretion, input from the economic development roundtable, the members of which shall be constituted by the City Manager) shall review the Master Development Plan for adherence to all applicable requirements. As a result of this review, the applicant may choose to revise the Master Development Plan prior to the public hearing. A revision of this nature shall be permitted at no expense to the developer.

3. Consideration by the Planning and Development Board. In making its recommendation to the City Commission, the Planning and Development Board shall evaluate whether the plans, maps and documents submitted by the applicant and presented at the public hearing, do or do not meet the intent of this Section and all other applicable city ordinances. The Board shall evaluate the suitability of proposed development in terms of its relationship to the City's Comprehensive Plan and the area surrounding the proposed development and to what extent the development is consistent with the adopted goals and objectives for growth and development as well as with the City-Wide Master Plan. In granting approval for a Master Development Plan, the Board may recommend, and the City Commission may attach, reasonable conditions, safeguards and stipulations made at the time of approval, which shall be binding upon the applicant or any successors in interest.

4. Consideration by the City Commission. Upon the receipt of the recommendations of the Planning and Development Board, the City Commission shall schedule and conduct a public hearing to consider the Master Development Plan. The City

Commission shall evaluate the proposed development and its Master Development Plan in the same manner as required of the Planning and Development Board.

5. Conformance to approved Master Development Plan. No permits shall be issued by the City and no development shall commence unless in conformance with the approved Master Development Plan and subsequent site plan approval. A site plan approval must be reviewed and approved by the City Commission and shall take into account those development standards approved by the City Commission for the Master Development Plan.

6. Minor changes. The Director, after receiving staff recommendations, may approve "minor" changes and deviations from the approved Master Development Plan which are in compliance with the provisions and intent of this Section, and which do not depart from the principal concept of the approved Master Development Plan. All other requested changes shall be referred to the City Commission.

7. Substantial changes. The Director may determine that the requested changes and deviations from an approved Master Development Plan constitute a substantial alteration to the character of the development and thus require that the requested changes be reviewed and approved by the City Commission. Substantial changes would include:

- a. A change in the use or character of the project;
  - b. An increase in overall coverage of structures;
  - c. An increase in the intensity of use;
  - d. An increase in the problems of traffic circulation and public utilities;
  - e. A reduction in required open spaces; and
  - f. A reduction of off-street parking and loading spaces.
- b. Setbacks, height, unit size and density.

Setbacks	Maximum Height	Minimum Unit Size and Maximum Density
0 ft. adjacent to commercial property	175 ft.	Hotel or motel:
If adjacent to residential zoning district:		300 - 335 sq. ft., 15% of units
<u>Height</u> <u>Setback, Front,</u>		Density:
<u>Rear Sides</u>		Apts. = 36 units per acre
Up to 38 ft.      15 ft.		Hotel or Motel = 72 units per acre
Above 38 ft.      30 ft.		
Parking garages may not exceed 38 feet		

- c. Performance standards for Resort Commercial Sub-Area.
  1. Burglar alarm: Shall not face residentially zoned property.
  2. Design and landscaping requirements:
    - a. All pervious areas shall be landscaped with grass, ground cover and/or shrubbery.
    - b. All office or commercial development adjacent to residentially zoned properties on the sides and rear shall be separated from the residential property by an opaque 6 foot high decorative concrete wall and trees spaced 20 feet on center on both sides of the wall, and a continuous hedge shall be placed external to the wall.
    - c. Any development which has parking in any yard that faces a street shall provide an opaque 4 foot high decorative concrete wall set back three feet from and parallel to the street right-of-way line or a screening hedge with a 100% irrigation system.
  3. Outdoor uses - storage: Prohibited.
  4. Outdoor uses - retail sales:
    - a. Shall be part of a licensed use that occurs within a wholly enclosed building.
    - b. The retail area shall be surrounded by a 6 foot CBS wall, aluminum picket fence or wrought iron fence. Chain link fences are prohibited. Restaurants are exempt from this provision.

c. A 5 foot landscape buffer shall be provided adjacent to a required fence or wall.

d. Temporary retail sales associated with holidays, seasonal promotions or special events may occur on vacant lots and are exempt from a - c above with the approval of the Director. An application for a permit shall be filed with the Department; and, once approved, be valid for 45 days and shall be granted no more than three times in one calendar year. A fee established by resolution of the City Commission per each promotion or event is required along with proof of a current Business Tax Receipt.

e. Temporary outdoor retail sales (special promotions and grand openings in conjunction with an existing retail establishment shall be permitted based on the following (exempt from a - c above)):

i. Grand Openings: one time in one calendar year, for 10 consecutive days.

ii Special Promotions: two times each calendar year, 5 consecutive days each.

iii. An application processing fee established by resolution of the City Commission per each promotion or event is required.

5. Drive-thru service positions, stacking lanes and spaces and menu boards shall be oriented away from SR 7/US 441.

6. Overhead doors and service bays shall be prohibited from facing SR 7/US 441 and adjacent public roadways. Such doors and bays shall face away from the street and shall be accomplished internal to the development project and shall not face any residential area.

7. All surface parking located adjacent to residential property shall be screened with an opaque or semi-opaque (not less than 80% opacity), 6 foot high decorative wall, or a 6 foot high landscaped berm and hedge with a 100% irrigation system. Semi-opaque materials include but are not limited to metal mesh screen, a material with cut-out designs. Walls are to be an aesthetic enhancement to reduce the visibility of parked cars from the street and pedestrian paths.

8. Parking garages are permitted, but may not exceed 38 feet. Parking garages shall meet the following design criteria:

Architectural treatments for parking structures are required for all areas which front streets. An architectural treatment is a way to enhance a parking structure's building facade so it may contribute to the quality of the street while being consistent with the overall building design. Ramps, stairwells and any other portion of a garage should be buffered with the use of decorative grilles and screens, landscaping, pierced surfaces, and other varied materials.

9. A minimum of 10% of the gross lot area shall be provided as open space. Surface parking and parking garages shall not be included as open space.

**B. SR7 CCD Moderate Hybrid Commercial Sub-Area.**

<b>District/Sub-Area Purposes</b>	<b>Main Permitted Uses</b>	<b>Special Exception</b>	<b>Accessory Uses</b>	<b>Prohibited Uses</b>
This sub-area is intended to provide standards for the businesses located from the southern extent of the Seminole Reservation to Taft Street which have the characteristics of transitional areas providing both neighborhood and regional commercial uses.	Amusement uses (indoor)	Commercial amusements (outdoor)	Automotive paint or body repairs.	Any use not listed as a Main Permitted Use or Special Exception.
	Apts, on the second floor and above*		Used car sales.	
	Automotive sales (new)	Day care facilities		Assembly of pre-manufactured parts for sale on premises.
	Car rental	Service stations		Automotive sales (used or repair)
	Catalog/internet sales			Car washing or detailing
	Catering			Consignment and Thrift
	Dry cleaning			Outdoor storage
	Electronics			Psychic help
	Health clubs			
	Hobby stores			
	Hotels and motels			
	Jewelry			
	Light manufacturing (assembly on/off) (See §			

	4.21h)  Offices  Office supplies  Personal services  Places of worship, meeting halls and fraternal lodges  *Cannot exceed 50% of the total floor area of the building.			
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District/Sub-Area Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
	Pool supplies  Retail (indoor)  Restaurants  Schools, public or private, commercial/business, recreational or cultural  Supermarkets  Wholesale or warehousing			Pawn shops  Self-storage facilities

2. Development regulations.

a. For those properties rezoned from C-1 to SR 7 CCD Moderate Hybrid Commercial Sub- Area pursuant to Ordinance No. O-2004-21, see § 4.3 A.2. for the applicable development regulations as well as g. below.

b. For those properties rezoned from C-3 to SR 7 CCD Moderate Hybrid Commercial Sub- Area pursuant to Ordinance No. O-2004-21, see § 4.3 C.2. for the applicable development regulations as well as g. below.

c. For those properties rezoned from C-4 to SR 7 CCD Moderate Hybrid Commercial Sub- Area pursuant to Ordinance No. O-2004-21, see § 4.3 D.2. for the applicable development regulations as well as g. below.

d. For those properties rezoned from C-5 to SR 7 CCD Moderate Hybrid Commercial Sub- Area pursuant to Ordinance No. O-2004-21, see § 4.3 E.2. for the applicable development regulations as well as g. below.

e. For those properties rezoned from O-1 to SR 7 CCD Moderate Hybrid Commercial Sub- Area pursuant to Ordinance No. O-2004-21, see § 4.3 F.2. for the applicable development regulations as well as g. below.

f. For those properties rezoned from O-2 to SR 7 CCD Moderate Hybrid Commercial Sub- Area pursuant to Ordinance No. O-12004-21, see § 4.3 G.2. for the applicable development regulations as well as g. below.

g. Overhead doors and service bays shall be prohibited from facing SR 7 and adjacent roadways. Such doors and bays shall face away from the street and may be accomplished internal to the development project.

C. SR 7 CCD Low Hybrid Sub-Area.

1. Purpose and uses.

District/Sub-Area Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This sub-area is intended to provide standards for the	Adult educational facilities	Car washing or detailing	Automotive repair	Any use not listed as a Main



businesses located from Taft Street to Hollywood Boulevard which is comprised of smaller businesses that have a low intensity and interface more directly with the surrounding neighborhoods.	Antique stores	Consignment shops	Used car sales	Permitted Use or Special Exception.
	Apts on the second floor and above*	Day care facilities		Psychic help uses
	Assembly of pre-manufactured parts for sale on the premises. (See § 4.21H)	Pawnshops		Self-storage facilities
	Amusement uses (indoor)	Service stations		
	Automotive sales (new)	Thrift shops		
	Bakery			
	Bicycle shop			
	Bookstore			
	Coin laundry			
	Contractor shop			
	Electronic sales/repair			
	Florist			
	Funeral home			
	Glass tinting			
	Grocery store			
	Hotels and motels			
	Locksmith			
	Offices			
	Optical stores			
	Pain Management Clinics (See § 4.22.R for regulations)			
	Paint/wallpaper store			
	Personal services			
	Pharmacy			
	Places of worship, meeting halls and fraternal lodges			
	Schools, commercial/business, recreational or cultural			
	Sign shop			
	Substance Abuse and Rehabilitation Centers (See § 4.22.R for regulations).			

	Tailor			
	Tire/battery			
	Wholesale and warehousing			
	*Cannot exceed 50% of the total floor area of the building			

2. Development regulations.

a. For those properties rezoned from C-3 to SR 7 CCD Low Hybrid Commercial Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 C.2. for the applicable development regulations as well as c. below.

b. For those properties rezoned from C-4 to SR 7 CCD Low Hybrid Commercial Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 D.2. for the applicable development regulations as well as c. below.

c. Overhead doors and service bays shall be prohibited from facing SR 7 and adjacent roadways. Such doors and bays shall face away from the street and may be accomplished internal to the development project.

D. SR 7 CCD Commercial Core Sub-Area.

1. Purpose and uses.

District/Sub-Area Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This sub-area is intended to provide standards for the businesses located from Hollywood Boulevard to Washington Street. This is the main commercial core and is the nucleus of the SR 7 Corridor and is comprised of big box retailers, national retailers and restaurants.	Adult educational facilities	Day care facilities		Any use not listed as a Main Permitted Use or Special Exception
	Apts on the second floor and above*			
	Amusement uses (indoor)			
	Big box retail			Assembly of pre-manufactured parts for sale on the premises
	Copy center			
	Computer store			
	Department store			Automotive new and used sales or repair
	Electronic sales			
	Financial institutions			Car wash
	Furniture sales			Consignment and thrift shops
	Hotels and motels			
	Music stores			Pawnshops
	Offices (corporate, professional)			Psychic help uses
	Office supply			
	Party supply			
	Personal services			
	Places of worship, meeting halls and fraternal lodges			

	*Cannot exceed 50% of the total floor area of the building			
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District/Sub-Area Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
	Schools, commercial/business, recreational or cultural			Self-storage facilities  Wholesale and warehousing

2. Development regulations.

a. For those properties rezoned from C-2 to SR 7 CCD Commercial Core Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 B.2. for the applicable development regulations as well as e. below.

b. For those properties rezoned from C-3 to SR 7 CCD Commercial Core Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 C.2. for the applicable development regulations as well as e. below.

c. For those properties rezoned from C-4 to SR 7 CCD Commercial Core Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 D.2. for the applicable development regulations as well as e. below.

d. For those properties rezoned from O-2 to SR 7 CCD Commercial Core Sub-Area pursuant to Ordinance No. O-2004-21, see § 4.3 G.2. for the applicable development regulations as well as e. below.

e. Overhead doors and service bays shall be prohibited from facing SR 7 and adjacent roadways. Such doors and bays shall face away from the street and may be accomplished internal to the development project.

E. SR 7 CCD Low Hybrid Commercial South Sub-Area.

1. Purpose and uses.

District/Sub-Area Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This sub-area is intended to provide standards for the businesses located from Washington Street to Pembroke Road which is dominated by neighborhood businesses that are oriented towards the surrounding neighborhoods and is more intense than the commercial core sub-area to the north and extends to the southern city limits.	Adult educational facilities  Apts on the second floor and above*  Amusement uses (indoor/outdoor)  Antique stores  *Cannot exceed 50% of the total floor area of the building Assembly of pre-manufactured parts for sale on the premises (See § 4.21h)  Automotive sales (new or used) or repair  Bakery  Bicycle shop  Bookstore  Coin laundry	Car wash and detailing  Day care facilities  Consignment shops  Pawnshops  Psychic help uses  Service stations		Any use not listed as a Main Permitted Use or Special Exception.  Self-storage facilities

	Electronic sales/repairs			
	Florist			
	Funeral homes			
	Glass tinting			
	Grocery stores			
	Hotels and motels			
	Locksmith			
	Offices			
	Personal services			
	Pharmacy			
	Places of worship, meeting halls and fraternal lodges			
	Schools, commercial/business, recreational or cultural			
	Tailor			
	Wholesale and warehousing			

2. Development regulations.

a. For those properties rezoned from C-1 to SR 7 CCD Low Hybrid South Commercial Sub- Area pursuant to Ordinance No. O-2004-21, see § 4.3 A.2. for the applicable development regulations as well as f. below.

b. For those properties rezoned from C-2 to SR 7 CCD Low Hybrid South Commercial Sub- Area pursuant to Ordinance No. O-2004-21, see § 4.3 B.2. for the applicable development regulations as well as f. below.

c. For those properties rezoned from C-3 to SR 7 CCD Low Hybrid South Commercial Sub- Area pursuant to Ordinance No. O-2004-21, see § 4.3 C.2. for the applicable development regulations as well as f. below.

d. For those properties rezoned from C-4 to SR 7 CCD Low Hybrid South Commercial Sub- Area pursuant to Ordinance No. O-2004-21, see § 4.3 D.2. for the applicable development regulations as well as f. below.

e. For those properties rezoned from O-3 to SR 7 CCD Low Hybrid South Commercial Sub- Area pursuant to Ordinance No. O-2004-21, see § 4.3 H.2. for the applicable development regulations as well as f. below.

f. Overhead doors and service bays shall be prohibited from facing SR 7 and adjacent roadways. Such doors and bays shall face away from the street and may be accomplished internal to the development project.

(Ord. O-2004-21, passed 7-21-04; Am. Ord. O-2004-33, passed 12-15-04; Am. Ord. O-2010-12, passed 4-7-10; Am. Ord. O-2011-14, passed 5-4-11)