

ORDINANCE NO. C-10-50

AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING SECTION 47-13 OF THE UNIFIED LAND DEVELOPMENT REGULATIONS DOWNTOWN REGIONAL ACTIVITY CENTER DISTRICTS TO CREATE NEW ZONING DISTRICTS KNOWN AS SRAC EAST (SRACe) AND SRAC WEST (SRACw); PROVIDING FOR EACH NEW DISTRICT THE PURPOSE AND INTENT; LIST OF PERMITTED AND CONDITIONAL USES, DIMENSIONAL REQUIREMENTS, STREETScape REGULATIONS; DEFINITIONS; PARKING, SIGN, LANDSCAPE AND OTHER DEVELOPMENT REQUIREMENTS; ADOPTING DESIGN STANDARDS APPLICABLE TO ALL DEVELOPMENT; PROVIDING SEVERABILITY, REPEAL OF CONFLICTING ORDINANCE PROVISIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Lauderdale amended the City's Future Land Use Plan to establish a new future land use district identified as the South Regional Activity Center ("SRAC") generally located south of Tarpon River, west of South Federal Highway, north of State Road 84 and east of the FEC Railroad Corridor; and

WHEREAS, a group of interested persons with residences, businesses or other interests within a defined portion of the SRAC boundaries ("South Andrews Avenue Representatives") including the South Andrews Business Association and the Broward General Medical Center that secured the services of planning consultants, Civic Design Associates to prepare a study entitled the South Andrews Avenue Master Plan and Development Guide ("Study"); and

WHEREAS, the Study area is generally located south of Tarpon River, North of State Road 84, west of S.E. 1st Avenue and east of the FEC Railroad ("SRAC-SA area"); and

WHEREAS, pursuant to Resolution No. 04-99 adopted on May 18, 2004, the City Commission accepted the South Andrews Avenue Master Plan and Development Guide ("SRAC-SA Plan"); and

WHEREAS, pursuant to Ordinance No. C-06-12 adopted on May 23, 2006, the City Commission approved a Comprehensive Plan Text Amendment to transfer 475 residential dwelling units from Flex Zone 56 to the South Regional Activity Center; and

WHEREAS, the City's planners, working with the South Andrews Avenue Representatives and based on the SRAC-SA Plan, prepared the regulations to establish two new zoning districts within the SRAC-SA area including, but not limited to, identifying permitted uses, dimensional requirements, design standards and all other development requirements for development in the two new districts; and

WHEREAS, pursuant to this Ordinance No. C-10-50 adopted on January 4, 2011, the City Commission adopted an amendment to the Unified Land Development Regulations ("ULDR") to create two new zoning districts based on the SRAC-SA Plan identified as South Regional Activity Center-South Andrews east ("SRAC-SAE") and South Regional Activity Center-South Andrews west ("SRAC-SAW"), which districts include, but are not limited to, permitted uses, dimensional requirements, design standards and all other development requirements for development in the two new districts; and

WHEREAS, the Planning and Zoning Board, acting as the local planning agency, at its meeting of November 17, 2010 (PZ Case No. 11-T-10) found that the new zoning districts and the regulations associated thereto are consistent with the City's Comprehensive plan and as the Planning and Zoning Board, did recommend to the City Commission that the amendment to the ULDR is consistent with the City of Fort Lauderdale Comprehensive Plan; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, December 21, 2010 and Tuesday, January 4, 2011 at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any objections which might be made to such rezoning;

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

SECTION 1. That Section 47-13, Downtown Regional Activity Center Districts, of the Unified Land Development Regulations (hereinafter referred to as "ULDR") of the City of Fort Lauderdale, Florida, is hereby amended to add new districts and the remaining districts are renumbered and revised to be consistent as described in the Exhibit attached hereto and made a part hereof.

SECTION 2. That Section 47-27.4, Notice for site plan level III and level IV, conditional use and plats, of the ULDR of the City of Fort Lauderdale, Florida, is hereby amended to read as follows:

Sec. 47-27.4. Notice for site plan level II, III and level IV, conditional use and plats.

A. Notice for site plan level III and level IV development approvals, site plan level II approval in the SRAC-SAE and SRAC-Saw zoning districts conditional use approvals and plats shall be as follows:

...


SECTION 3. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect ~~ten days from the date of immediately upon and after its~~ final passage.


PASSED FIRST READING this the 21st day of December, 2010.

PASSED SECOND READING this the 4th day of January, 2011.



Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JONDA K. JOSEPH

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EXHIBIT
PROPOSED SRAC-SA AMENDMENT

SECTION 47-13. ~~DOWNTOWN~~ REGIONAL ACTIVITY CENTER DISTRICTS

Sec. 47-13.1.1. List of Districts - Downtown.

- A. City Center (RAC-CC).
- B. Arts & Sciences (RAC-AS).
- C. Urban Village (RAC-UV).
- D. Residential and Professional Office (RAC-RPO).
- E. Transitional Mixed-Use (RAC-TMU)—(RAC-EMU, RAC-SMU and RAC-WMU).

Sec. 47-13.1.2. List of Districts - South Regional Activity Center.

A. South Regional Activity Center South Andrews (SRAC-SA).

- 1. SRAC-SA(e)
- 2. SRAC-SA(w)

Sec. 47-13.2.1. Intent and purpose of each district.

A. Downtown Regional Activity Center (RAC).

...

B. South Regional Activity Center (SRAC)

1. South Regional Activity Center (SRAC). This land use designation applies to the geographical area containing a mixture of professional office, small to medium scale businesses, cultural and residential uses. The purpose is to foster an active pedestrian friendly environment while maintaining the established eclectic atmosphere of the area.

a. SRAC-SA is intended to promote an active urban environment with a mix of uses characteristic of the traditional character of the South Andrews neighborhood. To this end, the district will allow residential and mixed-use development to create a true urban area complete with both daytime and evening activity. This will be accomplished by requiring the following: high quality buildings with minimal setbacks and oriented to provide light and air at the street level, active occupied spaces at the ground floor and

enhanced streetscape consisting of tree-lined streets encouraging an active and comfortable pedestrian environment. Landscaping should be consolidated into useable park-like areas consisting of plazas and open space. On-site parking will be designed in such a way that the vehicle will be as imperceptible as possible and interference with pedestrian pathways minimized. Crime Prevention through Environmental Design (CPTED) principles shall be incorporated in the design of the streets, parking areas and public areas in a manner that makes the area less attractive to criminal activities. SRAC-SA has been further refined to distinguish between SRAC-SA east (SRAC-SAE) and SRAC-SA west (SRAC-SAW) zoning district.

- i. The SRAC-SAW zoning district is intended to be an area of more intensive uses consisting of heavy non-residential business uses, wholesale, warehousing, storage operations and establishments conducting activities of the same general character as well as those uses intended to meet the shopping and service needs of the community. Residential uses are permitted and encouraged to promote a diverse character. The SRAC-SAW zoning district is located west of those properties abutting SW 1st Avenue and follows the zoning line of the previous Heavy Commercial/Light Industrial Business District (B-3) zoning district of the area to the east portion of the FEC corridor.
- ii. The SRAC-SAE zoning district is intended to meet the shopping and service needs of the community as well as limited wholesale uses. Residential uses are permitted and encouraged to promote a diverse character. The SRAC-SAE zoning district is generally located within the same zoning boundaries of the previous Community Business District (CB) zoning district of the area.

Sec. 47-13.3—47-13.9. Reserved.

~~Sec. 47-13.10. List of permitted and conditional uses, Regional Activity Center—City Center (RAC-CC District).~~

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

A. <i>PERMITTED USES</i>	B. <i>CONDITIONAL USES:</i> See Sec. 47-24.3.
1. <i>Automotive</i>	
a. <i>Automotive Parts & Supplies Store.</i>	

<ul style="list-style-type: none"> b. Automotive Repair Shop, Minor Repair, see Sec. 47-18.4. c. Automotive Sales, Rental, new or used vehicles, see Sec. 47-18.3, abutting Federal Highway only. d. Automotive Service Station, see Sec. 47-18.5, abutting Federal Highway only. e. Car Wash, automatic, see Sec. 47-18.7. f. Tire Sales, including Retreading and Service. 	
<p>2 <i>Boats, Watercraft and Marinas</i></p>	
<ul style="list-style-type: none"> a. Marine Parts and Supply Store. b. Watercraft Sales and Rental, new or used, see Sec. 47-18.36. c. Charter and Sightseeing Boat. d. Hotel Marina. e. Marina. f. Marine Service Station, see Sec. 47-18.20. 	
<p>3 <i>Commercial Recreation</i></p>	
<ul style="list-style-type: none"> a. Billiard Parlor. b. Indoor Motion Picture Theater. c. Performing Arts Theater, less than 300 seats. d. Professional Sports Clubs, including facilities such as arenas, stadiums, athletic fields and skating centers. 	
<p>4 <i>Food and Beverage Sales and Service</i></p>	
<ul style="list-style-type: none"> a. Bakery Store. b. Bar, Cocktail Lounge, Nightclub. c. Cafeteria. d. Candy, Nuts Store. e. Catering Service. f. Delicatessen. g. Food and Beverage Carry-Out (no Drive-Thru). h. Fruit and Produce Store. i. Grocery/Food Store. j. Ice Cream/Yogurt Store. k. Liquor Store. l. Meat and Poultry Store. m. Restaurant. n. Seafood Store. o. Supermarket. 	

5 <i>Lodging</i>	
a. Bed and Breakfast Dwelling, see Sec. 47-18.6.	
b. Hotel, see Sec. 47-18.16.	
6 <i>Manufacturing*</i>	
*Permitted only when contiguous to or separated by no more than a 60 foot public right-of-way from a railroad right-of-way.	
a. Apparel, Textile, Canvas & related uses.	
b. Contractors' Yards.	
c. Industrial Machinery and Equipment.	
d. Process and assembly of previously prepared materials.	
7 <i>Parks, Recreation and Open Space Uses and Facilities</i>	
a. Active and Passive Park.	
b. Civic and Private Clubs.	
c. Conservation Area.	
d. Government Facility.	
e. Indoor and Outdoor Recreational Facility.	
8 <i>Public Purpose Facilities</i>	
a. Civic and Private Club Facility.	- College, University.
b. Child Day Care Facilities, see Sec. 47-18.8.	- Detention Center, Jail.
c. Courthouse.	- Helistop, see Sec. 47-18.14.
d. Cultural, Educational and Civic Facility.	- Hospital, Medical and Public Health Clinic.
e. Fire Facility.	- Indoor Firearms Range, see Sec. 47-18.18.
f. Government Administrative Office.	- Self Storage Facility, see Sec. 47-18.29(B).
g. House of Worship.	- Social Service Residential Facilities, see Sec. 47-18.32.
h. Library.	- Social Service Facilities, see Sec. 47-18.31.
i. Museum and Art Gallery.	
j. Nursing Home, see Sec. 47-18.23.	
k. Parking Facility, see Section 47-20.	
l. Police and Fire Substation.	
m. Post Office, Branch/Substation.	
n. Public/Private Meeting Rooms.	
o. Public Maintenance and Storage Facility.	
p. Senior Citizen Center, see Sec. 47-18.30.	
q. School, not including trade school.	
r. Transportation Terminal, Railroad, Bus Station.	
9 <i>Residential Uses</i>	
a. Coach Home.	
b. Multifamily Dwelling.	

c. ~~Rowhouse, see Sec. 47-18.28.~~

10 ~~Retail Sales~~

- a. ~~Antiques Store.~~
- b. ~~Apparel/Accessories Store.~~
- c. ~~Arts & Crafts Supplies Store.~~
- d. ~~Art Galleries, Dealer.~~
- e. ~~Bait and Tackle Store.~~
- f. ~~Bicycle Shop.~~
- g. ~~Book Store.~~
- h. ~~Camera, Photographic Supplies Store.~~
- i. ~~Card & Stationery Store.~~
- j. ~~Cigar, Tobacco Store.~~
- k. ~~Computer/Software Store.~~
- l. ~~Consignment, Thrift Store.~~
- m. ~~Cosmetic, Sundries Store.~~
- n. ~~Department Store.~~
- o. ~~Drug Store.~~
- p. ~~Fabric, Needlework, Yarn Shop.~~
- q. ~~Flooring Store.~~
- r. ~~Florist Shop.~~
- s. ~~Furniture Store.~~
- t. ~~Gifts, Novelties, Souvenirs Store.~~
- u. ~~Glassware, China, Pottery Store.~~
- v. ~~Hardware Store.~~
- w. ~~Hobby Items, Toys, Games Store.~~
- x. ~~Holiday-Related Merchandise, Outdoor Sales, see Sec. 47-18.15.~~
- y. ~~Home Improvement Center, abutting railroad track.~~
- z. ~~Household Appliances Store.~~
- aa. ~~Jewelry Store.~~
- bb. ~~Lawn & Garden Store, outdoor display contiguous to railroad only.~~
- cc. ~~Linen, Bath, Bedding Store.~~
- dd. ~~Luggage, Handbags, Leather Goods Store.~~
- ee. ~~Medical Supplies Sales.~~
- ff. ~~Music, Musical Instruments Store.~~
- gg. ~~Newspapers, Magazines Store.~~
- hh. ~~Office Supplies, Equipment Store.~~
- ii. ~~Optical Store.~~
- jj. ~~Paint, Wallpaper Store.~~

<ul style="list-style-type: none"> kk. Party Supply Store. ll. Pet Store. mm. Shoe Store. nn. Sporting Goods Store. oo. Tapes, Videos, Music CD's Stores. 	
11 Services/Office Facilities	
<ul style="list-style-type: none"> a. Check Cashing Store. b. Copy Center. c. Dry Cleaner, see Sec. 47-18.12. d. Financial Institution (including drive thru). e. Film Processing store, not including wholesale sales. f. Formal Wear, Rental. g. Hair Salon. h. Health and Fitness Center. i. Instruction: Fine Arts, Sports Recreation, Dance, Music, Theater. j. Interior Decorator. k. Laundromat, see Sec. 47-18.19. l. Mail, Postage, Fax Service. m. Massage Therapist. n. Medical Clinic. o. Nail Salon. p. Off street Parking, Lot or Garage, see Section 47-20. q. Medical/Dental Office. r. Personnel Services. s. Professional Office. t. Photographic Studio. u. Security Systems. v. Shoe Repair, Shoe Shine. w. Swimming Pool Supplies and Service. x. Tailor, Dressmaking Store, Direct to the Customer. y. Tanning Salon. z. Tattoo Artist. aa. Trade/Business School. bb. Travel Agency. cc. Watch and Jewelry Repair. 	<ul style="list-style-type: none"> a. Helistop, see Sec. 47-18.14.
12 Storage Facilities*	

*Permitted only when contiguous to or separated by no more than a 60 foot public right-of-way from a railroad right-of-way.	
a. Automotive Wrecking and Salvage Yards, Junk Yards, see Outdoor Storage of goods and materials, see Sec. 47-19.9.	
b. Self Storage Facility, see Sec. 47-18.29.	
c. Warehouse Facility.	
13 Wholesale Sales*	
*Permitted only when contiguous to or separated by no more than a 60 foot public right-of-way from a railroad right-of-way.	
a. Building Supplies, Materials and Equipment with Outdoor Storage, see Sec. 47-19.9.	
b. Plumbing Equipment Sales.	
c. Pump and Well Sales.	
d. Restaurant and Hotel Equipment Sales.	
e. Sign Sales.	
f. Swimming Pool and Pool Supplies Sales.	
14 Accessory Uses, Buildings and Structures (See also Section 47-19.)	
a. Accessory uses to Hotels, see Sec. 47-19.8.	
b. Catering, secondary to restaurant, bakery or performing arts theater.	
c. Child Day Care—Corporate/Employee Sponsors, when accessory to Professional Office.	
d. Concessions, accessory to parks, including refreshment stands, pro shops, souvenir shops.	
e. Electronic Installation, when accessory to electronic sales, only in wholly enclosed building.	
f. Mobile Vendors, see Sec. 47-18.22.	
g. Outdoor Dining and Sidewalk Cafe, see Sec. 47-19.9.	
h. Parks Maintenance and Administrative Facility.	
i. Public Restrooms, when accessory to a park.	
j. Utility Facilities incidental to other uses.	
k. Video Games Arcade, when accessory to a shopping center.	
l. Watercraft Rental Facility, see Chapter 8, Article V, Division 3 of Volume I of this Code, and Sec. 47-23.7.	

Sec. 47-13.11.—List of permitted and conditional uses, Regional Activity Center—Arts and Science (RAC-AS) District.

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

A. <i>PERMITTED USES</i>	B. <i>CONDITIONAL USES:</i> See Sec. 47-24.3.
<i>1 Boats, Watercraft and Marinas</i>	
<ul style="list-style-type: none"> a. Marine Parts and Supply Store. b. Watercraft Sales and Rental, new or used (restricted to S.W. 7th Avenue and accessory uses), see Sec. 47-18.35. 	<ul style="list-style-type: none"> a. Charter and Sightseeing Boat. c. Marina. d. Marine Service Station, see Sec. 47-18.20.
<i>2 Commercial Recreation</i>	
<ul style="list-style-type: none"> a. Indoor Motion Picture Theater. b. Performing Arts Theater, less than 300 Seats. 	<ul style="list-style-type: none"> a. Amphitheater.
<i>3 Food and Beverage Service</i>	
<ul style="list-style-type: none"> a. Bakery Store. b. Bar, Cocktail Lounge, Nightclub. c. Cafeteria. d. Candy, Nuts Store. e. Delicatessen. f. Grocery/Food Store. g. Ice Cream/Yogurt Store. h. Restaurant. 	
<i>4 Lodging</i>	
<ul style="list-style-type: none"> a. Bed and Breakfast Dwelling, see Sec. 47-18.6. b. Hotel, see Sec. 47-18.16. 	
<i>5 Public Purpose Facilities</i>	
<ul style="list-style-type: none"> a. Civic and Private Club Facility. b. Library branch. c. Museum. d. Public/Private Recreation. e. Police and Fire Substation. 	<ul style="list-style-type: none"> a. Social Service Residential Facilities, see Sec. 47-18.32. b. Social Service Facilities, see Sec. 47-18.31.
<i>6 Residential Uses</i>	
<ul style="list-style-type: none"> a. Coach Home. b. Multifamily Dwelling. c. Rowhouse, see Sec. 47-18.28. 	
<i>7 Retail Sales</i>	
<ul style="list-style-type: none"> a. Antiques Store. 	

- b. Apothecary.
- c. Apparel/Clothing, Accessories Store.
- d. Arts & Crafts Supplies Store.
- e. Art Galleries, Art Studio.
- f. Bait and Tackle Store.
- g. Bicycle Shop.
- h. Book Store.
- i. Camera, Photographic Supplies Store.
- j. Candle shop.
- k. Card & Stationery Store.
- l. Cigar, Tobacco Store.
- m. Drug Store.
- n. Fabric, Needlework, Yarn Shop.
- o. Florist Shop.
- p. Gasoline Sales on restored premises originally designed for this purpose.
- q. General Store in character with historic district.
- r. Gifts, Novelties, Souvenirs Store.
- s. Glassware, China, Pottery Store.
- t. Hobby Items, Toys, Games Store.
- u. Holiday Related Merchandise, Outdoor Sales, see Sec. 47-18.15.
- v. Jewelry Store.
- w. Linen, Bath, Bedding Store.
- x. Music, Musical Instruments Store.
- y. Newspapers, Magazines Store.
- z. Optical Store.
- aa. Party Supply Store.
- bb. Shoe Store.
- cc. Silversmith.
- dd. Tapes, Videos, Music CD's Stores.
- ee. Woodcraft Shop.

8 Services/Office Facilities

- a. Auction House.
- b. Film Processing Store.
- c. Hair Salon.
- d. Health and Fitness Center.
- e. Instruction: Fine Arts, Sports Recreation, Dance, Music, Theater.
- f. Interior Decorator.

g. Mail, Postage, Fax Service.	
h. Nail Salon.	
i. Parking Facility, see Section 47-20.	
j. Professional Office.	
k. Photographic Studio.	
l. Shoe Repair.	
m. Tailor, Dressmaking Store, Direct to the Customer.	
n. Tanning Salon.	
o. Tattoo Artist.	
p. Travel Agency.	
q. Watch and Jewelry Repair.	
9 Accessory Uses, Buildings and Structures (See also Section 47-19.)	
a. Accessory uses to Hotels, see Sec. 47-19.8.	
b. Catering as accessory to a principal use.	
c. Child Day Care—Corporate/Employee Sponsors when accessory to professional office, see Sec. 47-18.8.	
d. Outdoor Dining and Sidewalk Cafe, see Sec. 47-19.9.	
e. Watercraft Sales and Rental, new or used when accessory to a Marina.	

Sec. 47-13.12.— List of permitted and conditional uses, Regional Activity Center—Urban Village (RAC-UV) District.

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

A. PERMITTED USES	B. CONDITIONAL USES: See Sec. 47-24.3.
1 Automotive	
a. Automotive Parts & Supplies Store.	
b. Automotive Service Station, see Sec. 47-18.5, abutting Federal Highway only.	
c. Automotive Sales, Rental, new or used vehicles, see Sec. 47-18.3, abutting Federal Highway only.	
2 Boats, Watercraft and Marinas	
a. Marine Parts and Supply Store.	
3 Commercial Recreation	

<ul style="list-style-type: none"> a. Billiard Parlor. b. Indoor Motion Picture Theater, fewer than 5 screens. c. Performing Arts Theater, less than 300 Seats. 	
4 Food and Beverage Service	
<ul style="list-style-type: none"> a. Bakery Store. b. Bar, Cocktail Lounge, Nightclub. c. Cafeteria. d. Candy, Nuts Store. e. Catering Service. f. Delicatessen. g. Food and Beverage Drive Thru. h. Fruit and Produce Store. i. Grocery/Food Store. j. Ice Cream/Yogurt Store. k. Liquor Store. l. Meat and Poultry Store. m. Restaurant. n. Seafood Store. o. Supermarket. 	
5 Lodging	
<ul style="list-style-type: none"> a. Bed and Breakfast Dwelling, see Sec. 47-18.6. b. Hotel, see Sec. 47-18.16. 	
6 Manufacturing*	
*Permitted only when contiguous to or separated by no more than a 60 foot public right-of-way from a railroad right-of-way.	
<ul style="list-style-type: none"> a. Apparel, Textile, Canvas & related uses. b. Contractors' Yards. c. Industrial Machinery and Equipment. d. Process and assembly of previously prepared materials. 	
7 Public Purpose Facilities	
<ul style="list-style-type: none"> a. Active and Passive Park. b. Child Day Care Facility, see Sec. 47-18.8. c. Civic and Private Club Facility. d. College, University. e. Conservation Area. f. Governmental Administration. g. House of Worship. h. Library Branch. 	<ul style="list-style-type: none"> a. Social Service Residential Facilities, see Sec. 47-18.32. b. Social Service Facilities, see Sec. 47-18.31.

<ul style="list-style-type: none"> i. Museum. j. Public/Private Recreation. k. Police and Fire Substation. l. Post Office Substation. m. School. 	
8 Residential Uses	
<ul style="list-style-type: none"> a. Cluster Dwellings, see Sec. 47-18.9. b. Coach Homes, see Sec. 47-18.10. c. Multifamily Dwelling. d. Rowhouse, see Sec. 47-18.28. e. Single Family Dwelling. f. Townhouse, see Sec. 47-18.33. g. Two Family/Duplex Dwelling. h. Zero lot line Dwelling, see Sec. 47-18.38. 	
9 Retail Sales	
<ul style="list-style-type: none"> a. Antiques Store. b. Apparel/Clothing, Accessories Store. c. Arts & Crafts Supplies Store. d. Art Galleries, Art Studio. e. Bait and Tackle Store. f. Bicycle Shop. g. Book Store. h. Camera, Photographic Supplies Store. i. Card & Stationery Store. j. Cigar, Tobacco Store. k. Computer/Software Store. l. Consignment, Thrift Store. m. Cosmetic, Sundries Store. n. Department Store. o. Drug Store. p. Fabric, Needlework, Yarn Shop. q. Flooring Store. r. Florist Shop. s. Furniture Store. t. Gifts, Novelties, Souvenirs Store. u. Glassware, China, Pottery Store. v. Hardware Store. w. Hobby Items, Toys, Games Store. x. Holiday-related Merchandise, Outdoor Sales, see Sec. 47-18.15. 	

- y. Household Appliances.
- z. Jewelry Store.
- aa. Lawn and Garden Center, outdoor display permitted.
- bb. Linen, Bath, Bedding Store.
- cc. Luggage, Handbags, Leather Goods Store.
- dd. Medical Supplies Sales.
- ee. Music, Musical Instruments Store.
- ff. Newspapers, Magazines Store.
- gg. Office Supplies, Equipment Store.
- hh. Optical Store.
- ii. Paint, Wallpaper Store.
- jj. Party Supply Store.
- kk. Pet Store.
- ll. Security Systems.
- mm. Shoe Store.
- nn. Sporting Goods Store.
- oo. Tapes, Videos, Music CD's Stores.

40 Services/Office Facilities, including Wholesale Service

- a. Auction House.
- b. Copy Center.
- c. Check Cashing Store.
- d. Contractors.
- e. Dry Cleaning, Laundering Plant.
- f. Film Processing Plant, including wholesale sales.
- g. Financial Institution, including Drive Thru Banks.
- h. Formal Wear, Rental.
- i. Funeral Home.
- j. Hair Salon.
- k. Health and Fitness Center.
- l. Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater.
- m. Interior Decorator.
- n. Laundromat.
- o. Mail, Postage, Fax Service.
- p. Medical Clinic.
- q. Medical/Dental Office.
- r. Massage Therapist.
- s. Nail Salon.

<ul style="list-style-type: none"> t. Parking Facility, see Section 47-20. u. Personnel Services. v. Pest Control. w. Professional Office. x. Photographic Studio. y. Publishing Plant. z. Security Systems. aa. Self Storage Facility, see Sec. 47-18.29. bb. Senior Citizen Center, see Sec. 47-18.30. cc. Shoe Repair, Shoe Shine. dd. Tailor, Dressmaking Store, Direct to the Customer. ee. Tanning Salon. ff. Tattoo Artist. gg. Taxidermist. hh. Trade/Business School. ii. Travel Agency. jj. Veterinary Clinic, see Sec. 47-18.35. kk. Warehouse Facility. ll. Watch and Jewelry Repair. 	
11 Accessory Uses, Buildings and Structures (See also Section 47-19.)	
<ul style="list-style-type: none"> a. Accessory Uses to Hotels, see Sec. 47-19.8. b. Child Day Care—Corporate/Employee Sponsors when accessory to professional offices, see Sec. 47-18.8. c. Mobile Vendor, see Sec. 47-18.22. d. Outdoor Dining and Sidewalk Cafes, see Sec. 47-19.9. 	

Sec. 47-13.13. — List of permitted and conditional uses, Regional Activity Center—Residential Professional Office (RAC-RPO) District.

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

A. PERMITTED USES	B. CONDITIONAL USES: See Sec. 47-24.3.
4 Automotive	
a. Automotive Parts & Supplies Store.	

b. Automotive Service Station, see Sec. 47-18.5, abutting Federal Highway and Andrews Avenue only.	
2 Boats, Watercraft and Marinas	
a. Marine Parts and Supplies Store.	a. Marina, see Sec. 47-23.8.
3 Commercial Recreation	
a. Indoor Motion Picture Theater.	
b. Performing Arts Theater, less than 300 Seats.	
4 Food and Beverage Service	
a. Bakery Store.	
b. Bar, Cocktail Lounge, Nightclub.	
c. Cafeteria.	
d. Candy, Nuts Store.	
e. Delicatessen.	
f. Food and Beverage Drive-Thru and Carry-Out.	
g. Fruit and Produce Store.	
h. Grocery/Food Store.	
i. Ice Cream/Yogurt Store.	
j. Liquor Store.	
k. Meat and Poultry Store.	
l. Restaurant.	
m. Seafood Store.	
n. Supermarket.	
5 Lodging	
a. Bed and Breakfast Dwelling, see Sec. 47-18.6.	
b. Hotel, see Sec. 47-18.16.	
6 Manufacturing*	
*Permitted only when contiguous to or separated by no more than a 60 foot public right-of-way from a railroad right-of-way.	
a. Apparel, Textile, Canvas & related uses.	
b. Contractors' Yards.	
c. Industrial Machinery and Equipment.	
d. Process and assembly of previously prepared materials.	
7 Public Purpose Facilities	
a. Civic and Private Club Facility.	a. Social Service Residential Facilities, see Sec. 47-18.32.
b. Child Day Care Facility, see Sec. 47-18.8.	b. Social Service Facilities, see Sec. 47-18.31.
c. Government Administration.	
d. House of Worship.	

e.	Library Branch.	
f.	Museum.	
g.	Public/Private Recreation.	
h.	Police and Fire Substation.	
i.	Post Office Substation.	
j.	School.	
8 Residential Uses		
a.	Cluster Dwellings, see Sec. 47-18.9.	
b.	Coach Homes, see Sec. 47-18.10.	
c.	Multifamily Dwelling.	
d.	Rowhouse, see Sec. 47-18.28.	
e.	Single Family Dwelling.	
f.	Townhouse, see Sec. 47-18.33.	
g.	Two Family/Duplex Dwelling.	
h.	Zero-lot-line Dwelling, see Sec. 47-18.38.	
9 Retail Sales		
a.	Antiques Store.	
b.	Apparel/Clothing, Accessories Store.	
c.	Arts & Crafts Supplies Store.	
d.	Art Galleries, Art Studio.	
e.	Bait and Tackle Store.	
f.	Bicycle Shop.	
g.	Book Store.	
h.	Camera, Photographic Supplies Store.	
i.	Card & Stationery Store.	
j.	Cigar, Tobacco Store.	
k.	Computer/Software Store.	
l.	Consignment, Thrift Store.	
m.	Cosmetic, Sundries Store.	
n.	Department Store.	
o.	Drug Store.	
p.	Fabric, Needlework, Yarn Shop.	
q.	Flooring Store.	
r.	Florist Shop.	
s.	Furniture Store.	
t.	Gifts, Novelties, Souvenirs Store.	
u.	Glassware, China, Pottery Store.	
v.	Hardware Store.	
w.	Hobby Items, Toys, Games Store.	

- x. ~~Holiday-related Merchandise, Outdoor Sales, see Sec. 47-18.15.~~
- y. ~~Household Appliances Store.~~
- z. ~~Jewelry Store.~~
- aa. ~~Lawn and Garden Center, outdoor display permitted.~~
- bb. ~~Linen, Bath, Bedding Store.~~
- cc. ~~Luggage, Handbags, Leather Goods Store.~~
- dd. ~~Medical supplies Sales.~~
- ee. ~~Music, Musical Instruments Store.~~
- ff. ~~Newspapers, Magazines Store.~~
- gg. ~~Office Supplies, Equipment Store.~~
- hh. ~~Optical Store.~~
- ii. ~~Paint, Wallpaper Store.~~
- jj. ~~Party Supply Store.~~
- kk. ~~Pet Store.~~
- ll. ~~Security Systems.~~
- mm. ~~Shoe Store.~~
- nn. ~~Shopping Center.~~
- oo. ~~Sporting Goods Store.~~
- pp. ~~Tapes, Videos, Music CD's Stores.~~

40 Services/Office Facilities

- a. ~~Copy Center.~~
- b. ~~Check Cashing Store.~~
- c. ~~Dry Cleaner, see Sec. 47-18.12.~~
- d. ~~Financial Institution, including Drive-Thru Banks.~~
- e. ~~Film Processing Store.~~
- f. ~~Formal Wear, Rental.~~
- g. ~~Hair Salon.~~
- h. ~~Health and Fitness Center.~~
- i. ~~Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater.~~
- j. ~~Interior Decorator.~~
- k. ~~Laundromat, see Sec. 47-18.19.~~
- l. ~~Mail, Postage, Fax Service.~~
- m. ~~Massage Therapist.~~
- n. ~~Medical Clinic.~~
- o. ~~Medical/Dental Office.~~
- p. ~~Nail Salon.~~

<ul style="list-style-type: none"> q. Parking Facility, see Section 47-20. r. Personnel Services. s. Photographic Studio. t. Professional Office. u. Security Systems. v. Senior Citizen Center, see Sec. 47-18.30. w. Shoe Repair, Shoe Shine. x. Tailor, Dressmaking Store, Direct to the Customer. y. Tanning Salon. z. Tattoo Artist. aa. Trade/Business School. bb. Travel Agency. cc. Veterinary Clinic, see Sec. 47-18.35. dd. Watch and Jewelry Repair. 	
44 Accessory Uses, Buildings and Structures (See also Section 47-19.)	
<ul style="list-style-type: none"> a. Accessory uses to Hotels, see Sec. 47-19.8. b. Child Day Care—Corporate/Employee Sponsors when accessory to professional office, see Sec. 47-18.8. c. Outdoor Dining and Sidewalk Cafes, see Sec. 47-19.9. 	

Sec. 47-13.14. — List of permitted and conditional uses, Regional Activity Center—Transitional Mixed Use (RAC-TMU) District.

District Categories—Automotive, Boats, Watercraft and Marinas, Commercial Recreation, Food and Beverage Sales and Service, Lodging, Manufacturing, Public Purpose Uses, Residential Uses, Retail Sales, Services, and Accessory Uses, Buildings and Structures.

A. PERMITTED USES	B. CONDITIONAL USES: See Sec. 47-24.3.
4 Automotive	
<ul style="list-style-type: none"> a. Automotive Parts & Supplies Store. b. Automotive Service Station, see Sec. 47-18.5, abutting Federal Highway and Broward Blvd. only. c. Automotive Sales, Rental, new or used vehicles, see Sec. 47-18.3, abutting Federal Highway only. d. Tire Sales, including Retreading and Service. 	
2 Boats, Watercraft and Marinas	

a. Marine Parts and Supplies Store.	a. Charter and Sightseeing Boat, see Sec. 47-23.8.
	b. Hotel Marina, see Sec. 47-23.8.
	c. Marina, see Sec. 47-23.8.
	d. Marine Service Station, see Sec. 47-18.20.
3 Commercial Recreation	
a. Bowling Alley.	
b. Indoor Motion Picture Theater.	
c. Performing Arts Theater, less than 300 seats.	
4 Food and Beverage Service	
a. Bakery Store.	
b. Bar, Cocktail Lounge, Nightclub.	
c. Cafeteria.	
d. Candy, Nuts Store.	
e. Catering Service.	
f. Delicatessen.	
g. Food and Beverage Drive-Thru/Carry-Out.	
h. Fruit and Produce Store.	
i. Grocery/Food Store.	
j. Ice Cream/Yogurt Store.	
k. Liquor Store.	
l. Meat and Poultry Store.	
m. Seafood Store.	
n. Supermarket.	
o. Restaurant.	
5 Lodging	
a. Bed and Breakfast Dwelling, see Sec. 47-18.6.	
b. Hotel, see Sec. 47-18.16.	
6 Manufacturing*	
*Permitted only when contiguous to or separated by no more than a 60 foot public right-of-way from a railroad right-of-way.	
a. Apparel, Textile, Canvas & related uses.	
b. Contractors' yards.	
c. Industrial Machinery and Equipment.	
d. Process and assembly of previously prepared materials.	
7 Public Purpose Uses	
a. Civic and Private Club Facility.	a. Social Service Residential Facilities, see Sec. 47-18.32.
b. Child Day Care Facilities, see Sec. 47-18.8.	b. Social Service Facilities, see Sec. 47-18.31.
c. Cultural, Educational and Civic Facility.	

<ul style="list-style-type: none"> d. Government Administration. e. House of Worship. f. Library branch. g. Museum. h. Parking Facility, see Section 47-20. i. Public/Private Recreation. j. Police and Fire Substation. k. Post Office Substation. l. School, not including Trade School. m. Senior Citizen Center, see Sec. 47-18.30. 	
8 Residential Uses	
<ul style="list-style-type: none"> a. Cluster Dwellings, see Sec. 47-18.9. b. Coach Homes, see Sec. 47-18.10. c. Multifamily Dwelling. d. Rowhouse, see Sec. 47-18.28. e. Single Family Dwelling. f. Townhouse, see Sec. 47-18.33. g. Two Family/Duplex Dwelling. h. Zero-lot-line Dwelling, see Sec. 47-18.38. 	
9 Retail Sales	
<ul style="list-style-type: none"> a. Antiques Store. b. Apparel/Accessories Store. c. Arts & Crafts Supplies Store. d. Art Galleries, Art Studio. e. Bait and Tackle Store. f. Bicycle Store. g. Book Store. h. Camera, Photographic Supplies Store. i. Card & Stationery Store. j. Cigar, Tobacco Store. k. Computer/Software Store. l. Consignment, Thrift Store. m. Cosmetic, Sundries Store. n. Department Store. o. Drug Store. p. Fabric, Needlework, Yarn Shop. q. Flooring Store. r. Florist Shop. s. Furniture Store. t. Gifts, Novelties, Souvenirs Store. 	

- u. ~~Glassware, China, Pottery Store.~~
- v. ~~Hardware Store.~~
- w. ~~Hobby Items, Toys, Games Store.~~
- x. ~~Holiday-Related Merchandise, Outdoor Sales, see Sec. 47-18.15.~~
- y. ~~Home-Improvement Center.~~
- z. ~~Household Appliances Store.~~
- aa. ~~Jewelry Store.~~
- bb. ~~Lawn and Garden Center, outdoor display permitted.~~
- cc. ~~Linen, Bath, Bedding Store.~~
- dd. ~~Luggage, Handbags, Leather Goods Store.~~
- ee. ~~Medical Supplies Sales.~~
- ff. ~~Music, Musical Instruments Store.~~
- gg. ~~Newspapers, Magazines Store.~~
- hh. ~~Office Supplies, Equipment.~~
- ii. ~~Optical Store.~~
- jj. ~~Paint, Wallpaper Store.~~
- kk. ~~Party Supply Store.~~
- ll. ~~Pet Store.~~
- mm. ~~Shoe Store.~~
- nn. ~~Shopping Center.~~
- oo. ~~Sporting Goods Store.~~
- pp. ~~Tapes, Videos, Music CD's Stores.~~

40 Services

- a. ~~Auction House.~~
- b. ~~Copy Center.~~
- c. ~~Check Cashing Store.~~
- d. ~~Dry Cleaner, see Sec. 47-18.12.~~
- e. ~~Financial Institution, including Drive-Through Banks.~~
- f. ~~Film Processing Store.~~
- g. ~~Formal Wear, Rental.~~
- h. ~~Funeral Home.~~
- i. ~~Hair Salon.~~
- j. ~~Health and Fitness Center.~~
- k. ~~Instruction: Fine Arts, Sports Recreation, Dance, Music, Theater.~~
- l. ~~Interior Decorator.~~
- m. ~~Laundromat, see Sec. 47-18.19.~~
- n. ~~Mail, Postage, Fax Service.~~

- o. Massage Therapist.
- p. Medical Clinic.
- q. Medical/Dental Office.
- r. Nail Salon.
- s. Nursing Home.
- t. Parking Facility, see Section 47-20.
- u. Personnel Services.
- v. Pet Boarding, Domestic Animals only.
- w. Photographic Studio.
- x. Professional Office.
- y. Security Systems.
- z. Senior Citizen Center, see Sec. 47-18.30.
- aa. Shoe Repair, Shoe Shine.
- bb. Swimming Pool Supplies and Service.
- cc. Tailor, Dressmaking Store, Direct to the Customer.
- dd. Tanning Salon.
- ee. Tattoo Artist.
- ff. Trade/Business School.
- gg. Travel Agency.
- hh. Veterinary Clinic, see Sec. 47-18.35.
- ii. Watch and Jewelry Repair.

44 *Accessory Uses, Buildings and Structures (See also Section 47-19.)*

- a. Accessory uses to Hotel, see Sec. 47-19.8.
- b. Child Day Care—Corporate/Employee Sponsors, when accessory to Professional Office, see Sec. 47-18.8.
- c. Electronic Installation, when accessory to electronic sales, only in wholly enclosed building.
- d. Film Processing, when accessory to drug store or copy center.
- e. Outdoor Dining and Sidewalk Cafe, see Sec. 47-19.9.
- f. Video Games Arcade, when accessory to a shopping center.

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

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

	<u>RAC-CC</u>	<u>RAC-AS</u>	<u>RAC-UV</u>	<u>RAC-RPO</u>	<u>RAC-TMU</u>	<u>SRAC-SAe</u>	<u>SRAC-SAw</u>
<u>Automotive Detailing and Alarm Systems</u>	-	-	-	-	-	-	<u>P</u>
<u>Automotive Parts & Supplies Store, including installation in wholly enclosed buildings, permitting wholesale sales</u>	-	-	-	-	-	-	<u>P</u>
<u>Automotive Parts & Supplies Store</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Automotive Repair Shop, including major repair, see Sec. 47-18.4</u>	-	-	-	-	-	-	<u>P</u>
<u>Automotive Repair Shop, Minor Repair, see Sec. 47-18.4</u>	<u>P</u>	-	-	-	-	-	-
<u>Automotive Sales, Rental, new or used vehicles, see Sec. 47-18.3, abutting Federal Highway only</u>	<u>P</u>	-	<u>P</u>	-	-	-	-
<u>Automotive Sales, Rental, new or used vehicles, see Sec. 47-18.3</u>	-	-	-	-	-	-	<u>P</u>
<u>Automotive Service Station, see Sec. 47-18.5, abutting Federal Highway and Broward Boulevard only</u>	-	-	-	-	<u>P</u>	-	-
<u>Automotive Service Station, see Sec. 47-18.5, abutting Federal Highway and Andrews Avenue only</u>	-	-	-	<u>P</u>	-	-	-
<u>Automotive Service Station, see Sec. 47-18.5, abutting Federal Highway only</u>	<u>P</u>	-	<u>P</u>	-	<u>P</u>	-	-
<u>Automotive Service Station, see Sec. 47-18.5</u>	-	-	-	-	-	<u>P</u>	<u>P</u>
<u>Car Wash, Automatic, see Sec. 47-18.7</u>	<u>P</u>	-	-	-	-	-	<u>P</u>
<u>Car Wash, Outdoor Hand-wash</u>	-	-	-	-	-	-	<u>C</u>
<u>Motorcycle/Moped Sale, wholesale sales permitted</u>	-	-	-	-	-	-	<u>P</u>
<u>Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see Sec. 47-18.27</u>	-	-	-	-	-	-	<u>P</u>
<u>Taxi Lot/Operations</u>	-	-	-	-	-	-	<u>P</u>
<u>Tire sales, including Retreading and Service</u>	<u>P</u>	-	-	-	<u>P</u>	-	-
<u>Tire sales, including Retreading and Service, wholesale sales permitted</u>	-	-	-	-	-	-	<u>P</u>
<u>P</u>	<u>Permitted</u>						
<u>C</u>	<u>Conditional</u>						

	<u>RAC-CC</u>	<u>RAC-AS</u>	<u>RAC-UV</u>	<u>RAC-RPO</u>	<u>RAC-TMU</u>	<u>SRAC-SAE</u>	<u>SRAC-SAW</u>
<u>Charter and Sightseeing Boat, see Sec. 47-23.8</u>	P	C	-	-	C	-	C
<u>Hotel Marina, see Sec. 47-23.8</u>	P	C	-	-	C	-	C
<u>Marina, see Sec. 47-23.8</u>	P	C	-	C	C	C	C
<u>Marine Parts and Supplies Store</u>	P	P	P	P	P	P	P
<u>Marine Service Station, see Sec. 47-18.20</u>	P	C	-	-	C	-	C
<u>Sailmaking</u>	-	-	-	-	-	-	P
<u>Shipyard</u>	-	-	-	-	-	-	C
<u>Watercraft Repair, major repair, see Sec. 47-18.37</u>	-	-	-	-	-	-	P
<u>Watercraft Sales and Rental, new or used, see Sec. 47-18.36</u>	P	-	-	-	-	-	P
<u>Watercraft Sales and Rental, new or used (restricted to S.W. 7th Avenue and accessory uses), see Sec. 47-18.36</u>	-	P	-	-	-	-	-
<u>Amphitheater</u>	-	C	-	-	-	-	-
<u>Billiard Parlor</u>	P	-	P	-	-	P	P
<u>Bingo Hall</u>	-	-	-	-	-	-	P
<u>Bowling Alley</u>	-	-	-	-	P	-	P
<u>Indoor Firearms Range, see Sec. 47-18.18</u>	-	-	-	-	-	-	C
<u>Indoor Motion Picture Theater, fewer than 5 screens</u>	-	-	P	-	-	P	-
<u>Indoor Motion Picture Theater</u>	P	P	-	P	P	-	P
<u>Performing Arts Theater, less than 300 seats</u>	P	P	P	P	P	P	-
<u>Performing Arts Theater</u>	-	-	-	-	-	-	P
<u>Professional Sports Clubs, including facilities such as arenas, stadiums, athletic fields and skating centers</u>	P	-	-	-	-	-	-
<u>P</u>	<u>Permitted</u>						
<u>C</u>	<u>Conditional</u>						

	<u>RAC-CC</u>	<u>RAC-AS</u>	<u>RAC-UV</u>	<u>RAC-RPO</u>	<u>RAC-TMU</u>	<u>SRAC-SAE</u>	<u>SRAC-SAW</u>
<u>Bakery Store</u>	P	.	P	P	P	P	P
<u>Bar, Cocktail Lounge, Nightclub</u>	P	.	P	P	P	P	P
<u>Cafeteria</u>	P	.	P	P	P	P	P
<u>Candy, Nuts Store</u>	P	.	P	P	P	P	P
<u>Catering Service</u>	P	.	P	.	P	.	P
<u>Delicatessen</u>	P	.	P	P	P	P	P
<u>Food and Beverage, Carryout (no Drive-Thru)</u>	P	.	.	.	.	.	.
<u>Food and Beverage, Drive-Thru and Carryout</u>	.	.	.	P	P	P	P
<u>Food and Beverage, Drive-Thru (no Carryout)</u>	.	.	P	.	.	.	C
<u>Fruit and Produce Store</u>	P	.	P	P	P	P	P
<u>Grocery/Food Store</u>	P	.	P	P	P	P	P
<u>Ice Cream/Yogurt Store</u>	P	.	P	P	P	P	P
<u>Liquor Store</u>	P	.	P	P	P	P	P
<u>Meat and Poultry Store</u>	P	.	P	P	P	P	P
<u>Restaurant</u>	P	.	P	P	P	P	P
<u>Seafood Store</u>	P	.	P	P	P	P	P
<u>Supermarket</u>	P	.	P	P	P	P	P
<u>Apparel, Textile, Canvas and related uses</u>	.	.	.	.	.	.	P
<u>Contractor's yards</u>	.	.	.	.	.	.	P
<u>Processing and assembly of previously prepared materials</u>	.	.	.	.	.	.	P
<u>Bed and Breakfast Dwelling, see Sec. 47-18.6</u>	P	P	P	P	P	P	.
<u>Hotel, see Sec. 47-18.16</u>	P	P	P	P	P	P	P
<u>Apparel, Textile, Canvas and related uses</u>	P	.	P	P	P	.	.
<u>Contractor's yards</u>	P	.	P	P	P	.	.
<u>Industrial Machinery and Equipment</u>	P	.	P	P	P	.	.
<u>Processing and assembly of previously prepared materials</u>	P	.	P	P	P	.	.
<u>P</u>	<u>Permitted</u>						
<u>C</u>	<u>Conditional</u>						

	<u>RAC-CC</u>	<u>RAC-AS</u>	<u>RAC-UV</u>	<u>RAC-RPO</u>	<u>RAC-TMU</u>	<u>SRAC-Sae</u>	<u>SRAC-SAW</u>
<u>Active and Passive Park</u>	P	.	P	.	.	.	.
<u>Bus Terminal, Railroad Station</u>	.	.	.	.	.	.	P
<u>Child Day Care Facilities, see Sec. 47-18.8</u>	P	.	P	P	P	.	P
<u>Civic and Private Club Facility</u>	P	P	P	P	P	P	.
<u>College, University</u>	C	.	P	.	.	.	.
<u>Communication Towers, Structures, and Stations, see Sec. 47-18.11</u>	.	.	.	.	.	.	C
<u>Conservation Area</u>	P	.	P	.	.	.	.
<u>Courthouse</u>	P	.	.	.	.	.	.
<u>Cultural, Educational and Civic Facility</u>	P	.	.	.	P	.	.
<u>Detention Center</u>	C	.	.	.	.	.	.
<u>Fire Facility</u>	P	.	.	.	.	.	.
<u>Government Facility</u>	P	.	P	P	P	P	P
<u>Helistop, see Sec. 47-18.14</u>	C	.	.	.	.	.	.
<u>Hospital, Medical and Public Health Clinic</u>	C	.	.	.	.	C	P
<u>House of Worship</u>	P	.	P	P	P	P	P
<u>Indoor Firearms Range, see Sec. 47-18.18</u>	C	.	.	.	.	.	.
<u>Indoor and Outdoor Recreational Facility</u>	P	.	.	.	.	.	.
<u>Library</u>	P	P	P	P	P	P	P
<u>Museum and Art Gallery</u>	P	P	P	P	P	P	P
<u>Nursing Home, see Sec. 47-18.23</u>	P	.	.	.	.	.	.
<u>Parking Facility, see Sec. 47-20</u>	P	.	.	.	P	.	.
<u>Police and Fire Substation</u>	P	P	P	P	P	.	P
<u>Post Office Substation</u>	.	.	P	P	P	P	P
<u>Public Maintenance and Storage Facility</u>	P	.	.	.	.	.	.
<u>Public/Private Recreation</u>	P	P	P	P	.	P	P
<u>Railroad Freight and Passenger Depot</u>	.	.	.	.	.	.	P
<u>School, not including trade school</u>	P	.	.	.	P	.	.
<u>School</u>	.	.	P	P	.	P	P
<u>Senior Citizen Center, see Sec. 47-18.30</u>	P	.	.	.	P	.	.
<u>Social Service Facilities, see Sec. 47-18.31</u>	C	C	C	P	C	.	.
<u>Social Service Residential Facility, see Sec. 47-18.32</u>	C	C	C	P	C	C	C
<u>Transportation Terminal, Railroad, Bus Station</u>	P	.	.	.	.	.	.
P	Permitted						
C	Conditional						

	RAC						
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAe	SRAC-SAW
Single Family Dwelling, Standard	-	-	P	P	P	P	P
Cluster Dwellings, see Sec. 47-18.9	-	-	P	P	P	P	P
Coach Homes, see Sec. 47-18.10	P	P	P	P	P	P	P
Multi-family Dwelling	P	P	P	P	P	P	P
Rowhouse, see Sec. 47-18.28	P	P	P	P	P	P	P
Townhouse, see Sec. 47-18.33	-	-	P	P	P	P	P
Two Family/Duplex Dwellings	-	-	P	P	P	P	P
Zero Lot Line Dwelling, see Sec. 47-18.38	-	-	P	P	P	P	P
Antiques Store	P	P	P	P	P	P	P
Apparel/Clothing, Accessories Store	P	P	P	P	P	P	P
Apothecary	-	P	-	-	-	-	-
Art Galleries, Art Studio	P	-	P	P	P	P	-
Arts & Crafts Supplies Store	P	P	P	P	P	-	P
Bait and Tackle Store	P	P	P	P	P	P	P
Bicycle Shop	P	P	P	P	P	P	P
Book Store	P	P	P	P	P	P	P
Camera, Photographic Supplies Store	P	P	P	P	P	P	P
Candle Shop	-	P	-	-	-	-	-
Card & Stationery Store	P	P	P	P	P	P	P
Cigar, Tobacco Store	P	-	P	P	P	P	P
Computer/Software Store	P	-	P	P	P	P	P
Consignment, Thrift Store	P	-	P	P	P	P	P
Cosmetics, Sundries Store	P	-	P	P	P	P	P
Department Store	P	-	P	P	P	P	P
Drug Store	P	P	P	P	P	P	P
Fabric, Needlework, Yarn Shop	P	P	P	P	P	P	P
Flooring Store	P	-	P	P	P	P	P
Florist Shop	P	P	P	P	P	P	P
Furniture Store	P	-	P	P	P	P	P
Gasoline Sales on restored premises originally designed for this purpose	-	P	-	-	-	-	-
General Store in character with historic district	-	P	-	-	-	-	-
Gifts, Novelties, Souvenirs Store	P	P	P	P	P	P	P
Glassware, China, Pottery Store	P	P	P	P	P	P	P
P	Permitted						
C	Conditional						

	Permitted						
	<u>RAC-CC</u>	<u>RAC-AS</u>	<u>RAC-UV</u>	<u>RAC-RPO</u>	<u>RAC-TMU</u>	<u>SRAC-SAE</u>	<u>SRAC-SAW</u>
<u>Hardware Store</u>	P	.	P	P	P	P	P
<u>Hobby Items, Toys, Games Store</u>	P	P	P	P	P	P	P
<u>Holiday Merchandise, Outdoor Sales, see Sec. 47-18.15</u>	P	P	P	P	P	P	P
<u>Home Improvement Center, abutting railroad track</u>	P	.	.	.	.	.	.
<u>Home Improvement Center</u>	.	.	.	.	P	.	P
<u>Household Appliances Store</u>	P	.	P	P	P	P	P
<u>Jewelry Store</u>	P	P	P	P	P	P	P
<u>Lawn and Garden Center, Outdoor Display contiguous to railroad only</u>	P	.	.	.	.	.	.
<u>Lawn and Garden Center, Outdoor Display Permitted</u>	.	.	P	P	P	P	.
<u>Linen, Bath, Bedding Store</u>	P	P	P	P	P	P	P
<u>Luggage, Handbags, Leather Goods Store</u>	P	.	P	P	P	P	P
<u>Lumber Yards</u>	.	.	.	.	.	.	P
<u>Medical Supplies Store</u>	P	.	P	P	P	P	P
<u>Music, Musical Instruments Store</u>	P	P	P	P	P	P	P
<u>Newspapers, Magazines Store</u>	P	P	P	P	P	P	P
<u>Nursery, Plants, Flowers</u>	.	.	.	.	.	.	P
<u>Office Supplies, Equipment Store</u>	P	.	P	P	P	P	P
<u>Optical Store</u>	P	.	P	P	P	P	P
<u>Paint, Wallpaper Store</u>	P	.	P	P	P	P	P
<u>Party Supply Store</u>	P	P	P	P	P	P	P
<u>Pawn Shop</u>	.	.	.	.	.	.	P
<u>Pet Store</u>	P	.	P	P	P	P	P
<u>Security Systems</u>	.	.	P	P	.	P	.
<u>Shoe Store</u>	P	P	P	P	P	P	P
<u>Shopping Center</u>	.	.	.	P	P	P	.
<u>Silversmith</u>	.	P	.	.	.	.	.
<u>Sporting Goods Store</u>	P	.	P	P	P	P	P
<u>Swimming Pools, Hot Tubs & Spas, supplies and service</u>	.	.	.	.	.	.	P
<u>Tapes, Videos, Music CD's Store</u>	P	P	P	P	P	P	P
<u>Woodcraft</u>	.	P	.	.	.	.	.
<u>P</u>	<u>Permitted</u>						
<u>C</u>	<u>Conditional</u>						

	Permitted						
	RAC-CC	RAC-AS	RAC-UV	RAC-RPO	RAC-TMU	SRAC-SAE	SRAC-SAW
<u>Auction House</u>	.	.	P	.	.	.	P
<u>Check Cashing Store</u>	.	.	P	.	.	P	P
<u>Child Day Care Facilities, Corporate/Employee Sponsors, see Sec. 47-18.8</u>	P
<u>Child Day Care Facilities, Large, see Sec. 47-18.8</u>	C
<u>Contractors</u>	.	.	P	.	.	.	P
<u>Copy Center</u>	.	.	P	.	.	P	P
<u>Dry Cleaner, see Sec. 47-18.12</u>	.	.	P	.	.	P	.
<u>Dry Cleaning, Laundering Plant</u>	P
<u>Equipment Rental</u>	P
<u>Film Processing Store</u>	P	.
<u>Film Processing Store/Plant, including Wholesale Sales</u>	.	.	P	.	.	.	P
<u>Financial Institution, including Drive-Thru Banks</u>	.	.	P	.	.	P	P
<u>Formal Wear, Rental</u>	.	.	P	.	.	P	.
<u>Fortunetellers and Psychic Readers</u>	P
<u>Funeral Home</u>	.	.	P	.	.	.	P
<u>Hair Salon</u>	.	.	P	.	.	P	.
<u>Health and Fitness Center</u>	.	.	P	.	.	P	P
<u>Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater</u>	.	.	P	.	.	P	P
<u>Interior Decorator</u>	.	.	P	.	.	P	P
<u>Laundromat, see Sec. 47-18.19</u>	.	.	P	.	.	P	P
<u>Mail, Postage, Fax Service</u>	.	.	P	.	.	P	P
<u>Massage Therapist</u>	.	.	P	.	.	P	P
<u>Medical/Dental Office/Clinic</u>	.	.	P	.	.	P	P
<u>Mover, Moving Van Service</u>	P
<u>Nail Salon</u>	.	.	P	.	.	P	.
<u>Nursing Home, see Sec. 47-18.23</u>	C	.
<u>Parking Facility, see Sec. 47-20</u>	.	.	P	.	.	P	P
<u>Personnel Services, including Labor Pools</u>	.	.	P	.	.	P	P
<u>Pest Control</u>	.	.	P	.	.	.	.
<u>Pet Boarding Facility, Domestic Animals Only</u>	P
<u>Photographic Studio</u>	.	.	P	.	.	P	.
<u>Professional Office</u>	.	.	P	.	.	P	P
<u>Publishing Plant</u>	.	.	P	.	.	.	P
<u>P</u>	<u>Permitted</u>						
<u>C</u>	<u>Conditional</u>						

	<u>County District</u>						
	<u>RAC-CC</u>	<u>RAC-AS</u>	<u>RAC-UV</u>	<u>RAC-RPO</u>	<u>RAC-TMU</u>	<u>SRAC-SAe</u>	<u>SRAC-SAW</u>
<u>Security Systems</u>	-	-	P	-	-	P	P
<u>Senior Citizen Center, see Sec. 47-18.30</u>	-	-	P	-	-	P	-
<u>Shoe Repair, Shoe Shine</u>	-	-	P	-	-	P	P
<u>Swimming Pools</u>	-	-	-	-	-	-	P
<u>Tailor, Dressmaking Store</u>	-	-	P	-	-	P	P
<u>Tanning Salon</u>	-	-	P	-	-	P	P
<u>Tattoo Artist</u>	-	-	P	-	-	P	P
<u>Taxidermist</u>	-	-	P	-	-	-	P
<u>Trade/Business School</u>	-	-	P	-	-	P	P
<u>Travel Agency</u>	-	-	P	-	-	P	P
<u>Veterinary Clinic, see Sec. 47-18.35</u>	-	-	P	-	-	P	P
<u>Warehouse Facility</u>	-	-	P	-	-	-	-
<u>Watch and Jewelry Repair</u>	-	-	P	-	-	P	P
<u>Auction House</u>	-	P	-	-	P	-	-
<u>Check Cashing Store</u>	P	-	-	P	P	-	-
<u>Copy Center</u>	P	-	-	P	P	-	-
<u>Dry Cleaner, see Sec. 47-18.12</u>	P	-	-	P	P	-	-
<u>Film Processing Store</u>	P	P	-	P	P	-	-
<u>Financial Institution, including Drive-Thru Banks</u>	P	-	-	P	P	-	-
<u>Formal Wear, Rental</u>	P	-	-	P	P	-	-
<u>Hair Salon</u>	P	P	-	P	P	-	-
<u>Health and Fitness Center</u>	P	P	-	P	P	-	-
<u>Helistop, see Sec. 47-18.14</u>	C	-	-	-	-	-	-
<u>Instruction: Fine Arts Sports Recreation, Dance, Music, Theatre</u>	P	P	-	P	P	-	-
<u>Interior Decorator</u>	P	P	-	P	P	-	-
<u>Laundromat, see Sec. 47-18.19</u>	P	-	-	P	P	-	-
<u>Mail, Postage, Fax Service</u>	P	P	-	P	P	-	-
<u>Massage Therapist</u>	P	-	-	P	P	-	-
<u>Medical/Dental Office/Clinic</u>	P	-	-	P	P	-	-
<u>Nail Salon</u>	P	P	-	P	P	-	-
<u>Nursing Home, see Sec. 47-18.23</u>	-	-	-	-	P	-	-
<u>P</u>	<u>Permitted</u>						
<u>C</u>	<u>Conditional</u>						

	Permitted						
	<u>RAC-CC</u>	<u>RAC-AS</u>	<u>RAC-UV</u>	<u>RAC-RPO</u>	<u>RAC-TMU</u>	<u>SRAC-SAE</u>	<u>SRAC-SAW</u>
<u>Off-Street Parking, Lot or Garage, see Sec. 47-20</u>	<u>P</u>	-	-	-	-	-	-
<u>Parking Facility, see Sec. 47-20</u>	-	<u>P</u>	-	<u>P</u>	<u>P</u>	-	-
<u>Personnel Services</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>	-	-
<u>Photographic Studio</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	-	-
<u>Professional Office</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	-	-
<u>Security Systems</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>	-	-
<u>Senior Citizen Center, see Sec. 47-18.30</u>	-	-	-	<u>P</u>	<u>P</u>	-	-
<u>Shoe Repair, Shoe Shine</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>	-	-
<u>Shoe Repair</u>	-	<u>P</u>	-	-	-	-	-
<u>Swimming Pool Supplies and Service</u>	<u>P</u>	<u>P</u>	-	-	<u>P</u>	-	-
<u>Tailor, Dressmaking Store, Direct to the Customer</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>	-	-
<u>Tanning Salon</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	-	-
<u>Tattoo Artist</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	-	-
<u>Trade/Business School</u>	-	-	-	<u>P</u>	<u>P</u>	-	-
<u>Travel Agency</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	-	-
<u>Veterinary Clinic, see Sec. 47-18.35</u>	-	-	-	<u>P</u>	<u>P</u>	-	-
<u>Watch and Jewelry Repair</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	-	-
Permitted							
<u>Self Storage Facility, see Sec. 47-18.29</u>	<u>C</u>	-	<u>P</u>	-	-	-	<u>P</u>
<u>Warehouse Facility</u>	-	-	-	-	-	-	<u>P</u>
Permitted							
<u>Antiques</u>	-	-	-	-	-	-	<u>P</u>
<u>Apparel/Clothing, Accessories</u>	-	-	-	-	-	-	<u>P</u>
<u>Art Galleries, Art Studio</u>	-	-	-	-	-	-	<u>P</u>
<u>Arts & Crafts Supplies</u>	-	-	-	-	-	-	<u>P</u>
<u>Art Studio</u>	-	-	-	-	-	-	<u>P</u>
<u>Bait and Tackle</u>	-	-	-	-	-	-	<u>P</u>
<u>Bicycles</u>	-	-	-	-	-	-	<u>P</u>
<u>Books</u>	-	-	-	-	-	-	<u>P</u>
<u>Building Supplies, Materials and Equipment with Outdoor Storage, see Sec. 47-19.9</u>	<u>P</u>	-	-	-	-	-	-
Permitted							
<u>P</u>	<u>Permitted</u>						
<u>C</u>	<u>Conditional</u>						

	Section 47-18.15						
	<u>RAC-CC</u>	<u>RAC-AS</u>	<u>RAC-UV</u>	<u>RAC-RPO</u>	<u>RAC-TMU</u>	<u>SRAC-SAE</u>	<u>SRAC-SAW</u>
<u>Camera, Photographic Supplies</u>	-	-	-	-	-	-	P
<u>Card & Stationery</u>	-	-	-	-	-	-	P
<u>Cigar, Tobacco</u>	-	-	-	-	-	-	P
<u>Computer/Software</u>	-	-	-	-	-	-	P
<u>Consignment, Thrift</u>	-	-	-	-	-	-	P
<u>Cosmetics, Sundries</u>	-	-	-	-	-	-	P
<u>Department Store</u>	-	-	-	-	-	-	P
<u>Drug Store</u>	-	-	-	-	-	-	P
<u>Fabric, Needlework, Yarn</u>	-	-	-	-	-	-	P
<u>Firearms Store</u>	-	-	-	-	-	-	P
<u>Flooring Store</u>	-	-	-	-	-	-	P
<u>Florist</u>	-	-	-	-	-	-	P
<u>Furniture Store</u>	-	-	-	-	-	-	P
<u>Gifts, Novelties, Souvenirs</u>	-	-	-	-	-	-	P
<u>Glassware, China, Pottery</u>	-	-	-	-	-	-	P
<u>Hardware</u>	-	-	-	-	-	-	P
<u>Hobby Items, Toys, Games</u>	-	-	-	-	-	-	P
<u>Holiday Merchandise, Outdoor Sales, see Sec. 47-18.15</u>	-	-	-	-	-	-	P
<u>Home Improvement Center</u>	-	-	-	-	-	-	P
<u>Household Appliances</u>	-	-	-	-	-	-	P
<u>Jewelry</u>	-	-	-	-	-	-	P
<u>Lawn and Garden Center Supplies, Furniture</u>	-	-	-	-	-	-	P
<u>Linen, Bath, Bedding</u>	-	-	-	-	-	-	P
<u>Luggage, Handbags, Leather Goods</u>	-	-	-	-	-	-	P
<u>Lumber Yards</u>	-	-	-	-	-	-	P
<u>Medical Supplies</u>	-	-	-	-	-	-	P
<u>Mobile Vendor, see Sec. 47-18.22</u>	-	-	-	-	-	-	P
<u>Music, Musical Instruments</u>	-	-	-	-	-	-	P
<u>Newspapers, Magazines</u>	-	-	-	-	-	-	P
<u>Nursery, Plants, Flowers</u>	-	-	-	-	-	-	P
<u>Office Supplies, Equipment</u>	-	-	-	-	-	-	P
<u>Optical Store</u>	-	-	-	-	-	-	P
<u>P</u>	<u>Permitted</u>						
<u>C</u>	<u>Conditional</u>						

	<u> zoning District</u>						
	<u>RAC-CC</u>	<u>RAC-AS</u>	<u>RAC-UV</u>	<u>RAC-RPO</u>	<u>RAC-TMU</u>	<u>SRAC-Sae</u>	<u>SRAC-SAW</u>
<u>Paint, Wallpaper</u>	-	-	-	-	-	-	<u>P</u>
<u>Party Supply</u>	-	-	-	-	-	-	<u>P</u>
<u>Pawn Shop</u>	-	-	-	-	-	-	<u>P</u>
<u>Pet Store</u>	-	-	-	-	-	-	<u>P</u>
<u>Plumbing Equipment Sales</u>	<u>P</u>	-	-	-	-	-	-
<u>Pump and Well Sales</u>	<u>P</u>	-	-	-	-	-	-
<u>Restaurant and Hotel Equipment Sales</u>	<u>P</u>	-	-	-	-	-	-
<u>Shoe Store</u>	-	-	-	-	-	-	<u>P</u>
<u>Shopping Center</u>	-	-	-	-	-	-	<u>P</u>
<u>Sporting Goods Store</u>	-	-	-	-	-	-	<u>P</u>
<u>Swimming Pools, Hot Tubs & Spas, supplies and service</u>	-	-	-	-	-	-	<u>P</u>
<u>Tapes, Videos, Music CD's</u>	-	-	-	-	-	-	<u>P</u>
<u>Accessory uses to Hotels, see Sec. 47-19.8</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Catering as accessory to a principle use</u>	-	<u>P</u>	-	-	-	-	-
<u>Catering, secondary to restaurant, bakery or performing arts theatre</u>	<u>P</u>	-	-	-	-	-	-
<u>Catering Services</u>	-	-	-	-	-	<u>P</u>	<u>P</u>
<u>Child Day Care--Corporate/Employee Sponsors when accessory to professional office, see Sec. 47-18.8</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Concessions, accessory to parks, including refreshment stands, pro shops, souvenir shops</u>	<u>P</u>	-	-	-	-	-	-
<u>Electronic Installation, when accessory to electronic sales, only in wholly enclosed building</u>	<u>P</u>	-	-	-	<u>P</u>	-	-
<u>Film Processing, when accessory to drug store or copy center</u>	-	-	-	-	<u>P</u>	-	-
<u>Film Processing--when accessory to a permitted use</u>	-	-	-	-	-	<u>P</u>	<u>P</u>
<u>Mobile Vendor, see Sec. 47-18.22</u>	<u>P</u>	-	<u>P</u>	-	-	-	-
<u>Outdoor Dining and Sidewalk Cafes, see Sec. 47-19.9</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Outdoor storage, see Sec. 47-19.9</u>	-	-	-	-	-	-	<u>P</u>
<u>Parks Maintenance and Administrative Facility</u>	<u>P</u>	-	-	-	-	-	-
<u>Public Restrooms, when accessory to a park</u>	<u>P</u>	-	-	-	-	-	-
<u>P</u>	<u>Permitted</u>						
<u>C</u>	<u>Conditional</u>						

	<u>RAC-CC</u>	<u>RAC-AS</u>	<u>RAC-UV</u>	<u>RAC-RPO</u>	<u>RAC-TMU</u>	<u>SRAC-SAe</u>	<u>SRAC-SAW</u>
<u>Utility Facilities incidental to other uses</u>	P	-	-	-	-	-	-
<u>Video Games Arcade, when accessory to a shopping center</u>	P	-	-	-	P	-	P
<u>Warehouse Facilities</u>	-	-	-	-	-	-	P
<u>Watercraft Rental Facility, see Chapter 8, Article V, Division 3 of Volume I of this Code, and Sec. 47-23.7</u>	P	-	-	-	-	-	-
<u>Watercraft Sales and Rental, new or used when accessory to a Marina</u>	-	P	-	-	-	-	-
<u>P</u>	<u>Permitted</u>						
<u>C</u>	<u>Conditional</u>						

Secs. 47-13.11—47-13.19. Reserved.

Sec. 47-13.20. Downtown RAC review process and special regulations.

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Sec. 47-13.21. Table of dimensional requirements for the RAC District.

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Secs. 47-13.22—47-13.29. Reserved.

Sec. 47-13.30. Table of Dimensional Requirements for the SRAC Districts.

<u>REQUIREMENTS</u>	<u>SRAC-SAe & SRAC-SAW</u>	
<u>Max. Height (Note A)</u>	110 ft (10 stories) max.	
<u>Min. Lot Size</u>	None	
<u>Min. Lot Width</u>	None	
<u>Max. FAR</u>	None	
<u>Density</u>	50 du/acre	
	<u>Primary Street</u>	<u>Secondary Street</u>
<u>Front & Corner Yard Build-to Line</u>	0 ft max.	5 ft min. – 10 ft max.
<u>Side & Rear Yard Setback</u>		
<u>When abutting existing residential zone or use</u>	10 ft min.	10 ft min.
<u>All others</u>	None	None
<u>(*) Shoulder Height</u>	25 ft (2 stories) min.	25 ft (2 stories) min.

	<u>75 ft (6 stories) max.</u>	<u>75 ft (6 stories) max.</u>
(*) Front & Corner Stepback (Note B)	<u>12 ft min.</u>	<u>15 ft min.</u>
(*) Tower Design Standards	<u>Floorplate Max.</u>	<u>Side / Rear Stepback</u>
<u>Residential</u>	<u><8,000 sf</u>	<u>20 ft min.</u>
	<u>8,001 sf - 10,000 sf</u>	<u>25 ft min.</u>
	<u>10,001 – 12,000 sf</u>	<u>30 ft min.</u>
<u>Non-Residential</u>	<u><16,000 sf</u>	<u>20 ft min.</u>
	<u>16,001 sf - 20,000 sf</u>	<u>25 ft min.</u>
	<u>20,001 – 32,000 sf</u>	<u>30 ft min.</u>

Note A: Subject to Site Plan Level II permit, with City Commission approval, for heights greater than one hundred ten (110) feet, up to one hundred fifty (150) feet, and proposed tower(s) cannot exceed the following standards:

<u>Max. Floorplate:</u>	<u>Min. Tower Separation:</u>
<u>Commercial 20,000 sf</u>	<u>25 ft side and rear stepback</u>
<u>Residential 10,000 sf</u>	<u>25 ft side and rear stepback</u>

Note B: Any portion of a structure over 7-stories (75-feet in height) shall meet the minimum step back requirements. Structures located on Andrews Avenue or at the corner of Andrews Avenue and any other Street are exempt from the step back requirements along those street frontages.

(*) May be modified if alternative design is found to achieve the underlying intent of the design standard as provided in the SRAC-SA Design Standards

Sec. 47-13.31. SRAC special regulations applicable to all SRAC zoning districts.

A. Applicability. The following regulations shall apply to development permitted within a SRAC zoning district as shown on the List of Permitted and Conditional Uses – Section 47-13.10.

B. Density. Density within the entire SRAC is limited in accordance with the number of units as provided in the adopted Comprehensive Plan.

1. Density within the entire SRAC may be increased as provided in the Comprehensive Plan.

2. Dwelling units are allocated at the time of development plan approval. Upon expiration of a development plan the allocation of dwelling units shall terminate and such units shall be made available for future development.

3. The allocation of dwelling units shall be subject to all provisions of the ULDR applicable at the time of development permit approval when the dwelling units are allocated and subject to any conditions imposed by Broward County on

the approval of the land use plan amendment that permits additional dwelling units including but not limited to conditions requiring affordable housing, student station fees or any other fees required to be collected as a condition of the allocation of dwelling units.

4. The dwelling units that are allocated to the SRAC as provided in the City's Comprehensive Plan are available in accordance with the ULDR applicable at the time a development plan application is submitted on a first come, first serve basis.
5. Dwelling units shall be allocated in the SRAC land use district in accordance with regulations adopted by City for the dwelling units allocated and no development shall be permitted unless and until the City adopts a zoning regulation addressing the allocation of the dwelling units identified in the City's Plan.

C. Streetscape Regulations and Classification.

1. The purpose of the streetscape regulations is to create a safe, comfortable and visually interesting experience for the pedestrian, thereby encouraging more street level activity by creating a well landscaped street corridor defined by a consistent streetwall.

The regulations are intended to accomplish streetscape goals by requiring or encouraging the following:

- a. Delineation of a streetwall through the limitation of space between buildings along the street.
- b. Enhancing pedestrian and vehicular safety through traffic calming measures and regulation of sidewalk width and quality as well as vehicular crossings and the location of off-site parking;
- c. Providing sufficient light and air through stepback regulations, while providing weather protection from rain and sunshine through the use of natural shade trees, canopies and awnings;
- d. Sidewalks that are safe to travel by regulating the width and quality of sidewalk and vehicular crossings, and the location of off-site parking;
- e. The provision of an interesting experience for pedestrian activity by locating non-residential, active uses on the first floor, principal building access to be oriented toward the street, requiring transparent glazing, architectural features or both on the first floor fronting of a building to front toward the street, and encouraging consolidated open areas along the street front along with street furniture.

- f. Permitting a mix of housing, retail and business uses that will create an active urban environment.
 - g. Light and view to those occupying a building above the 6th floor or 75 feet by requiring stepbacks at this height.
2. Street Classifications. In the SRAC all streets are classified as primary or secondary. This classification is made according to various functional characteristics of the street such as width, traffic volume, and suitability for human-scale, pedestrian-friendly street life. The form of development that occurs on any given street is in part determined by the street classification. The regulations for development arising from street classifications encourage development of both sides of the street in a consistent manner.
- a. Primary Streets: Primary streets are characterized by active commercial and retail frontage at the ground floor, taller and more intensive buildings fronting the street, and a consistent streetwall. Primary Streets typically feature a full complement of pedestrian amenities, including wide sidewalks, on street parking, and a well-developed streetscape, which may include open space for public use. Primary Streets are the principal urban streets and are intended to be well used by vehicles and pedestrians and to be the primary transit routes. In the SRAC, the Primary streets are:
 - i. South Andrew's Avenue
 - ii. Davie Boulevard
 - iii. South East 17th Street.
 - b. Secondary Streets: Secondary streets are more residential in nature, and have smaller scale non-residential uses transitioning between the more urban areas and the existing residential and commercial neighborhoods. Secondary streets offer a combination of a mix of uses, but at less intensity and with less vehicular traffic while maintaining a pedestrian friendly environment. Secondary streets are streets other than Primary Streets listed in subsection (a) above.
3. The SRAC establishes development provisions intended to reinforce the qualities described for primary and secondary streets. For each street type, the right-of-way width and particular street section may vary depending on available space and other existing constraints.

Sec. 47-13.41-47-13.45. Reserved

Sec. 47-13.46. SRAC-SA special regulations.

A. Applicability. In addition to the regulations provided for development in SRAC zoning districts, the following additional regulations shall apply to all development permitted within the SRAC-SAw and SRAC-SAe zoning districts as shown on the List of Permitted and Conditional Uses, Sections 47-13.10.6. As used herein, the SRAC-SA Design Standards shall refer to the Illustrations of Design Standards on file with the Department and incorporated herein as if fully set out in those sections of the ULDR that refer to the SRAC-SA Design Standards.

B. Definitions.

For the purpose of sections 47-13.30 thru 47-13.47, the following terms are defined as follows:

1. Floorplate: The gross square footage (GSF) for any floor of a tower. Does not include balconies that are open on three sides.
2. Pedestal: The portion of a building extending from the ground to the shoulder.
3. Shoulder: The portion of a building below the horizontal stepback between a tower and a pedestal.
4. SRAC-SA: The overall area comprised of both the SRAC-SAw and SRAC-SAe zoning districts.
5. SRAC-SA Standards: The Illustrations of Design Standards as part of the creation of the SRAC-SA zoning districts adopted as part of this ordinance on January 4, 2011 and incorporated as if fully set out herein.
6. Stepback: The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal.
7. Streetscape: Exterior public space beginning at the face of a building extending into the adjacent right-of-way, which includes travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians. Streetscape may also include, but not be limited to, landscaped medians and plantings, street trees, benches, and streetlights as well as fences, yards, porches, and awnings.
8. Streetwall: The building façade adjacent to the street, along or parallel to the lot-line.
9. Story: The complete horizontal section of a building, having one continuous or practically continuous floor.

10. Tower: The portion of a building extending upward from the pedestal.

C. All dimensional requirements shall be as provided in Section 47-13.30.

D. A development shall be required to meet all other standards provided in the SRAC-SA Plan including but not limited to the following:

Building orientation,
Architectural requirements,
Open Space,
Vehicular and pedestrian access,
Building materials,
Active ground floor uses,
Façade.

E. Parking Facilities.

1. Off-street parking regulations are as provided in Section 47-20, Parking and Loading Requirements, except as provided herein:

a. SRAC-SAe and SRAC-SAw district parking and loading requirements are as provided in Table 3, Section 47-20, Parking and Loading Requirements. For residential uses, the general parking requirement shall apply. For non-residential uses, the parking and loading requirements for Transition Mixed Use Districts for the Downtown RAC shall apply.

2. Parking garage. The minimum design standards for a parking garage are:

a. Sloped garage ramps facing public right-of-ways shall have ornamental grating or other architectural features which screen the sloped ramp from view of the right-of-way.

b. Parked vehicles shall be screened from view from abutting public rights-of-way, excluding alleys. Screening may be provided by intervening buildings, architectural detailing such as ornamental grating, or landscaping.

c. Pedestrian walkways shall be provided between a parking garage and any principal or accessory building it serves and to abutting public rights-of-ways and public spaces.

d. When a parking garage is provided for a principal structure on the same plot, the design of the parking garage shall complement and contain architectural features consistent with the principal structure.

F. Landscaping.

Development within the SRAC-SAE and SRAC-SAW districts shall meet the following landscape requirements:

1. VUA landscaping: Surface parking lots within the SRAC-SAE and SRAC-SAW districts shall meet the landscape requirements for vehicular use areas as provided in Section 47-21, Landscaping and Tree Preservation Requirements.
2. Location of Street Trees. The requirements for street trees, as provided herein, may be located within the public rights-of-way, as provided by the entity with jurisdiction over the abutting right-of-way.
3. All other landscape requirements in accordance with the Plan.

G. Signage

1. Development shall be required to meet the signage requirement applicable in the Community Business (CB) zoning district as provided in Section 47-22, Sign Requirements.

H. Streetscape.

1. Streetscape improvements as described in the SRAC-SA Plan are required to be made as a part of a development within the SRAC-SA districts. The required streetscape improvements shall be required to be made to that portion of the right-of-way abutting the proposed development site. If a development is located on two Primary Streets or a Primary Street and a Secondary Street, street improvements shall be required to be made to both right-of-ways. These streetscape improvements may include but are not limited to the following:
 - a. Street Trees
 - b. Sidewalk
 - c. Parking
 - d. Medians
 - e. Curb and gutter
 - f. Landscaping
 - g. Street furniture

h. Transit Stop

i. Traffic control devices

2. Each applicant shall be responsible for making the streetscape improvements in accordance with the SRAC-SA Design Standards applicable to the abutting right of way based on the right of way's width and the median as described in the Plan.

If a right-of-way is not under City of Fort Lauderdale jurisdiction and the authority with jurisdiction will not permit the improvement, or if, as determined by the City Manager, the streetscape improvement cannot reasonably be made at the time the development is constructed, the department shall estimate the cost of the streetscape improvement and the sum shall be paid by the applicant to the City to be held and earmarked for such streetscape improvement to be made in the future. If the streetscape improvement is unable to be made within 5 years of development approval, the sum shall be refunded to the applicant including interest accrued at a rate accrued on similar City funds.

3. Modification to the required streetscape improvements may be permitted based on the preservation of natural barriers, avoidance of interference with overhead lines or other obstructions as approved by the City's Landscape Planner or may be modified based on an alternative design found to achieve the underlying intent of the design standard as provided in the SRAC-SA Design Standards.
4. Applicant shall be required to execute maintenance agreement providing for the repair, replacement and maintenance of required off-site improvements in form approved by the City Engineer, to be recorded in the public records of Broward County at applicant's expense. The City Engineer is authorized to execute said agreement on behalf of City.

l. Accessory structures.

1. Fencing. Chain-link fencing shall not be permitted abutting any Primary or Secondary street. In all other areas of the RAC, all chain-link fencing shall be black vinyl coated. Temporary fencing may be permitted pursuant to Sec. 47-19.5.B.

Sec. 47-13.47. Permit approval.

A. Review process.

Except as provided in this Section 47-13.30 to 47-13.47, development within the SRAC-SAE and SRAC-SAW districts shall be reviewed as a Site Plan Level II

permit. In addition to any other notice of consideration of an application for development permit in the SRAC-SAE and SRAC-SAW districts pursuant to Section 47-27 of the ULDR, posting of a sign notice as provided in Section 47-27.4.A.3. shall be required prior to DRC review of an application for Site Plan Level II permit.

- B. Criteria. An application for a development permit in the SRAC-SA zoning district shall be reviewed for compliance with the criteria applicable to the proposed development as provided in the ULDR. The development shall also be reviewed to determine whether it is consistent with the principals and standards provided in the SRAC-Plan. In the event compliance with the ULDR would not permit consistency with the SRAC-Plan, the SRAC-Plan shall govern.
- C. Effect of other ULDR provisions. Unless otherwise provided in the provisions applicable to development in the SRAC-SA district, the provisions of the ULDR with general applicability to development within the city shall apply as requirements for the development of property within the SRAC-SA district and shall not be modified unless specifically provided herein.
- D. Effective Date of Approval. Approval of a Site Plan Level II development within the SRAC-SA shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is approved by the City Commission seeking to review the application pursuant to the process provided in Section 47-26. A.2 of the ULDR.
- E. Appeal. A denial of an SRAC-SA development application shall be to the Planning and Zoning Board pursuant to Section 47-26.B.

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SECTION 47-20. PARKING AND LOADING REQUIREMENTS

TABLE 3. PARKING AND LOADING ZONE REQUIREMENTS – RAC DISTRICTS

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South Regional Activity Center – SA(e) and (w) Districts

<u>Use</u>	<u>Standard Requirements</u>	
	<u>Parking Space Requirements</u>	<u>Loading Zone Requirements</u>
<u>Residential Use</u>	<u>See Parking requirements for uses as provided in Table 1.</u>	<u>N/A</u>
<u>Nonresidential Use</u>	<u>Exempt for development between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the parking space requirements for uses as provided in Table 1.</u>	<u>See Loading requirements for uses as provided in Table 2.</u>

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SECTION 47-24. DEVELOPMENT PERMIT AND PROCEDURES

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TABLE 1. DEVELOPMENT PERMIT AND PROCEDURES

Site Plan Level II		Department	DRC	PZB	HPB	CC	BOA	Criteria for Review	
	...								
23.	<u>All development within the SRAC-SA zoning districts less than or equal to one hundred and ten (110) feet in height.</u>	<u>R</u>	<u>DP</u>	<u>A</u>		<u>CRR</u>		<u>1</u>	<u>Adequacy Review 47-25.2</u>
								<u>2</u>	<u>SRAC-SA Design Standards</u>
	...								

Site Plan Level III		Department	DRC	PZB	HPB	CC	BOA	Criteria for Review	
	...								
36.	<u>All development within the SRAC-SA zoning districts greater than one hundred and ten (110) feet in height up to one hundred and fifty feet (150) feet in height.</u>	R	R			DP		1	<u>Adequacy Review 47-25.2</u>
								2	<u>SRAC-SA Design Standards</u>
	...								

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